

## The Folley Swindon Road Cheltenham

Planning Application for 122 dwellings Ref No: 24/00399/FUL.

The revised planning application has been submitted to Cheltenham Council.

We object to this revised application on the following grounds. (Closing Date 5th December 2024)

No traffic management or access information for HGV vehicles has been provided for the proposed build.

Danger to human life due to narrow paths and the current daily volume of traffic, increasing during race meets. Road infrastructure currently insufficient for purpose.

Significant noise and air pollution in an already populated area in close proximity to Gardners Lane School.

There is significant loss of sport pitches , which are needed for local clubs and people.

There would be a significant loss of wildlife habitat and wildlife: (no proposed rehoming or provision has been included in the application)

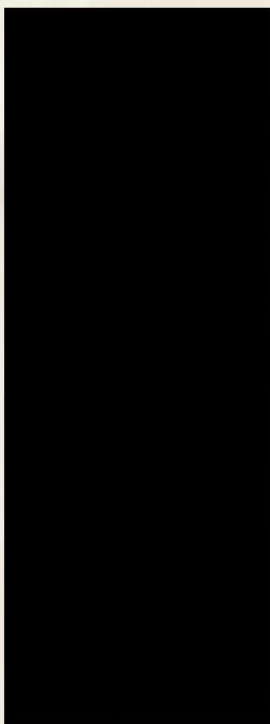
With 4300 homes to be built on the adjacent Elm Park development, the loss of The Folley open green space, which is a vital mental , emotional and physical asset for local people will be hugely damaging.

There is concern that the increase in traffic on an extremely busy road, which is already a traffic accident area, will lead to more damage and potential injury.

We the undersigned object to this planning proposal.

NAME.

ADDRESS.



37	STANWICK DRIVE
37	" "
40	" "
42	Stanwick Drive
44	" "
44	" "
45	" "
24	" "
38	" "
23	

NAME

ADDRESS

29 STANWICK DRIVE

56 STANWICK DRIVE

3 DISTZ CLOSZ

3 DISTZ CLOSZ

52 STANWICK DRIVE

32 Stanwick Drive

47 STANWICK DRIVE

47 STANWICK DRIVE

55 STANWICK DR.

25 STANWICK DRIVE

18 Stanwick Drive, Chelt

26 " " " "

~~27 Stanwick Drive, Chelt~~

27 Stanwick Drive, Chelt.

8 STANWICK DRIVE CHELT

31 STANWICK DR CHELT.

31 STANWICK DRIVE, CHELT

59 STANWICK DRIVE CHELT

35 STANWICK DRIVE

**The Folley Swindon Road Cheltenham.**

**Objection Petition**

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**We object to this revised application on the following grounds (closing date 5th December 2024).**

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**Danger to human life due to narrow paths and the current daily volume of traffic increaseing during race meets. Road infrastructure currently insufficient for purpose**

**Significant noise and air pollution in an already populated area in close proximity to Gardeners Lane school .**

**There is significant loss of sports pitches, which are needed for local clubs and people**

**There would be a significant loss of wildlife habitat and wildlife; (no proposed re homing or prevision has been included in the application).**

**With some 4300 homes to be built on the adjacent Elms Park development, the loss of the Folley open green space, which is a vital mental, emotional and physical asset for local people will be hugely damaging ;**

**There's concern that the increase in traffic on an extremely busy road which is already a traffic accident area, will lead to more damage and potential injury.**

**We the undersigned object to this planning proposal :**



Name	Surname	Address	Signed
		PENDERYAN CHURCH STREET NEWENT GL8 1JA	
		FIDDLERS GREEN LANE	
		ALVERTON DRIVE	
		WILEY CRES GL53 9ET	
		GL20 6DA	
		18 Wigorn Lane GL20 7RS	
		— " —	
		3 Distel Close Wymans Brook GL50 4SN	
		WYMAN'S BROOK	
		44 COURTNEY CLOSE GL20 5FB	
		12. Meadow Green Lane	
		23 Wymans Lane	
		236 FINCHWOOD LANE PROSSER WAY CHILTERN	
		=	
		GL50 4PB	
		GL51 4SA	
		GL54 5ET	
		GL51 0UG	

NAME	SURNAME	ADDRESS	SIGNED
		1, LANGDALE RD CHELTENHAM	
		15 PEREGRINE ROAD	
		67 ST Michaels Road	
		53 WARDS UP HATH CHELTENHAM	
		30 Dunster Road Cheltenham.	
		THREE TREES TOSYFIELD BISHOP'S CLEEVE	
		GL51 19P	
		GL50 4SP	
		GL50 4SP	
		GL5 4SP	
		57 MEDOC CLOSE GL50 4SP	
		76 STANWICK GL51 DRIVE	
		77. Stanwick Drive	
		GL51 6RZ	
		GL3 2SP	
		GL3 2SP	
		GL3 3UG	
		GL51 6DE	

Name	Surname	Address	Signed
		60 Prayot	
		1th St	
		Wichita	
		47A Brooklyn Rd	
		20 Hampshire	
		29 benhall gardens	
		9251 7TH	
		47A	
		Brooklyn Rd	
		47A	
		Brooklyn Rd.	

[illegible]



Name	Surname	Address	Signed
		11. THOMAS	
		389 Swindon Road	
		377 SWINDON RD	
		SWINDON 345 ROAD	
		397 SWINDON RD	
		481 Swindon RD	
		381 SWINDON	
		373 A SWINDON RD	
		367 Swindon Rd	
		<del>339 SWINDON</del> Swindon Rd	
		SWINDON RD	
		Swindon RD	
		SPRUCK GARDEN	
		THOMOND CLOSE	
		Thomond Close	
		THOMOND CLOSE	
		THOMOND CLOSE	
		2 THOMOND CLOSE	



Name	City	State	Postal Cod	Country	Date	Comment
	Barnsley	England	S70	UK	#####	"The whole area is to congested as it is. We
	Cheltenham	England	GL51 9LH	UK	#####	"Building house's on green space will displac
	Cheltenham	England	GL50 4Sp	UK	#####	"I am totally against this 112 housing projec
	glos	England	g l519jp	UK	#####	"I'm against the development. The road just
	Cheltenham	England	GL50	UK	#####	"The roads around here are manic during ru
	Gloucester		GL4	UK	#####	"I am opposed to development of all our gre
	Falmouth	England	tr11 3lq	UK	#####	"As important as it is to build new and affor
	Cheltenham	England	GL504SG	UK	#####	"You are not building a school or doctors for
	stroud	England	gl5 3px	UK	#####	"Our green spaces must be protected. Ther
	Cheltenham	England	GL50	UK	#####	"I'm not opposed to housing but I am oppos
	GLOUCEST	England	GL504SD	UK	#####	"The Folley, a green space cherished by mar
	Cheltenham	England	gl519lf	UK	#####	"The Folley backs on to the back of our hou
	Gloucester		GL4	UK	#####	"God help us. The Russians are threatening
	Cheltenham	England	GL50	UK	#####	"This area is important to local residents an
	Cheltenham	England	GL50	UK	#####	"We must fight for these green spaces and t
	Cheltenham	England	gl50 4rt	UK	#####	"Green spaces need to be protected for wilk

ce all the wildlife in the area. With no new roads or infrastructure these houses will only add to the already cl  
t for numerous reasons! Excess traffice on already too busy inadequate roads, not enough child spaces at the  
: cannot take the amount of traffic this will bring. Side Roads are already struggling and there are a couple of d  
ish hours, the infrastructure can not cope with more traffic! With the other new developments in Swindon villi

dable housing we also need to protect our green spaces. This green space provides essential habitats to wildli  
r the people who will be living there!!! The schools are already full!!! Build proper infrastructure!!!!!!"

sed to the overcrowding of an already highly populated area . Hence turning it into a ghetto ,with additional st  
ry local residents and host to various sporting activities, is under threat.This land not only serves as a leisure sp  
se and we are the only houses at the back that will be over looked as looking at plans the other houses will be  
World War 3 and the builders want to build in every green inch of this country. We need to address the issue  
d local wildlife in an area that is built up and congested. There are better brownfield sites in Cheltenham that

school, entrance on an already dangerous bend on a narrow road! loss of green space, environmental issues dangerous junctions as it is. The loss of green space is just heartbreaking also the loss of wildlife if this goes ahead it's going to bring carnage! The green space is beautiful and home to so much wildlife, we need to save some life, as well as provides an outdoor space for us to enjoy, play and exercise in. We do not need to squeeze cooking

rain on the local services that are already struggling. With no A & E in Cheltenham it is not suitable. By all means space but is also a habitat for badgers, slow worms, bats, and foxes. Several trees on this property hold a preservation side on when I asked if this can be changed no one has wanted to listen. The traffic is also a massive problem in

like excess air pollution, flooding and the poor wildlife that live in and around the folley why are they not protected. The amount of cars this development will bring is more than the Swindon Road can cope with."

tie cutter houses into the smallest of gaps, changing the landscape for generations to come and creating congestion.

ervation order, emphasising its significance as an ecological refuge within Cheltenham. Too many green spaces in an already busy built up area with side roads full of parked cars. The wildlife is also at risk we have bats and f



oxes living in the folly. I am against this going ahead."

Name	City	State	Postal Cod	Country	Signed On
	se			UK	#####
	Cheltenham	England	GL50	UK	#####
	Cheltenham	England	GL50	UK	#####
	glos	England	g l519jp	UK	#####
	Cheltenham	England	GL50 4RS	UK	#####
	Cheltenham	England	GL50 4SD	UK	#####
	Cheltenham	England	GL52	UK	#####
	Cheltenham	England	GL519lf	UK	#####
	Cheltenham	England	GL50 4SD	UK	#####
	Cheltenham	England	GL51 9LF	UK	#####
	Cheltenham	England	GI50 4SS	UK	#####
	Mexborou	England	S64	UK	#####
	Cheltenham	England	GI50 4SP	UK	#####
	Plymouth		PL4	UK	#####
	Cheltenham	England	GL51	UK	#####
	Southamp	England	SO45	UK	#####
	Cheltenham	England	GL51 9LH	UK	#####
	Cheltenham	England	GL51	UK	#####
	Cheltenham	England	GL50 4Sp	UK	#####
	Cheltenham	England	GI504sp	UK	#####
	CHELTENH	England	GL504SP	UK	#####
	Cheltenham	England	GL51	UK	#####
	Gloucester		GL4	UK	#####
	Ormskirk	England	L39	UK	#####
	Gloucester		GL4	UK	#####
	Cheltenham	England	gl50 3je	UK	#####
	Royal Lean	England	CV31	UK	#####
	Newbury	England	RG20	UK	#####
	Cheltenham	England	GL51	UK	#####
	Cheltenham	England	GL50 4RT	UK	#####
	Cheltenham	England	GL50 4SS	UK	#####
	Cheltenham	England	GI50 4ss	UK	#####
	Gloucester	England	GL1	UK	#####
	Gloucester		GL4	UK	#####
	Cheltenham	England	GL504SS	UK	#####
	Lutterwort	England	le17 4db	UK	#####
	Rochdale	England	OL11	UK	#####
	Cheltenham	England	GL51	UK	#####
	Cheltenham	England	GL52	UK	#####
	Gloucester	England	GL4	UK	#####
	Kiddermin	England	DY10	UK	#####
	Cheltenham	England	GL51	UK	#####
	Gloucester		GL3	UK	#####
	Wolverhampton		WV1	UK	#####
	Gloucester	England	GL1	UK	#####
	Cheltenham	England	GL50	UK	#####
	Cheltenham	England	GL51	UK	#####
	Bristol		BS1	UK	#####
	Chazelles		16380	France	#####

Birmingham	B5	UK	#####
Bristol England	Bs15 3ju	UK	#####
Great Maln England	GL20 8ep	UK	#####
Glasgow Scotland	G42	UK	#####
Cheltenham England	GL51 9JB	UK	#####
Glasgow Scotland	G32	UK	#####
Gloucester	GL3	UK	#####
Gloucester	GL4	UK	#####
Gloucester	GL1	UK	#####
Cheltenham England	GL53	UK	#####
Tewkesbur England	GL20	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL52	UK	#####
Birmingham England	B11	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL52	UK	#####
Cheltenham England	GL504pb	UK	#####
Gloucester England	GL2	UK	#####
Cheltenham England	GL50	UK	#####
Gloucester England	GL4	UK	#####
Cheltenham England	GL50	UK	#####
Cardiff Wales; Cyr	CF24	UK	#####
Gloucester	GL1	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL50 4RH	UK	#####
Wittenbach	9300 Sweden		#####
Salisbury England	SP5	UK	#####
Minehead England	TA24	UK	#####
Cheltenham England	GL51	UK	#####
Gloucester	GL3	UK	#####
Cheltenham England	GL50 4SD	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL51 7HB	UK	#####
Cheltenham England	GL51	UK	#####
Gloucester England	GL3	UK	#####
Cheltenham England	GL51 0WG	UK	#####
Leeds England	LS8	UK	#####
Cheltenham England	GL51	UK	#####
Gloucester	GL4	UK	#####
Swindon	SN2	UK	#####
Cheltenham England	GL51	UK	#####
Gloucester England	GL4	UK	#####
Gloucester England	GL4	UK	#####
Telford England	TF7 5TH	UK	#####
Cheltenham England	GL50	UK	#####
Gloucester	GL1	UK	#####
Birmingham England	B19	UK	#####
Gloucester	GL4	UK	#####

Gloucester	GL1	UK	#####
Gloucester England	GL4	UK	#####
Gloucester	GL4	UK	#####
Royal Leam England	CV31	UK	#####
Cheltenham England	GL51	UK	#####
Portsmouth England	PO13 9RY	UK	#####
Hull England	HU13 9DS	UK	#####
Cheltenham England	GL53	UK	#####
Cheltenham England	GL51	UK	#####
Whitchurch England	SY13	UK	#####
Tewkesbury England	GL20	UK	#####
Gloucester	GL1	UK	#####
Cheltenham England	GL504SU	UK	#####
Cheltenham England	GL52	UK	#####
Frome England	BA11	UK	#####
Witney England	OX28 5BU	UK	#####
Garsington England	OX44	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL50 4SZ	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL51 9JZ	UK	#####
Treorchy Wales; Cyr	CF42	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL50 4GF	UK	#####
Newport Wales; Cyr	NP19	UK	#####
Cheltenham England	GL51	UK	#####
Alfreton England	DE55	UK	#####
Edinburgh Scotland	eh151le	UK	#####
Gloucester England	GL1	UK	#####
Swindon	SN1	UK	#####
Gloucester	GL1	UK	#####
Cheltenham England	GL52 5AA	UK	#####
Gloucester England	GL2	UK	#####
Cheltenham England	gl51 9je	UK	#####
Madrid	28019	Spain	#####
Cardiff Wales; Cyr	CF24	UK	#####
Cheltenham England	GL51 9bd	UK	#####
City of We England	W2	UK	#####
Camden	NW1	UK	#####
Cheltenham England	GL51 9lf	UK	#####
Cheltenham England	GL54 4LX	UK	#####
Cheltenham England	GL50 4SP	UK	#####
George Town	11060	Malaysia	#####
Poortvliet Nebraska	4693EG	US	#####
Northampton	NN3	UK	#####
Cheltenham England	GL52	UK	#####
Hereford England	HR1	UK	#####



e Cheltenham	England	GL504sy	UK	#####
Gloucester		GL	UK	#####
l Buitenpost		9285VZ	Netherlan	#####
q Cheltenham	England	GL59jz	UK	#####
d Welling	England	DA16	UK	#####
Stroud	England	GL5	UK	#####
/ Newbury	England	RG14 7HW	UK	#####
l Saint-Pierre-d'Albigny		73250	France	#####
Cheltenham	England	GL51	UK	#####
Liverpool			UK	#####
t Cheltenham	England	GL50	UK	#####
l Cheltenham	England	GL50 4TA	UK	#####
Cheltenham	England	GL51	UK	#####
Newport	Wales; Cyr	NP19	UK	#####
Corsico		20094	Italy	#####
Cheltenham	England	GL51 7EF	UK	#####
Gloucester	England	GL1	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL50 4SY	UK	#####
Gloucester	England	GL50	UK	#####
Gloucester	England	GL4	UK	#####
Cheltenham	England	GL50 4SR	UK	#####
Cheltenham	England	GL53	UK	#####
Gloucester	England	GL4	UK	#####
Chepstow	Wales; Cyr	NP16	UK	#####
Gloucester	England	GL1	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL504BL	UK	#####
Cheltenham	England	gl504sq	UK	#####
Cheltenham	England	GL52	UK	#####
Kensington		W8	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL51	UK	#####
Hospitalet de Llobreg		8905	Spain	#####
Cheltenham	England	GL51	UK	#####
Hamburg		20144	Germany	#####
Camden	England	NW1	UK	#####
cheltenham	England	GL50	UK	#####
Cheltenham	England	GL51 9BX	UK	#####
Cheltenham	England	GL50	UK	#####
r Cheltenham	England	GL504SG	UK	#####
r Cheltenham	England	GL50	UK	#####
r Cheltenham	England	GL50	UK	#####
e Birmingham	England	b14 7sr	UK	#####
i Cheltenham	England	GL51	UK	#####
r Bristol	England	BS16	UK	#####
Cheltenham	England	GL50 4Su	UK	#####
f Nurnberg		90443	Germany	#####
Camden	England	NW5	UK	#####
Cheltenham	England	GL519ju	UK	#####

Calvia	7196	Spain	#####
Cheltenham England	GL50 4RH	UK	#####
Cheltenham England	GL53	UK	#####
	WA2	UK	#####
Tewksbury England	GL207rx	UK	#####
Stroud England	GL5 3px	UK	#####
Gloucester England	GL28eb	UK	#####
Bargoed Wales; Cyr	CF81	UK	#####
Mouroux	77120	France	#####
Cheltenham England	GL50	UK	#####
Gloucester	GL1	UK	#####
Cheltenham England	GL51	UK	#####
Gloucester	GL4	UK	#####
Gloucester England	GL504RH	UK	#####
Gloucester	GL4	UK	#####
Gloucester England	GL51	UK	#####
Upper Riss England	GL54	UK	#####
Cheltenham England	GL50 4RF	UK	#####
Santiago		Chile	#####
Gloucester Wales; Cyr	GL4	UK	#####
Gloucester England	GL4	UK	#####
Gloucester England	GL3	UK	#####
Gloucester	GL2	UK	#####
Gloucester	GL4	UK	#####
Gloucester England	GL4	UK	#####
Gloucester England	GL4	UK	#####
Montevideo		Uruguay	#####
Gloucester England	GL51 9HX	UK	#####
Cheltenham England	GL53	UK	#####
Cheltenham England	GL519JP	UK	#####
Widnes	WA8	UK	#####
Gloucester	GL3	UK	#####
Gloucester England	GL2	UK	#####
Cheltenham England	GL51 9LF	UK	#####
Gloucester England	GL3	UK	#####
Slough	SL1	UK	#####
Stroud	GL5	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL50 4lh	UK	#####
Georgetown		Malaysia	#####
Szatymaz		Hungary	#####
Camden England	NW1	UK	#####
Coventry	CV1	UK	#####
Cheltenham Wales; Cyr	NP11	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL50 4RS	UK	#####
Cheltenham England	GL52	UK	#####
Munich	81667	Germany	#####
Cheltenham England	GL50	UK	#####
Gloucester	GL2	UK	#####

Newport	Wales; Cyr	NP10	UK	#####
Charlton Kings		GL52 6PU	Portugal	#####
Cheltenham	England	GL51	UK	#####
Gloucester	England	GL4	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL51	UK	#####
Gloucester		GL4	UK	#####
Gloucester		GL4	UK	#####
Cheltenham	England	GL50	UK	#####
Gloucester	England	GL3	UK	#####
Gloucester		GL1	UK	#####
Palma		7600	Spain	#####
Cheltenham	England	GL52 2JW	UK	#####
Gloucester		GL4 4nr	UK	#####
Cheltenham	England	GL51 9JB	UK	#####
Birmingham	England	B13	UK	#####
Northampton		NN1	UK	#####
Gloucester	England	GL3	UK	#####
Bromsgrove	England	B61	UK	#####
Camden	England	NW1	UK	#####
Cheltenham	England	GL51	UK	#####
Gloucester		GL4	UK	#####
Cheltenham	England	GL51 0lw	UK	#####
Gloucester	England	GL4	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL50 4SZ	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL51	UK	#####
Gothering	England	GL52 9EY	UK	#####
Gloucester		GL4	UK	#####
Cheltenham	England	GL52 3DU	UK	#####
Cheltenham	England	GL50 4RH	UK	#####
Cheltenham	England	GL50 4TE	UK	#####
Ware	England	SG12	UK	#####
Tuffley	England	GL4 0LS	UK	#####
Cheltenham	England	GL51 0ej	UK	#####
Fulham	England	W12	UK	#####
Worcester	England	WR8 0BS	UK	#####
Swindon		SN1	UK	#####
Chadlington	England	OX7 3LQ	UK	#####
Cardiff	Wales; Cyr	CF24	UK	#####
Norton	England	GL2 9NE	UK	#####
Evesham	England	WR11	UK	#####
Ampney C	England	GL7 5TE	UK	#####
Swindon		SN1	UK	#####
Cirencester	England	GL7 1JP	UK	#####
Gloucester	England	GL2 2ar	UK	#####
Tetbury	England	GL8 8SR	UK	#####
Broadway	England	WR12	UK	#####

Cheltenham	England	GL53 9AJ	UK	#####
Swindon		SN3	UK	#####
Gloucester		gl1	UK	#####
Cheltenham	England	GL51	UK	#####
Gloucester		GL7	UK	#####
Tewkesbury	England	GL20 8TQ	UK	#####
CHELTENH	England	GL54 5HL	UK	#####
Cheltenham	England	GL51	UK	#####
Highworth		sn6	UK	#####
Cheltenham	England	GL52 5QG	UK	#####
Cheltenham	England	GL50	UK	#####
Gloucester	England	GL11	UK	#####
Gloucester		GL2	UK	#####
cheltenham	England	GL53 7RR	UK	#####
Tewkesbury	England	GL20	UK	#####
Tewkesbury	England	GL20	UK	#####
Long Hanborough	England	OX29 8JN	UK	#####
Kempston	England	GL7 4EQ	UK	#####
Woodman	England	GL52 9PX	UK	#####
Worcester	England	WR5 2DJ	UK	#####
Bishops Cleeve	England	GL52 8SZ	UK	#####
Gloucester		GL4	UK	#####
Cheltenham	England	GL53 0QA	UK	#####
Upton	England	CH49	UK	#####
Swindon	England	SN1 4LU	UK	#####
Swindon	England	SN1 4LE	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL51 7ET	UK	#####
Bishops Cleeve	England	GL52 8BY	UK	#####
Tetbury		GL8	UK	#####
Kempsey	England	WR5 3NN	UK	#####
Cheltenham	England	GL51 0qg	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL52 8BY	UK	#####
Poultton		FY6	UK	#####
Cirencester	England	GL7 1EF	UK	#####
Shilton		CV7	UK	#####
Cheltenham	England	gl53 8ah	UK	#####
Witney	England	Ox28 1ep	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL52 8SZ	UK	#####
Stroud	England	GL5 1UN	UK	#####
Croydon	England	CR0	UK	#####
Cheltenham	England	GL52 6SB	UK	#####
Cheltenham	England	GL514TX	UK	#####
Chipping Norton		OX7	UK	#####
Cheltenham	England	GL50	UK	#####
Swindon		SN4	UK	#####
Cheltenham	England	GL50	UK	#####
Minety	England	SN16 9RQ	UK	#####



Cheltenham	England	GL529QD	UK	#####
Cheltenham	England	GL52 6BE	UK	#####
Cheltenham	England	GL52	UK	#####
Harvington	England	WR11 8PU	UK	#####
Cheltenham	England	GL51	UK	#####
Newent	England	GL18 4HN	UK	#####
Droitwich	England	WR9 8TQ	UK	#####
Gloucester	England	GL4 6UG	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL52 3JT	UK	#####
Cheltenham	England	GL52 8EL	UK	#####
Birmingham	England	B28	UK	#####
Gloucester	England	GL6 8JW	UK	#####
Cheltenham	England	GL50	UK	#####
Tewkesbury	England	GL20 7RL	UK	#####
Cheltenham	England	GL522SG	UK	#####
Gloucester	England	GL28AY	UK	#####
Cheltenham	England	gl516dz	UK	#####
Coleford	England	GL16 8NB	UK	#####
Callow	England	Wr2 4tl	UK	#####
Gloucester	England	gl1 4nt	UK	#####
Malvern	England	WR14	UK	#####
Cheltenham	England	GL52	UK	#####
Cheltenham	England	GL50	UK	#####
Monmouth	Wales; Cymru	NP254HZ	UK	#####
Cinderford	England	gl143ae	UK	#####
Marston	England	SN6 6LL	UK	#####
Hereford		HR8	UK	#####
Gloucester		GL1	UK	#####
Cinderford	England	GL14	UK	#####
Cheltenham	England	GL52 8tf	UK	#####
Great Malvern	England	WR14	UK	#####
Stratford-upon-Avon	England	CV37	UK	#####
Cheltenham	England	GL52	UK	#####
Cheltenham	England	GL53	UK	#####
Gloucester		GL3	UK	#####
Stratford-upon-Avon	England	GL19 4RA	UK	#####
Evesham	England	WR11	UK	#####
Tewkesbury	England	GL20	UK	#####
Gloucester		GL4	UK	#####
Tewkesbury	England	GL20	UK	#####
Evesham	England	WR11	UK	#####
Gloucester		GL1	UK	#####
Cirencester		GL7	UK	#####
Cheltenham	England	GL53	UK	#####
Coleford	England	GL16 8PU	UK	#####
Church Wootton Bassett	England	OX7 6SJ	UK	#####
Elkstone	England	GL539PL	UK	#####
Carterton	England	OX18 3RJ	UK	#####
CHELTON	England	GL52 8NU	UK	#####

Gloucester	GL2	UK	#####
Cheltenham England	GL53 9AE	UK	#####
Gloucester	GL1	UK	#####
Swindon England	sn3 1dd	UK	#####
Gloucester	GL1	UK	#####
Gloucester England	GL2 4RU	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL50 2RE	UK	#####
Cheltenham England	GL54 1LT	UK	#####
Malvern England	WR14 1SD	UK	#####
inne		UK	#####
Cheltenham England	GL51 3 JX	UK	#####
Martin Hu: England	Wr38te	UK	#####
Cheltenham England	GL50 3PR	UK	#####
Malbern England	WR14 2BX	UK	#####
Cheltenham England	GL50	UK	#####
Stroud England	GL5 1JW	UK	#####
Malmesbu England	SN16	UK	#####
Bishops Cl: England	GL52 8AT	UK	#####
Gloucester	GL4	UK	#####
Cheltenham England	GL52	UK	#####
Winstone England	GL7 7JZ	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL54 1ER	UK	#####
Hereford England	HR4 0HX	UK	#####
Evesham England	WR11	UK	#####
Cheltenham England	GL51 0DN	UK	#####
Stroud England	GL6 7 JQ	UK	#####
Chipping Norton	OX7	UK	#####
Cheltenham England	GL53	UK	#####
c Ross on w: England	HR9 5TG	UK	#####
g Cheltenham England	GL52 8YU	UK	#####
c Cheltenham England	GL51	UK	#####
v Cheltenham England	GL53	UK	#####
e Chipping Norton	OX7	UK	#####
P Witney England	Ox28 1hn	UK	#####
n Charlton England	SE78JQ	UK	#####
u Cheltenham England	GL52 3JA	UK	#####
n Gloucester	GL4	UK	#####
r Newent England	gl18 1pw	UK	#####
t Swindon England	SN3 1BQ	UK	#####
r Cheltenham England	gl50 4rt	UK	#####
n Cheltenham England	GL51 9JB	UK	#####
: Tewkesbur England	GL20 6EG	UK	#####
e Cheltenham England	GL52 5LX	UK	#####
r Bordeaux	33000	France	#####
a Cheltenham England	GI51 3ay	UK	#####
g Walthams: England	E17	UK	#####
Bristol England	BS35	UK	#####
n Burnham-on-Sea	TA8	UK	#####

Gloucester England	GL1 3LG	UK	#####
Dartmouth England	TQ6 9JQ	UK	#####
Birmingham	B1	UK	#####
Gloucester		UK	#####
Milton Key England	MK10	UK	#####
Gloucester England	GL3 3RQ	UK	#####
Gloucester	GL4	UK	#####
Swindon. England	SN3 6HQ	UK	#####
Cheltenham England	GL54	UK	#####
Evesham England	wR11 3er	UK	#####
Worcester England	WR5 3FR	UK	#####
Sedgeberr England	Wr117fj	UK	#####
Gloucester England	GL2 2gq	UK	#####
Faringdon	SN7	UK	#####
Cheltenham England	GL51	UK	#####
Milton Key England	MK10	UK	#####
Pamber Hc England	RG26 3EL	UK	#####



# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

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Southgate House  
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Your Ref: MFP/1875/1879

Our Refs:  
T/APP/B1605/E/92/809137/P5  
T/APP/B1605/A/92/208356/P5  
T/APP/B1605/A/92/208355/P5

Date:

12 MAR 93

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78, SCHEDULE 6;  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,  
SECTION 20 AND SCHEDULE 3

APPEALS BY CHELTENHAM & GLOUCESTER COLLEGE OF HIGHER EDUCATION  
APPLICATION NOS: CBC 0184/00; CB 18624/03; CB 18622/01

1. As you know, I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals. These appeals are against the failure of the Cheltenham Borough Council to determine, within the prescribed periods, applications for:

A. conservation area consent for the demolition of the chapel, 2 lecture rooms, student union, 2 storage buildings and double garages, plus alteration works associated with the erection of a new Central Complex;

B. planning permission for the erection of a Learning Centre building and for the erection of a Central Complex building including lecture rooms, hall and student union facilities, plus the provision of parking, landscaping and ancillary works;

both on land at The Park Campus, The Park, Cheltenham; and

C. outline planning permission for the erection of a 350 place student residence and a replacement sports pavilion, plus the provision of car, coach and cycle parking and ancillary works;

on land at The Folley, Swindon Road, Cheltenham.



#### APPEAL A : THE PARK : CONSERVATION AREA CONSENT

38. As I have already indicated, no significant objection to the demolition of the existing teaching and student union buildings within the College Campus at the Park was raised at the inquiry. They comprise a number of small modern structures of no architectural merit, which are insignificant in relation to the Campus as a whole and in views from outside it. They add nothing, I conclude, to the present character or appearance of the conservation area.

39. Policies 118 and 119 of the adopted Local Plan say that permission to demolish buildings in a conservation area, which are not of the 19th century or earlier and therefore making a contribution to the area, will not normally be given until detailed development proposals have been approved and contracts signed for that development. That latter point echoes the advice in Circular 8/87.

40. I have already decided, in relation to Appeal B, that the Central Complex should be granted planning permission and that the replacement of the existing buildings would enhance the conservation area. Subject, therefore, to conditions tying the consent to the letting of a contract for redevelopment, and to protect visually significant trees close to the existing buildings, I conclude that consent to demolish would be consistent with the Local Plan and would thus be appropriate.

#### APPEAL C : THE FOLLEY : OUTLINE PLANNING PERMISSION

41. From my visit to the site and its surroundings and from my consideration of the evidence and representations, I have come to the conclusion that the main issues in this appeal are:

- a] whether the proposed development would result in a loss of a significant open space, such as to erode the visual amenities of the locality to an unacceptable degree; and whether the need for student accommodation outweighs any harm so caused;
- b] whether a safe visibility splay can be achieved at the junction of Gardners Lane and Swindon Road, having regard to the effect on trees;
- c] whether the proposed development would result in an overdevelopment of the site, such as to significantly diminish the working and learning environment of the nearby schools and animal shelter, having regard particularly to traffic congestion and daylighting.



rationalisation plans. As a material consideration, I note that Policy GE2 of the draft replacement Local Plan would permit the loss of open spaces if it is development essential to the town for which there is no acceptable alternative. Unlike the situation at The Park in Appeal B, I am not convinced that the proposed development has to be provided on this site, which is not directly related to College teaching premises. I heard evidence, for example, that there are alternative sites which may be able to be developed in Cheltenham, although I note that the Council have not identified any in the draft Local Plan. It is also relevant that the urgency to build new flats has partly created in the short term by the disposal policy being followed by the College with respect to existing student accommodation.

X 47. I conclude, therefore, that the proposed development would result in a loss of a sense of openness which would be significant for the town, such as to erode the visual amenities of the locality to an unacceptable degree; and that the need for student accommodation does not outweigh the harm so caused. That loss would not be in accord with Policy 103 of the Local Plan - nor the principles of Planning Policy Guidance Note 17, which stresses the value of open space in urban areas, even if it is not accessible to the public for active recreation.

#### Other issues

48. My conclusions on the first issue raise matters of principle which inevitably must lead to the application being refused planning permission. I turn, therefore, more briefly to the other issues.

49. On my second issue, access to the development would be via the existing Gardners Lane, a private track serving the present pavilions, two schools and a day centre, and an animal welfare centre. Visibility at the junction with Swindon Road (a local distributor carrying a significant volume of traffic) is sub-standard. It is proposed to limit the additional traffic (and hence the number of parking spaces) to the flats by enforcing a ban on students having cars whilst in residence. That is the subject of College regulations and a S.106 unilateral obligation, completed before the end of the inquiry [Doc.49]. It is also proposed, as a part of the development, to improve the width and surfacing of Gardners Lane and to improve the visibility at the Swindon Road Junction by opening up the corner and demolishing an existing high fence.

50. However, in order to achieve a full standard of 4.5m x 90m it would be necessary to fell existing trees along Swindon Road, trees which make a significant contribution to the character of the area. It would, however, be possible to keep the trees within the splay (as can be permissible within the County Council's standards). That would result in a clear



visibility of 2.4m x 60m and intermittent visibility beyond that. The Council are opposed to this, pointing to the danger of cyclists and other road user being hidden from view behind the trunks.

51. The improvements to the access are to be welcomed, and the limitations on vehicular use from a car ban (the pavilion replacement would not necessarily benefit from that but that access exists now in a more dangerous form) would limit the risk for car users. However, it is College policy, in pursuit of their environmental strategy, to encourage cycling between campus and residences. Cycle racks are to be provided. Although, therefore, there are benefits to existing users from a realigned (if still sub-standard) access, I remain concerned that slower moving cyclists using the junction would be at some risk if the trees remain within the visibility splay. To lose the trees would be very damaging to the character of the area.

52. I conclude, therefore, that a safe visibility splay would not be achieved at the junction of Gardners Lane and Swindon Road, having regard to the effect on trees.

53. Turning to my third issue - of overdevelopment - the improved Gardners Lane includes a proposals (also covered by the S.106 undertaking) to provide dedicated parking spaces for the staff of the school and day centre - who currently park on the lane. There is concern that that would still result in congestion at peak times of the school day, when that potential problem is added to the limited turning facilities provided for coaches at the lane end. On balance, I regard the package of improvement to be of benefit rather than a harm. The limited use of the pavilion by traffic, the new car parking spaces, the improved road surfacing and separate footpaths - all point to a better situation than now, without congestion given the differing times of use of the various users of Gardners Lane.

54. A final point of concern, to Elmfield School, is the effect of the flats on daylighting and sunlighting within the classrooms across the lane. The classrooms rely on light from the west only and their existing levels of illumination are limited. However, that is partly due to the existing trees along Gardners Lane which would mostly remain, with the flats beyond. A thorough analysis of the daylighting and sunlighting levels to be expected from two alternative forms of flat development has been carried out by the appellant's architect, using the latest guidance from the Building Research Establishment. From that and my own assessment on site, I am satisfied that there would be no significant loss of daylight, view of the sky or sunlight within the Junior School classrooms.

55. I conclude, therefore that the proposed development would not result in an overdevelopment of the site, such as to significantly diminish the working and learning environment of



the nearby schools and animal shelter, having regard particularly to traffic congestion and daylighting.

#### Overall Conclusion

56. The adopted Local Plan seeks to secure the retention of important open spaces in Cheltenham. I regard the survival of an uninterrupted view across The Folley as being an essential part of such a space. In addition, development of the scale proposed for students would (despite measures to alleviate overdevelopment, traffic congestion and conflict) result in an unsafe access to Swindon Road. I find no other material considerations which offset those harmful effects.

57. In arriving at my decision to dismiss this appeal, I have had regard to all the other matters raised at the inquiry and in representations to me, including noise from the animal shelter affecting the residents of the flats, and noise from the flats affecting the schools. Those potential problems could be alleviated by the detailed design of the flats. However, neither that, nor any other of the matters raised, are of such weight as to affect my decision.

#### FORMAL DECISIONS : APPEALS A & B: THE PARK

58. For the reasons given above and in exercise of the powers transferred to me I hereby allow Appeal A and grant conservation area consent for the demolition of the chapel, 2 lecture rooms, student union, 2 storage buildings and double garages, plus alteration works associated with the erection of a new Central Complex, on land at The Park Campus, The Park, Cheltenham; in accordance with the terms of the application (No. CBC 0184/00) dated 13 December 1991 and the plan (Dwg.No. CC.L.01.05.A) submitted therewith, subject to the following conditions:

1. the works hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. the demolition hereby permitted shall not be undertaken before a contract for the carrying out the works of redevelopment of the Central Complex site has been made and for which planning permission has been granted under reference CB.18624/03;

3. the demolition hereby permitted shall not be carried out until measures for the protection of trees to be retained on the Central Complex site or adjacent to it have been implemented, in accordance with details to be submitted to and approved by the local planning authority before such measures are taken and in accordance with the advice in BS.5837:1991 or any British Standard as shall supercede it.



## The Folley Swindon Road Cheltenham

Planning Application for 122 dwellings Ref No: 24/00399/FUL.

The revised planning application has been submitted to Cheltenham Council.

We object to this revised application on the following grounds. (Closing Date 5th December 2024)

No traffic management or access information for HGV vehicles has been provided for the proposed build.

Danger to human life due to narrow paths and the current daily volume of traffic, increasing during race meets. Road infrastructure currently insufficient for purpose.

Significant noise and air pollution in an already populated area in close proximity to Gardners Lane School.

There is significant loss of sport pitches , which are needed for local clubs and people.

There would be a significant loss of wildlife habitat and wildlife: (no proposed rehoming or provision has been included in the application)

With 4300 homes to be built on the adjacent Elm Park development, the loss of The Folley open green space, which is a vital mental , emotional and physical asset for local people will be hugely damaging.

There is concern that the increase in traffic on an extremely busy road, which is already a traffic accident area, will lead to more damage and potential injury.

We the undersigned object to this planning proposal.

NAME.

ADDRESS.

37	STANWICK DRIVE
37	" "
40	" "
42	Stanwick Drive
44	" "
44	" "
45	" "
24	" "
38	" "
23	

NAME

ADDRESS

29 STANWICK DRIVE

56 STANWICK DRIVE

3 DISTZ CLOS

3 DISTZ CLOS

52 STANWICK DRIVE

32 Stanwick Drive

47 STANWICK DRIVE

47 STANWICK DRIVE

55 STANWICK DR.

25 STANWICK DRIVE

18 Stanwick Drive, Chelt

26 " " " "

27 Stanwick Drive, Chelt

27 Stanwick Drive, Chelt.

8 STANWICK DRIVE CHELT

31 STANWICK DR CHELT.

31 STANWICK DRIVE, CHELT

59 STANWICK DRIVE CHELT

35 STANWICK DRIVE

The Folley Swindon Road Cheltenham.

## Object of Petition

Planning Application for 122 dwellings Ref No: 24/00399/FUL.

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Danger to human life due to narrow paths and the current daily volume of traffic increase during race meets. Road infrastructure currently insufficient for purpose

Significant noise and air pollution in an already populated area in close proximity to Gardeners Lane school.

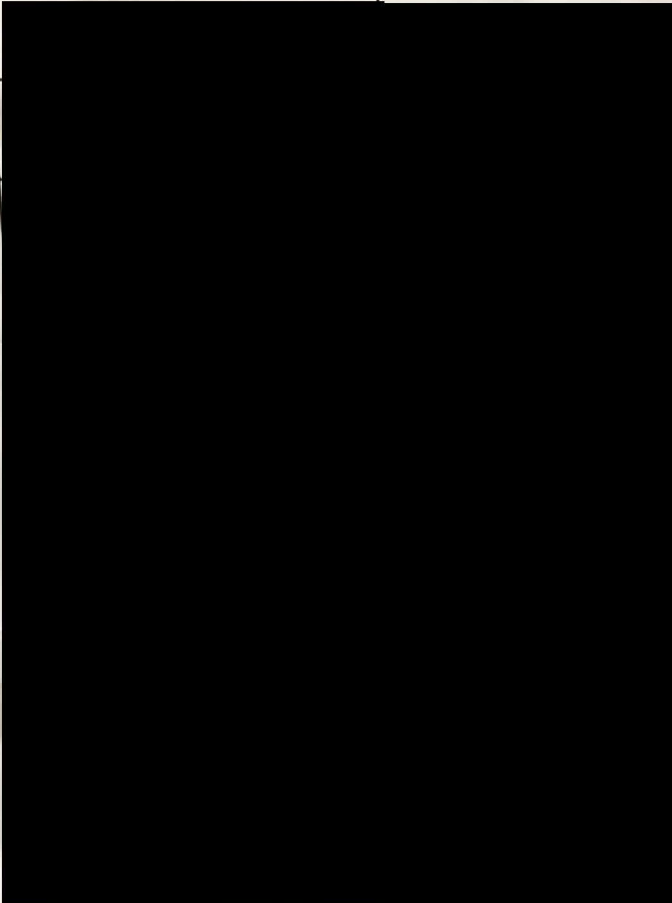
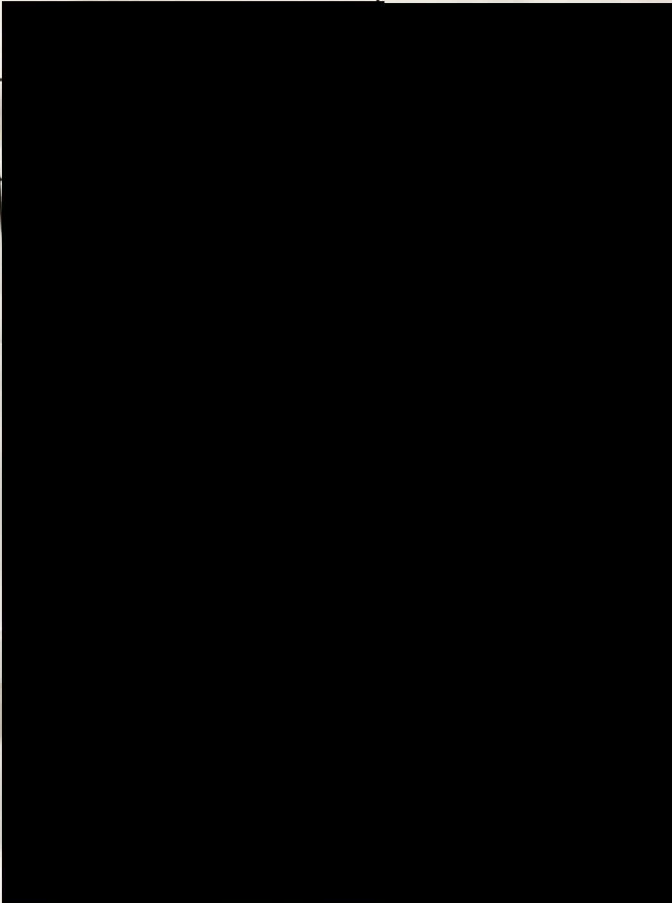
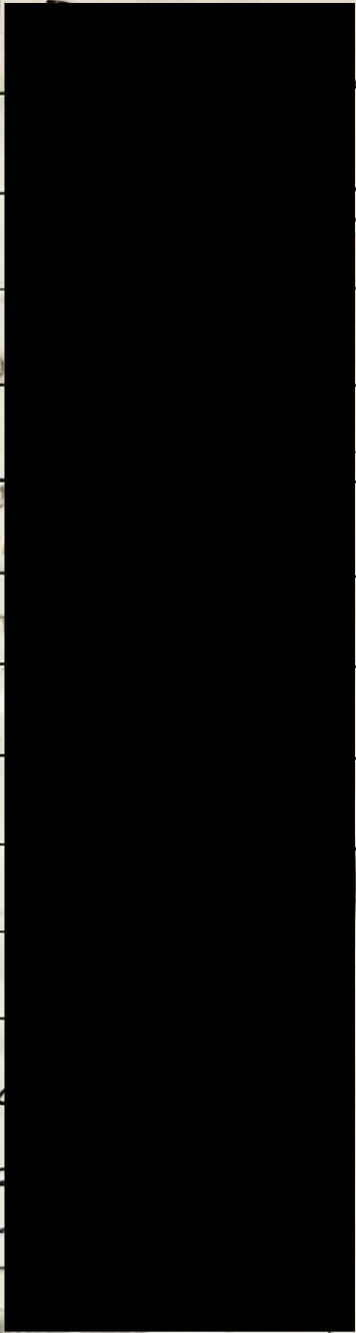



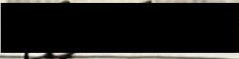
There is significant loss of sports pitches, which are needed for local clubs and people

There would be a significant loss of wildlife habitat and wildlife; (no proposed re-homing or provision has been included in the application).

With some 4300 homes to be built adjacent Elms Park development, the loss of the Folley open green space, which is a vital mental, emotional and physical asset for local people will be hugely damaging;

There is concern that the increase in traffic on an extremely busy road which is already a traffic accident area, will lead to more damage and potential injury.

We the undersigned object to this planning proposal:

Name	Surname	Address	Signed
		244 SWINDON ROAD GL51 9N	
		2, Elm Close GL51 9BZ	
		TOWNSEND ST CHERT.	
		GL51 9AH 23 Sun St	
		Townsend St. Chert. GL51	
		Townsend St Chertent	
		GL51 9AH Chert.	
		GL50 4RN	
		GL51 941D	
		GL51 9hd	
		Townsend St Chert	
		GL51 9BH	
		GL51 0PD	
		GL51 304	
		GL50 4nn	
		 GL51 9AH	

Name	Surname	Address	Signed
		PENDERYAN CHURCH STREET NEWENT GL8 1JA	
		FIDDLERS GREEN LANE	
		ALVERTON DRIVE	
		WILEY CRES GL33 9ET	
		GL20 6DA	
		18 Wigeon Lane GL20 7RS	
		— " —	
		3 Distel Close Wymans Brook GL50 4SN	
		WYMAN'S BROOK	
		44 COURTNEY CLOSE GL20 5FB	
		12. Meadow Green Lane	
		23 Wymans Lane	
		236 FINCHWOOD LANE PROSSER WAY CHILTERN	
		=	
		GL50 4PB	
		GL51 4SA	
		GL54 5ET	
		GL51 0UG	



NAME	SURNAME	ADDRESS	SIGNED
		1, LANGDALE RD CHELTENHAM	
		15 PEREGRINE ROAD	
		67 ST Michaels Road	
		53 WARDS UP HATH CHELTENHAM	
		30 Dunster Road Cheltenham.	
		THREE TREES TOSYFIELD BISHOP'S CLEEVE	
		GL51 19P	
		GL50 4SP	
		GL504 SP	
		GL5 4SP	
		57 MEDOC CLOSE GL50 4SP	
		76 STANWICK GL51 DRIVE	
		77. Stanwick Drive	
		GL51 6RZ	
		GL3 2SP	
		GL3 2SP	
		GL3 3UG	
		GL51 6DE	

[illegible]

[illegible]



Name	Surname	Address	Signed
		11. THOMAS	
		389 Swindon Road	
		377 SWINDON RD	
		SWINDON ROAD	
		345 ROAD	
		397 SWINDON RD	
		481 Swindon Rd	
		381 SWINDON RD	
		373 A SWINDON RD	
		367 Swindon Rd	
		<del>339 SWINDON</del> Swindon Rd	
		SWINDON RD	
		swindon RD	
		SPRUCK GARDEN	
		THOMOND CLOSE	
		Thomond Close	
		THOMOND CLOSE	
		THOMOND CLOSE	
		2 THOMOND CLOSE	