

<b>APPLICATION NO:</b> 22/01817/OUT	<b>OFFICER:</b> Ms Nicole Golland
<b>DATE REGISTERED:</b> 7th October 2022	<b>DATE OF EXPIRY :</b> 27th January 2023
<b>WARD:</b> Springbank	<b>PARISH:</b>
<b>APPLICANT:</b>	St Modwen And Midlands Land Portfolio Ltd
<b>LOCATION:</b>	Land To South Of Old Gloucester Road Cheltenham
<b>PROPOSAL:</b>	Outline planning application for phased residential development comprising a mixture of market and affordable housing (use class C3), which could include retirement/extra care accommodation (use class C2/C3) a flexible mixed use area with a community hub (including potentially use classes E, F1 and F2), a primary school and children's nursery, a convenience store (use class E), site clearance and preparation, green infrastructure (including Suitable Alternative Natural Greenspace), walking and cycling routes, formal and informal public open space, sports pitch provision, drainage and other associated works and infrastructure, including utilities and highways works, all matters reserved except partially for access.

## REPRESENTATIONS

Number of contributors	<b>4</b>
Number of objections	<b>4</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

54 Henley Road  
Cheltenham  
Gloucestershire  
GL51 0PD

### Comments: 2nd January 2025

I can see substantial changes in what is planned for the area, and acknowledge that an effort has been made to put the housing in the lowest height band directly opposite our houses in Henley Road. However, as I understand it from the building heights document, properties up to 2 1/2 storeys could be built opposite us rising to 3 storeys half way down the field opposite. These would be substantially higher than our properties and result in us being badly overlooked. Surely 2 storey houses opposite 2 storey houses is the normal allowed.

My neighbours at 52 Henley Road echo my concern.

76 Henley Road  
Cheltenham  
Gloucestershire  
GL51 0PD

**Comments:** 24th March 2025

With regards to the 22/01817/OUT (PP-11601901) application (the Application) , and having reviewed the revised proposal, I see it takes absolutely no cognisance of any public comment or objection made to date, so I will reiterate what I have stated before. The proposal is wholly ill considered and not only seeks to destroy what was previously designated Greenbelt, but also blight the lives of the existing area residents who already suffer from the incompetence that has become the GCHQ park fiasco. The proposal, within its many thousands of pages makes numerous references that the application having been created with the National Design Guidelines (NDG), as provided by the Ministry of Housing, Communities and Local Government have been taken into account, the purpose of such guidelines being to create 'well designed places'. The guidelines identify 10 characteristics of a 'well designed place', however the proposal still ignores many of the characteristics in almost a catastrophic manner for the neighbours of the area to be developed, a few of the most heinous examples detailed below: -

- The opening paragraphs of the NDG talk about a 'well designed place' and in how this applies for those in the development but also those around it and how they could enjoy them, even be excited and delighted by them by looking at such areas as form, scale and landscape, and in how these things can affect our health and well-being.

- Looking at a specific characteristics, such as Context 38-49, a 'well designed place' should take account of its immediate and local surroundings, however the Application completely disregards this with the proposal to place building up to 12.2m, 3 storeys next to existing housing along the southern and centre sections of Henley Road, a gross failure to recognise the existing lower level lower density housing which has benefitted from an open aspect across West Cheltenham to be now confronted by a solid wall of buildings reaching to the sky, and placing such tall buildings at the top of the escarpment as to be visible for miles across the Severn valley. Such an action, in failing to consider the Context beyond the site boundary, the landform, topography and geography, and failing to take cognisance of the landscape character and how the development will sit within the landscape in placing buildings of such magnitude next to 1 and 2 storeys homes, that should be informing the scale and appearance of the new development, does not follow the NDG and certainly does not address the concerns of the local community.

- Looking at other characteristics such as Built Form (para 61-74, there is no relationship with the proposed buildings with the pattern, size and proportions of existing streets, and per Para 71, there has been NO consideration, let alone the requested special consideration for buildings that would be considerably larger than their surroundings.

- And lastly per the NDG, Nature 90-98, it is always baffling how developers consider that any destruction of greenfield sites can be seen as 'prioritising nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity', there is already a long-established predator led ecosystem across the whole site, birds of prey such as buzzards and the occasional red kite seek rabbits, sparrow hawks, foxes, pheasants, deer often sighted, and all manner of flora and fauna, whilst not rare is certainly diverse, and this development will destroy these habitats.

## PARKING

The application does not address parking in any clear manner other than driving the desire to minimise private vehicle use, so minimal provision for parking which fails to recognise real world situations, which inevitably drive vehicles to park in the existing surrounding residential areas which are under daily attack by GCHQ employees due to the dire approach taken by their employer.

## LINK ROAD

The link road from Telstar Way enters the development bang in the centre of Phase 1, there seems to have been no thought of the overall utilisation of the plot, why is the road not being put through adjacent to the HaydenWorks facility, land that is unlikely to ever be suitable for development, and thus taking the pressure of the plot nearer the existing residential areas, permitting a lower density of development more sympathetic with the surroundings?

## ODOUR

The latest odour report treads old ground, as it fails to take account of the simple and fundamental meteorological fact that the prevailing wind across the site is from the Southwest and that any odour emanating from Severn Trent's Hayden facility will for the majority of the time drift Northeast to the existing residential areas of Springbank/Fiddlers Green, and across the proposed development site. Residents of Springbank, itself being a 50-year-old development live with this fact, knowing the proximity of Hayden works, but to propose building even closer to it, basing such decisions on this report, could only be seen as flawed, residents of the area can testify that nostrils are regularly assaulted but pungent smells from Hayden, any poor soul who buys properties development will enjoy it even more.

In Summary, in seeking to impose such a wall of buildings on the residents of Springbank, to satisfy a corporation seeking to maximise profit from land previously owned by a government entity, and was thus owned by the very tax payers that they seek to dis-enfranchise with this heinous proposal is truly a violation of the human rights to all the poor souls who will have to live with such vandalism if such a outline proposal went ahead.

I urge you to reject this application outright and preserve the beautiful scenery of West Cheltenham for all.

**Comments:** 27th January 2023

With regards to the 22/01817/OUT (PP-11601901) application (the Application) and its abdominal intentions for the former Greenbelt land at West Cheltenham, within the many thousands of pages contained within the application, there are numerous references that the application having been created with the National Design Guidelines (NDG), as provided by the Ministry of Housing, Communities and Local Government having been taken into account, the purpose of such guidelines being to create 'well designed places'. The guidelines identify 10 characteristics of a 'well designed place', however the proposal has seemingly ignored many of the characteristics in almost a catastrophic manner for the neighbours of the area to be developed, a few of the most heinous examples detailed below: -

- The opening paragraphs of the NDG talk about a 'well designed place' and in how this applies for those in the development but also those around it and how they could enjoy

them, even be excited and delighted by them by looking at such areas as form, scale and landscape, and in how these things can affect our health and well-being.

- Looking at a specific characteristics, such as Context 38-49, a 'well designed place' should take account of its immediate and local surroundings, however the Application completely disregards this with the proposal to place building up to 12.2m, 3 storeys next to existing housing along the southern end of Henley Road, a gross failure to recognise the existing lower level lower density housing which has benefitted from an open aspect across West Cheltenham to be confronted by a solid wall of buildings reaching to the sky, and placing such tall buildings at the top of the escarpment as to be visible for miles across the Severn valley. Such an action, in failing to consider the Context beyond the site boundary, the landform, topography and geography, and failing to take cognisance of the landscape character and how the development will sit within the landscape in placing buildings of such magnitude next to 1 and 2 storeys homes, that should be informing the scale and appearance of the new development, does not follow the NDG and certainly does not address the concerns of the local community

- Looking at other characteristics such as Built Form (para 61-74, there is no relationship with the proposed buildings with the pattern, size and proportions of existing streets, and per Para 71, there has been NO consideration, let alone the requested special consideration for buildings that would be considerably larger than their surroundings.

- And lastly per the NDG, Nature 90-98, it is always astounding to consider that any destruction of greenfield sites can be seen as 'prioritising nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity', when a long-established predator led ecosystem already exists, birds of prey seek rabbits, deer often sighted and this development will destroy these habitats

#### ODOUR

The reuse of the report that supported the Joint Development Phase, when such this report has been questioned as erroneous by residents and other professional bodies, as it fails to take account of the simple and fundamental meteorological fact that the prevailing wind across the site is from the Southwest and that any odour emanating from Severn Trent's Hayden facility will for the majority of the time drift Northeast to the existing residential areas of Springbank/Fiddlers Green, and across the proposed development site. Residents of Springbank, itself being a 50-year-old development live with this fact, knowing the proximity of Hayden works, but to propose building even closer to it, basing such decisions on this report, can at a minimum be seen as being professionally negligent, and could even be tantamount to fraud.

In Summary, in seeking to impose such a wall of buildings on the residents of Springbank, to satisfy a corporation seeking to maximise profit from land previously owned by a government entity, and thus owned by the very tax payers that they seek to dis-enfranchise with this heinous proposal is truly a violation of the human rights to all the poor souls who will have to live with such vandalism if such a outline proposal went ahead.

I urge you to reject this application outright and preserve the beautiful scenery of West Cheltenham for all.

40 Wheatland Drive  
Cheltenham  
Gloucestershire  
GL51 0QA

**Comments:** 29th December 2022

Dear Sir

This planning is yet another heavy hit against Cheltenham green belt area.

Judging by every other development site in a Town for last 10 years you would change nature friendly area into concrete dessert and will destroy all of the wildlife that thrive in there.

As most of the building would be placed on hill top, flooding will become a real danger for whole springbank area.

At the moment grass, soil and trees are the only thing that stopping my neighbourhood to flooded each autumn/spring.

Actually some houses close to the Springbank Academy already suffered from it recently.

If you all the hill top is covered with a concrete you will highly increase flashflood possibility.

In addition

Old gloucester road and hayden lane already suffer from very heavy traffic and it is constantly in repairs.

Your proposal will make this even worse.

How about wind channels being blocked for all houses located in the valley. Has anyone checked where all of the pollution would go?

Me and many other citizen's living in Sprinbank area, close to old glocester road bought our houses here, due to small traffic, plenty of walking/running tracks and small pollution.

You are about to change all of that.

Kind Regards

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4 Hazledean Road  
Cheltenham  
Gloucestershire  
GL51 0QF

**Comments:** 10th March 2025

- Erosion of the green belt: this once again destroys large areas of picturesque countryside surrounding our town, which will have a profound impact on local wildlife.
- Flood risk: The area along Old Gloucester Rd and the estate off Pilgrove Way already experiences significant disruption to access during periods of heavy rainfall. This development would only add to flooding issues and will end up costing the council significant sums of money in flood risk management, traffic management, etc.
- Traffic issues: Traffic is already a matter of some concern, and as every single decision taken by the council seems to have a detrimental impact on traffic throughout Cheltenham, it is obvious that this will only cause further problems for local residents and through traffic.
- 'Affordable' and 'Retirement/Extra Care accommodation': The intended use for these properties are neither appropriate nor wanted for this area. I am concerned for the impact this will have on our local communities. There is nothing for retirees to do in this area, so will just end up being a gateway for traffic shuttling in and out of the estates. And regrettably 'affordable' housing often means an influx of undesirable additions to local communities. Crime is already a concern in the area and this will doubtless make the situation worse. If the council is somehow planning on using this proposal to house hundreds of illegal immigrants who have no interest in obeying our laws or integrating with the culture (as is already happening across multiple areas of Cheltenham and Gloucestershire) then I fear tremendously for the Springbank area.