

<b>APPLICATION NO: 25/00780/FUL</b>		<b>OFFICER: Mrs Lucy White</b>
<b>DATE REGISTERED:</b> 16th May 2025		<b>DATE OF EXPIRY :</b> 15th August 2025
<b>WARD:</b> Pittville		<b>PARISH:</b>
<b>APPLICANT:</b>	Newland Homes Ltd	
<b>LOCATION:</b>	Pittville School Albert Road Cheltenham	
<b>PROPOSAL:</b>	Full application for the erection of 58 residential dwellings including access, parking, landscaping and associated works.	

## REPRESENTATIONS

Number of contributors	<b>32</b>
Number of objections	<b>30</b>
Number of representations	<b>2</b>
Number of supporting	<b>0</b>

17 Flora Close  
Cheltenham  
Gloucestershire  
GL52 3HY

**Comments:** 24th October 2025

I write previously to object to this proposal and object to the revised proposal. Of the many objections I raised last time, only one issue has been partially addressed. The proposal as amended does not address multiple safety issues regarding access and egress of construction vehicles, parking spaces and safe vehicular movement around the estate, safe pedestrian and cyclist movement to Albert Road and Green spaces for wildlife and recreation.

\* Traffic congestion - safe egress and access via broad Acre Road will be difficult, particularly in light of the on street parking causing issues at the junction with new barn lane already. - NOT ADDRESSED IN REVISED PROPOSAL

\* Highway safety - broad acre road is a residential street with many children playing in the road and a main thoroughfare for children travelling to and from Pittville School. NOT ADDRESSED IN REVISED PROPOSAL

\* Parking and loading - the majority of spaces are 2 cars to a single lane drive. The result will be most residents parking on the road, which is of an insufficient width to allow this safely, or spilling out to the existing development which is already at capacity for cars. PARTIALLY ADDRRESSED IN REVISED PROPOSAL (many of the claimed parking spaces are in garages behind the parking spot- realistically these won't be used and the roads are not wide enough for cars to safely park there. In addition, there are now half the number of visitors spaces)

\* Overbearing nature of the proposal - the development consists of many three storey houses which back on to existing two storey properties on broad acre road. This will

result in overlooking and loss of light for those properties. NOT ADDRESSED IN REVISED PROPOSAL

\* Loss of ecological habitats - starvehall dram was developed with wildlife corridors and open green spaces to enable the movement and settling of wildlife across the estate. We have deer, badgers and foxes on the estate, as well as several species of birds. There is no such provision in the new proposals. NOT ADDRESSED IN REVISED PROPOSAL

\* Impact on local amenities and services - the closest primary schools are already oversubscribed and estate residents are unable to access the village primary school unless a regular member of the church. Further pressure on the next closest school may result in families needing to travel further for primary education. NOT ADDRESSED IN REVISED PROPOSAL

\* Noise and Disturbance - the proposal for 58 dwellings on the plot (which is enclosed by residential buildings and a school) will cause significant noise disruption to the residents and school over a period of years. Further distance between the existing buildings and the building works (for example by introduction of green spaces, trees and / or wildlife corridors), as well as reducing the number of buildings permitted on the plot, will reduce this significantly. NOT ADDRESSED IN REVISED PROPOSAL

Positives to note:

\* The walking access to Albert Road from the estate will help walking commuters with access to Pittville school and Pittville Park. It would be beneficial if this were to be changed to a joint cycling and walking path, in line with appropriate design standards.

**Comments:** 4th June 2025

I \*Object\* to this proposal.

My concerns regarding this proposal centre around the following points:

\* Traffic congestion - safe egress and access via broad Acre Road will not be possible, particularly in light of the on street parking causing issues at the junction with new barn lane already. There have been a number of near misses at that junction in recent months and it is often not possible for an emergency vehicle to navigate the double parking, never mind large and long construction vehicles.

\* Highway safety - broad acre road is a residential street with many children playing in the road at weekends and after school. It is main thoroughfare for children travelling to and from Pittville School and for children going from their homes on broad acre road to the paying areas on flora close and barley road.

\* Parking and loading - the majority of parking spaces on the proposed development are 2 cars to a single drive (one parked behind the other). The reality will be that most residents park a second car on the road (which is of an insufficient width to allow this safely) or spill out to the existing development which is already at capacity for cars. The swept path analysis for the proposed development show several points where a 5 or more point turn will be required to turn around and exit the estate in a normal car - without the consideration of cars parked in the road.

\* Overbearing nature of the proposal - the development consists of many three storey houses which back on to existing two storey properties on broad acre road. This will result in overlooking and loss of light for those existing properties.

\* Loss of ecological habitats - starvehall farm was developed with wildlife corridors and open green spaces to enable the movement and settling of wildlife across the estate. We have deer, badgers and foxes on the estate, as well as several species of birds. There is no such provision in the new proposals. In addition, the set point of the proposed site on the ecological is incorrect. When corrected, there is indeed a badger sett within 500m of the proposed development. They have been captured in doorbell cameras as close to the development as flora close (emptying food recycling bins over night!). We also have regular airings of deer and foxes in the vicinity of the proposed development.

\* Impact on local amenities and services - the closest primary schools are already oversubscribed and estate residents are unable to access the village primary school unless a regular member of the church. Further pressure on the next closest school may result in families needing to travel further for primary education.

\* Noise and Disturbance - the proposal for 58 dwellings on the plot (which is enclosed by residential buildings and a school) will cause significant noise disruption to the green fields and broad acre road residents, as well as Pittville school, over a period of years. Further distance between the existing buildings and the building works (for example by introduction of green spaces, trees and / or wildlife corridors), as well as reducing the number of buildings permitted on the plot, will reduce this significantly.

Positives to note:

\* The walking and cycle access to Albert Road from the estate will help walking and cycling commuters with access to Pittville school and Pittville Park.

90 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HX

**Comments:** 6th June 2025

I would like to formally object to 25/00780/FUL (58 residential dwellings at Pittville School, Cheltenham).

I live on the adjacent housing estate, and have serious safety concerns for my family and other residents, should this development go ahead as is.

The junction onto Broad Acre Road from New Barn Lane is already dangerously congested, due to resident vehicles parked on the road, as well as vehicles from the student accommodation at the end of the road. Not only does this mean drivers have to weave around parked cars, it also creates a hazard when vehicles are trying to enter and exit Broad Acre Road at the same time.

Crossing the road near this junction often involves having to step out into the road to see whether the road is clear, which is not ideal, particularly with a small child in tow.

More cars using this road for egress/ingress will exacerbate this problem massively, especially when you consider that the average for cars per household in the South West is 1.38 (meaning there would be ~80 more cars using the road). The surrounding houses are family homes, and there are often small children/pets on the road. This is without even considering the further safety risks posed by the construction traffic required to develop the estate.

Furthermore, there is no provisioning for a children's play area on the new development. As the children's play area at Pittville park is continuously busy (particularly on weekends and school holidays), it would be likely that residents of the new development would use the parks built on the Starvehall Farm development. Whilst, this is not itself an issue, it seems to have been overlooked that Starvehall Farm residents pay for the upkeep of said parks, and that they will be paying for others to use the facilities.

I am also concerned about the impact this new development will have to nature and wildlife. We have already lost many trees on the nature corridor further down Broad Acre Road, and it seems the environment is taking a back seat in these development plans. When deciding to purchase a property within the Starvehall Farm estate, the deliberate wildlife preservation was one of the main considerations for us as a family. Whilst it is not unexpected that land around us would be developed on, it is a shame that such little consideration has gone into the quality of life of residents of the Starvehall Farm development or future residents of the new development.

33 Barley Road  
Cheltenham  
Gloucestershire  
GL52 3ND

**Comments:** 10th November 2025

This proposed development has too high a building density and does not provide green space as originally planned. The land to be used is locally significant for wildlife, containing a 'green corridor' past the Starvehall Farm Estate, and the proposed development would damage this habitat. There would probably also be a large amount of road traffic throughout the lifetime of the buildings, with increased noise and pollution also.

3 Wheat Grove  
Cheltenham  
Gloucestershire  
GL52 3LA

**Comments:** 10th June 2025

I am writing to object to the proposal as it is currently presented for the following reasons:

All vehicle access \*including all construction site traffic\* is proposed to come through the estate, via broad acre road.

In addition, most of the proposed parking spaces are one behind the other on drives. The roads are not wide enough for people to safely park on them and there is no green space - not in keeping with the style of the rest of the estate.

\* Traffic congestion - safe egress and access via broad Acre Road will be difficult, particularly in light of the on street parking causing issues at the junction with new barn lane already.

\* Highway safety - broad acre road is a residential street with many children playing in the road and a main thoroughfare for children travelling to and from Pittville School.

\* Parking and loading - the majority of spaces are 2 cars to a single lane drive. The result will be most residents parking on the road, which is of an insufficient width to allow this safely, or spilling out to the existing development which is already at capacity for cars.

\* Overbearing nature of the proposal - the development consists of many three storey houses which back on to existing two storey properties on broad acre road. This will result in overlooking and loss of light for those properties.

\* Loss of ecological habitats - starvehall farm was developed with wildlife corridors and open green spaces to enable the movement and settling of wildlife across the estate. We have deer, badgers and foxes on the estate, as well as several species of birds. There is no such provision in the new proposals.

\* Impact on local amenities and services - the closest primary schools are already oversubscribed and estate residents are unable to access the village primary school unless a regular member of the church. Further pressure on the next closest school may result in families needing to travel further for primary education.

\* Noise and Disturbance - the proposal for 58 dwellings on the plot (which is enclosed by residential buildings and a school) will cause significant noise disruption to the residents and school over a period of years. Further distance between the existing buildings and the building works (for example by introduction of green spaces, trees and / or wildlife corridors), as well as reducing the number of buildings permitted on the plot, will reduce this significantly.

Positives to note:

\* The walking and cycle access to Albert Road from the estate will help walking and cycling commuters with access to Pittville school and Pittville Park.

21 Harvest Street  
Cheltenham  
Gloucestershire  
GL52 3PG

**Comments:** 24th October 2025

The revised plans/proposals have not adequately addressed the concerns raised by local residents, including ourselves. My comments below are therefore still valid.

**Comments:** 13th June 2025

Dear Sir, Madam,

I would like to object to the proposal (ref: 25/00780/FUL) in its current format. My overarching concern is that the layout, density of housing and approach to the proposed development is not in keeping with the wider Starvehall Farm estate. My main points are:

- Green space, play areas and communal areas are absent from the proposal drawings. This should be re-considered by the developer and consideration given to reducing the number of houses in the proposal to accommodate more green, communal space.
- Parking. As noted by other respondents, the width of the proposed roads needs to be reconsidered and learning taken on board from the Starvehall Farm development regarding single lane drives and it's effect on on road parking (and therefore access, safety for residents etc.).
- I fully support a walking and cycling route from the estate to Albert Drive. This would be of great benefit to the local area, allowing residents safer access to Pittville Park and the new segregated cycle route alongside the A435. I disagree with some of the statements made within the 'Transport Statement' document, however (e.g. 4.33). Whilst it is possible to cycle along New Barn Lane, it is not a nice experience for cyclists due to the volume of traffic and lack of segregated infrastructure. This could be vastly improved by allowing pedestrians and cyclists more direct, safer access to Albert Drive. Crucially, the proposed walking and cycling route from the estate to Albert Drive would need to be properly designed (i.e. LTN 1/20), to cater for shared use by both cyclists and pedestrians. It would be a missed opportunity if not.

I would be happy to discuss further as necessary.

Kind regards,

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79 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HU

**Comments:** 9th October 2025

I am writing to object to the proposal as it is currently presented for the following reasons:

All vehicle access \*including all construction site traffic\* is proposed to come through the estate, via broad acre road.

In addition, most of the proposed parking spaces are one behind the other on drives. The roads are not wide enough for people to safely park on them and there is no green space  
- not in keeping with the style of the rest of the estate.

- \* Traffic congestion - safe egress and access via broad Acre Road will be difficult, particularly in light of the on street parking causing issues at the junction with new barn lane already.
- \* Highway safety - broad acre road is a residential street with many children playing in the road and a main thoroughfare for children travelling to and from Pittville School.
- \* Parking and loading - the majority of spaces are 2 cars to a single lane drive. The result will be most residents parking on the road, which is of an insufficient width to allow this safely, or spilling out to the existing development which is already at capacity for cars.
- \* Overbearing nature of the proposal - the development consists of many three storey houses which back on to existing two storey properties on broad acre road. This will result in overlooking and loss of light for those properties.
- \* Loss of ecological habitats - starvehall farm was developed with wildlife corridors and open green spaces to enable the movement and settling of wildlife across the estate. We have deer, badgers and foxes on the estate, as well as several species of birds. There is no such provision in the new proposals.
- \* Impact on local amenities and services - the closest primary schools are already oversubscribed and estate residents are unable to access the village primary school unless a regular member of the church. Further pressure on the next closest school may result in families needing to travel further for primary education.
- \* Noise and Disturbance - the proposal for 58 dwellings on the plot (which is enclosed by residential buildings and a school) will cause significant noise disruption to the residents and school over a period of years. Further distance between the existing buildings and the building works (for example by introduction of green spaces, trees and / or wildlife corridors), as well as reducing the number of buildings permitted on the plot, will reduce this significantly.

22 Harvest Street  
Cheltenham  
Gloucestershire  
GL52 3PQ

**Comments:** 23rd October 2025

Dear Sir/Madam,

I wish to formally object to the above planning application on the grounds that the proposal is unsuitable for the site and fails to address key local infrastructure, environmental, and safety concerns. My specific objections are outlined below.

#### Pressure on Local Amenities and Primary School Capacity

There is a critical shortage of primary school places in the local area. The nearest schools are already oversubscribed, and many families within the Starvehall and Broad Acre estates are unable to access places at the village primary school unless they meet specific church attendance criteria.

The proposed development of 58 additional dwellings will place further strain on an already overstretched education system, with no provision or contribution towards expanding local school capacity. This will likely result in children having to travel considerable distances for primary education, increasing road congestion and carbon emissions in direct conflict with NPPF Paragraph 8 and Policy INF6 (Infrastructure Delivery), which require developments to be supported by adequate local infrastructure and services.

This failure to assess or plan for the educational needs of future residents is a fundamental flaw in the proposal and renders it unsustainable in planning terms.

#### Traffic Congestion and Access

The proposed development would exacerbate existing traffic congestion on Broad Acre Road, particularly at the junction with New Barn Lane, where on-street parking already causes significant access issues. The safe egress of vehicles, delivery vans, and emergency services would be severely compromised.

The revised proposal does not include any measures to mitigate the additional traffic flows that would result from 58 new dwellings. This is contrary to Policy INF1 of the Cheltenham Plan and Paragraph 111 of the National Planning Policy Framework (NPPF), both of which require developments to ensure safe and suitable access for all users.

Although the plans indicate parking spaces for residents, the majority are designed as tandem spaces or are situated in garages behind driveways. These layouts are impractical and will lead to increased on-street parking, further restricting road width and endangering pedestrians.

This fails to comply with Cheltenham's adopted parking standards and Policy INF1, which require sufficient, convenient, and safe parking arrangements that do not harm highway safety.

In summary, this proposal is unsustainable, overintensive, and poorly integrated with the existing community. It fails to address pressing concerns about road safety, infrastructure capacity, biodiversity loss, and local school shortages.

Until these issues are properly resolved - particularly the severe lack of primary school places - this application should be refused in accordance with the Cheltenham Plan, Joint Core Strategy, and National Planning Policy Framework.

75 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HU

**Comments:** 8th June 2025

Subject: Formal Objection to Planning Application 25/00780/FUL - Broad Acre Road Development



Dear Planning Officer,

I am writing to formally object to the proposed development of 58 dwellings on the former Pittville School playing field, accessed via Broad Acre Road. While I acknowledge the need for housing, this proposal presents significant negative impacts on traffic, safety, parking, local ecology, and residential amenity. Below are my key concerns, supported by planning policy considerations.

#### 1. Traffic Congestion & Highway Safety

All construction and residential traffic will use Broad Acre Road, a residential street already congested due to on-street parking near New Barn Lane junction.

The road is a key route for children walking to Pittville School, and increased construction vehicles pose a serious safety risk.

The narrow road width cannot accommodate additional parked cars, delivery vehicles, or construction lorries without causing gridlock and dangerous maneuvering.

Mitigation Request: If approval is unavoidable, reduce the number of homes to lower traffic volume and require an alternative access route for construction vehicles.

#### 2. Inadequate Parking & Overdevelopment

The proposed 102 parking spaces (mostly tandem drives) will force residents to park on the road, worsening congestion.

Broad Acre Road is not wide enough for safe on-street parking, risking emergency vehicle access.

The three-storey houses will overlook and overshadow existing two-storey homes, harming privacy and daylight.

Mitigation Request:

Reduce housing density to allow wider drives and more off-street parking.

Increase visitor parking to prevent spillover into existing estate roads.

#### 3. Loss of Green Space & Ecological Harm

The plan includes only an attenuation pond, removing wildlife corridors used by deer, badgers, foxes, and birds.

The Pittville School playing field currently provides green amenity space; its loss contradicts local biodiversity policies.

Mitigation Request:

Mandate larger green buffers between new and existing homes.

Include wildlife-friendly landscaping (hedgerows, bat boxes, etc.).

#### 4. Strain on Local Services

Primary schools are already oversubscribed; 58 new homes will worsen shortages.

No additional GP or dental surgeries are planned, increasing pressure on local healthcare.

Mitigation Request: If approved, the developer must contribute to school expansions or healthcare improvements.

#### 5. Noise & Construction Disruption

Years of construction noise will disturb residents and Pittville School.

Mitigation Request:

Strict construction hours (e.g., no early mornings/weekends).

Noise barriers and phased building to minimise disruption.

#### Conclusion & Suggested Alternatives

While I oppose this development, if it proceeds, I urge the council to:

Reduce the number of homes (e.g., 25 instead of 58).

Provide an alternative access route for construction traffic.

Increase green space (e.g., communal gardens, wildlife zones).

Improve parking design (wider drives, more visitor spaces).

This proposal, as it stands, fails to meet planning policy on sustainability, safety, and community impact. I request refusal or major modifications to address these concerns.

Flat 2  
1 Barley Road  
Cheltenham  
Gloucestershire  
GL52 3ND

#### **Comments:** 18th October 2025

My main objection is the single access point . I cannot find out why there is not an additional access entrance in Albert Road . I consider the proposed single access is too confined . The entrance road is narrow and residents parked cars already make the situation worse . I have experienced ' Near Misses ' when turning into N. Barn Lane . With volume and speed of traffic it is dangerous ..

3 Barley Road  
Cheltenham  
Gloucestershire  
GL52 3ND

#### **Comments:** 28th May 2025

I object to current design 1 )as it does not show any amenity areas for the residents and one assumes children will be living in some if not all the homes . Streets are not a safe environment for children to play 2) the use of Broad Acre Road , which is a narrow road

on the existing housing estate with cars parked in the road day and night, as the only entry and exit route is an accident waiting to happen. 3) the junction with New Barn Lane is busy during the two school runs and this development will only make matters worse. 4) the additional traffic movements will add to noise and pollution and increase safety of residents and pedestrians. 5) with the additional traffic crossing New Barn Lane on foot will become challenging as there are no pedestrian crossings 6) a new entrance and exit road is clearly required and needs to be part of any planning approval. 7) the design and access statement on page 15 is flawed. The development will have an impact on the local highway network and will have a negative impact on the transport network. You only have to look at the number of likely car movements each day to show there will be an impact.

There must be a rethink on the use of Albert Road as the point of entry and exit.

13 Clover Drive  
Cheltenham  
Gloucestershire  
GL52 3JR

**Comments:** 5th June 2025

Whilst overall I am supportive of a development on this site, I am objecting to the specific nature of the plans that have been shared on the following grounds:

1. Provision of parking for the volume of properties is insufficient - the roads are narrow and parking planned to be 2 per drive. The additional houses would use the same estate entrance from new barn lane which already can be very congested with cars parking close to the main road. There is insufficient parking in the plan and it is likely to be increasingly dangerous.
2. Access: further to the above, the plans could be improved by adding additional access
3. Amenities: we currently pay to maintain our starvehall farm amenities as residents. There is no provision of amenities in these plans which will likely increase the use of existing amenities and cost the residents money.
4. Imposing 3 storey properties - these seem to be cramped and imposing.
5. Nature/ecological impact - this does not seem to have been considered and effectively built into the plan.

I would welcome an updated proposal including amenity space, additional access, improved parking provisions and less overbearing properties. I welcome the proposal of footpath/cycle to Albert rd.

25 Harvest Street  
Cheltenham  
Gloucestershire  
GL52 3PG

**Comments:** 5th June 2025

I am writing to formally object to the above planning application on behalf of myself and many local residents due to the significant and unacceptable impacts this development would have on our community. My objections are based on the following grounds, supported by national and local planning policies and legislation:

1. Traffic Congestion and Unsafe Access/Egress. Broad Acre Road is already heavily congested due to on-street parking, particularly near the New Barn Lane junction. The proposed development will worsen traffic conditions and pose serious risks to highway safety, particularly for pedestrians and vulnerable users such as children. This contravenes the National Planning Policy Framework (NPPF, Paragraph 111) which requires safe and suitable access to be provided for all users. The current proposal does not adequately address these concerns and is therefore unacceptable.
2. Highway Safety and Child Safety Risks. Broad Acre Road is a residential street extensively used by children walking to Pittville School. Increasing traffic and insufficient parking will create unsafe conditions. The development disregards the duty under the Highways Act 1980 to maintain highway safety and is inconsistent with the Cheltenham Borough Council Local Plan policies aimed at protecting child safety and community well-being.
3. Inadequate Parking Provision. The parking arrangements proposed, largely tandem or single-lane drives, will lead to overspill parking on Broad Acre Road and surrounding streets, which lack the width to safely accommodate additional vehicles. This contradicts NPPF Paragraph 105 requiring developments to provide adequate parking to avoid adverse impacts on highway safety and amenity.
4. Overbearing Development Causing Loss of Privacy and Light. The three-storey houses backing onto existing two-storey homes will cause unacceptable overlooking and overshadowing. This breaches Cheltenham Borough Council's Residential Development and Design Guide and NPPF Paragraph 130, which requires developments to respect the amenity of neighbouring properties.
5. Destruction of Ecological Habitats. The estate currently supports protected wildlife and was designed with ecological corridors that this development fails to maintain or replace. This is contrary to Section 15 of the NPPF on biodiversity and the Wildlife and Countryside Act 1981. The proposal would result in unacceptable habitat loss.
6. Overburdening Local Schools and Amenities. Nearby primary schools are already oversubscribed. This development will increase pressure on local education infrastructure without evidence of sufficient mitigation or contributions, in conflict with NPPF Paragraph 95.
7. Noise and Disturbance to Residents and School. The proximity of 58 new dwellings to existing homes and Pittville School will result in prolonged noise and disruption during construction and occupation. This conflicts with NPPF Paragraph 174 which requires mitigation of noise impacts.
8. Unfair Use of Communal Green Spaces and Play Areas. The proposed residents will use existing communal spaces maintained by current residents, yet there is no provision for their fair contribution to upkeep. This fails to comply with obligations under the Town and Country Planning Act 1990 and risks unfairly burdening existing residents.

For the reasons above, I urge the Council to refuse this application in its current form. The proposal is unsustainable, unsafe, and detrimental to local residents and wildlife, contrary to both national and local planning policy.  
Thank you for your attention to these serious concerns.

89 Welland Lodge Road  
Cheltenham  
Gloucestershire  
GL52 3HH

**Comments:** 20th October 2025

We are broadly supportive of this application. The site has long been designated for housing and is an obvious location for development for the town.

We particularly welcome the inclusion of a footpath, as featured in earlier applications. This will bring clear benefits for existing residents - especially families - by improving access to Pittville Park and encouraging walking and cycling.

However, with greater access, measures should be included to discourage anti-social behaviour, particularly the use of illegally modified electric bikes that are increasingly prevalent around town. The design should incorporate suitable barriers that allow access for pushchairs, wheelchairs and cyclists, while preventing people from riding through at speed. Low-level, possibly sensor-activated lighting could also help improve safety and visibility, without becoming a source of light pollution or nuisance for nearby residents.

Screening for residents at the top of Cakebridge Road also needs to be maintained. The current mix of hedging, fencing and brambles provides visual protection. While the development offers the opportunity to improve the current scruffy appearance, any replacement should provide immediate and mature screening - through a visually appropriate boundary fence/wall and established planting - rather than waiting years for new vegetation to become effective. It would have been / would be helpful to see visualisations from the top of Cakebridge Road to assess the visual impact on nearby properties.

If Cakebridge Road and Welland Lodge Road are to become more commonly used routes to Pittville Park and/or the racecourse, the pavements - currently in very poor condition and a health and safety hazard - should also be scheduled for upgrade as part of the works. In their current state, they are unsuitable for pushchairs, wheelchair users, etc.

During race meetings, there also needs to be consideration of how to prevent Cakebridge Road, Welland Lodge Road and Cleevemount Road from becoming free parking for racegoers seeking access to the course. Whether this can be addressed through this application or at a later stage, it should form part of broader planning discussions.

We also share the view of other commenters that there is limited direct benefit for existing residents. It would be helpful to clarify whether any of the improved facilities, that the development of this land will fund, will be made accessible to the local community.

In summary, we support the principle of development but ask that these practical points are addressed to ensure the scheme integrates safely and sensitively with the surrounding area.

56 Cakebridge Road  
Cheltenham  
Gloucestershire  
GL52 3HJ

**Comments:** 13th October 2025

Previous communication on this development did not show a footpath connecting the development to Cakebridge Road, this planning application however does. There is no benefit to the future occupants of this estate to be able to access Cakebridge Road, they have ample access to Cheltenham town centre via Albert Road and this increased foot traffic on Albert Road will inconvenience no one. The proposed increase in foot and bicycle traffic on Cakebridge Road will however significantly inconvenience Cakebridge residents, the road is very narrow with footpaths overlooking many front rooms plus the opportunity for unacceptable noise in the late evening will be significant. The proposed additional access for Race Course foot traffic has also to be considered and the associated increase in parking issues at these times

50 Cakebridge Road  
Cheltenham  
Gloucestershire  
GL52 3HJ

**Comments:** 29th October 2025

I would like to object to the current plans for the housing development on the playing field at the top of Pittville School. Aside from my view that it is ridiculous to aim to improve the sports facilities of a growing school by selling off the prize asset of a good, flat playing field, the development is unsuitable in several ways:

- The density of housing is excessive. Many of these buildings are 3 storey with small gardens and insufficient parking provision. Such dwellings are poor family homes due to the internal layout and families tend not to remain very long once they realise how unsuitable they are. Less dense, better considered housing would be much more beneficial to the area and potential residents. It should be an aim to provide adequate off-road parking and minimise on-road parking. The current scheme does not achieve this.
- The development is one of several incremental developments in the area. Each is not significant on its own, but the cumulative effect puts strain on the roads and local service provision which have not been augmented or improved. This is not a sustainable situation and has not been considered in any of the planning so far. This has to be a consideration now.
- The erosion of green space has already had a noticeable effect on the local wildlife, specifically the development of Starvehall Farm and the resulting loss of fields and habitat. This development removes one of the last remaining green spaces and will surely affect the wildlife further. I have no doubt, for instance, that the foxes that live in

the treeline between Albert Road and Cakebridge Road will be displaced given that a path will pass directly past their set. We currently regularly see badgers, hedgehogs and numerous species of bird too, and I am concerned that the wildlife corridors are totally inadequate to maintain this level of fauna.

- The footpath access to Cakebridge Road is unnecessary and will cause disturbance to the residents of that street. As a minimum, speed restrictions for cyclists must be put in place as they exit onto the footpath otherwise this will be a safety hazard.

- Given that the proposed housing is mostly aimed at families, the lack of recreational space provision is surprising. The plans should be updated to rectify this.

- Although we are not directly affected, I feel that the development will have a large negative effect on the residents adjacent to the new properties around the periphery of the development. I am aware that a large number of these neighbours are very unhappy with the proposed development and I support them in this objection.

103 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LQ

**Comments:** 27th May 2025

Letter attached.

6 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 27th October 2025

Letter attached.

**Comments:** 4th June 2025

Letter attached.

5 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 5th June 2025

5th June 2025

Dear Mr Gomm,

Your Reference: 25/00780/FUL

Comments on Proposal: full application for the erection of 58 residential dwellings including access, parking, landscaping and associated works at Pittville School Albert Road Cheltenham

As residents of Greenfields, we **STRONGLY OBJECT** to the proposal to erect 58 new homes on the Pittville School North Playing Field.

As stated in our previous objection for the last planning application, we think it is very short-sighted that Pittville School are looking to sell the north playing field to fund the building of new sports hall facilities. Other avenues for funding the new sports hall should be fully explored.

The north playing field has to be one of the finest in the country and the envy of many other schools being flat and surrounded by lovely views. The playing field hasn't suddenly become remote and redundant. It is only unused as the pupils have been instructed not to use the playing field for recreational and sports activities so that the school can claim it is surplus to requirements. Having lived in Greenfields for 25 years, we have experienced continual use of the field on a daily basis prior to the school's embargo, with pupils enjoying the fresh air and exercise opportunities during break times, PE lessons and extra-curricular sports activities. There were also regular weekend sports events such as football matches, archery and other sporting events. A lovely addition for any school with a positive impact on local community and a useful form income.

With the school looking to expand numbers, we consider this to be a very bad and short-sighted move restricting the children's provision for open space, fresh air, exercise, relaxation, wellbeing and potentially with a negative effect on pupil's mental health. Once it's gone, it's gone and can't be used for future expansion at any point in the future.

With regards to the recent planning application, if it is going to be approved, and the land subsequently built on, we have the following concerns and objections:

1. In particular, the houses in Greenfields, New Barn Lane are going to be massively affected by the proposed plans. These houses were built with very small gardens, comparatively small for the size of property. As they back onto the open space of the playing field, it has never been a problem. The properties currently enjoy a great deal of privacy, quietness and can enjoy the sunshine and daylight throughout the day. The proposed plans would mean us having houses in very close proximity, directly



overlooking our properties and gardens, resulting in a complete lack of privacy, a significant increase in noise from people and cars in addition to fumes. The same will apply to the newly built houses who will, no doubt, also consider the close proximity of our property and garden in relation to theirs.

The sunshine and daylight that we currently enjoy, particularly in the winter months when the sun is lower will also be significantly reduced. If the plan was rotated by 180 degrees so that the green area (currently in the southeast corner of the plan) was at the rear of our gardens that would definitely be more favourable and would help to reduce the impact of the points raised above.

2. A number of residents of Greenfields have trees and shrubbery which overhang into the school playing field. Access to maintain these is easy by gaining permission from Pittville School to enter the field and carry out maintenance as and when required. Having somebody else's garden directly at the end of ours will make this far more difficult and could create conflict with the new occupants of the houses built directly opposite. It would be beneficial to both the residents of Greenfields and the new estate if there was some kind of corridor that we could access to carry out such maintenance.

3. From an ecological point of view, we are very concerned that the proposed development will have a huge detrimental effect on the wildlife that occupy the school playing field on a daily basis. It has to be remembered that a huge amount of natural habitat has already been taken away from wildlife with the Starvehall Farm Development. On a daily basis, we see many species of birds, foxes, hedgehogs, badgers, squirrels, deer, muntjac and bats in the playing field and it is the home to many insects and wildlife. Since the Starvehall Farm development we have noticed changes such as foxes coming into our garden at night to sleep. Their habitat is being increasingly reduced. What provision has/will be made to ensure that their natural environment isn't completely decimated? There needs to be an inclusion in the application proposal for new wildlife corridors adjacent to the North, East and West boundaries of the site to at least help reduce the negative impact of the new development.

4. We are very concerned that the proposed access route for the new development will be via Broadacre Way. This is a narrow road and cars are often parked either side making it even narrower. This really isn't a suitable road to have large vehicles and lorries driving up and down to access the school playing field. In addition, children often play on the pathways and it would be an accident waiting to happen to allow construction vehicles to use this road for access. The proposed access route leads directly onto the already very busy New Barn Lane. With the provision for up to a further 153 to use New Barn Lane as their only point of access only exacerbates the problem and increases the risk of serious accidents happening as too many cars will be trying to exit via a narrow road onto an already very busy road. Access to the development should definitely be routed directly from Albert Road which would be much safer, help prevent bottlenecks and make far more sense.

5. In the current planning proposal, there is no provision for any green recreation space for the occupants of the new homes. The proposed plans compare very poorly with adjacent Starvehall Farm site, which has an excellent recreation area with activities and space for children to play. Although there are such facilities nearby on the neighbouring Starvehall Farm site and Pittville Park, these should not be assumed or relied upon as being available. The lack of such recreation space could be the fuel for future anti-social behaviour. We feel the planning application needs to be revised, to include recreational

space appropriate for the size of the development rather than trying to cram in as many homes as possible to maximise the return.

6. The existing boundary wood/wire fence is in very poor condition and needs replacing with a fence as high as planning will allow to help protect the privacy of the residents of Greenfields. It would be beneficial if this new fence could be constructed as strong and maintenance free as possible, please.

7. We are very concerned that all the points raised above regarding the proposed development will have a detrimental effect on both the value and the saleability of our home and the homes of all the other residents in Greenfields in particular. We know this to be the case, having recently spoken with estate agents who confirmed this to be the case. We also know from a recent house sale in Greenfields that there were challenges associated with the proposed planning and a significant number of potential buyers were deterred by the close proximity of the proposed new houses. There appears to be no regard for any financial loss and difficulty in selling that we will undoubtedly subsequently experience.

May we respectfully ask that Cheltenham Borough Council and Newland Homes give due consideration to the above points when considering the current planning application.

Yours sincerely.

\*\*\*\*\*

27 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HU

**Comments:** 14th June 2025

Dear Sir/Madam,

I am writing to formally object to the proposed development of 58 homes on Pitville Field by New Land Homes, which I understand would be accessed via Broad Acre Road. As a resident of Broad Acre Road, I have serious concerns about the impact this development would have on the local area - particularly in terms of traffic congestion, road safety, and the lack of any meaningful contribution to the community.

**1. Traffic and Safety on Broad Acre Road**

Broad Acre Road is already a busy residential street, and traffic levels are high at peak times. If access to 58 new homes is solely via this road, the additional traffic will create significant congestion and pose a real safety risk to residents - especially children who frequently play in this road. In addition there have already been a number of reports of near misses at the entrance to broad acre road. The road infrastructure simply isn't designed to handle such an increase in use, and this will lead to more accidents, noise, and disruption.

**2. No Contribution to Local Facilities**

The proposed development by New Land Homes includes no new amenities - no shops, green spaces, or recreational areas. At present, the area has only one small convenience store, which already struggles to meet local demand. Adding 58 more households without any additional services will stretch limited resources even further and reduce quality of life for both existing and new residents.

### 3. Pressure on Existing Infrastructure

This development offers no evidence of investment in infrastructure to support the additional population it would bring. There are no additional parks/convenience stores in the proposal and so this will put strain on the existing parks and the one local convenience store.

### 4. Lack of Community Consideration

The proposal for Pitville Field offers no real benefits to the existing community and seems entirely profit-driven, with little thought given to long-term sustainability or neighbourhood wellbeing.

For the reasons outlined above, I strongly oppose the current plan to build 58 homes on Pitville Field by New Land Homes with access via Broad Acre Road. I urge the planning committee to reject this application or require significant changes that prioritise road safety, community resources, and proper infrastructure planning.

Yours faithfully,  
\*\*\*\*\*

9 Clover Drive  
Cheltenham  
Gloucestershire  
GL52 3JR

### **Comments:** 6th June 2025

Safe access for construction traffic to and from Broad Acre Road would be compromised. It would be a nightmare for the current Starvehall Farm residents and for the construction workers themselves. Broad Acre Road is residential with children playing therefore it would create a very dangerous situation, especially while the site was being built.

The proposed driveways for the dwellings on the new estate are of the 2 car (one behind the other) design which is impractical and will result in people parking on the road causing congestion, overcrowding and general parking problems on the site, possibly spilling out onto the Starvehall Farm estate (which is already over capacity) causing serious safety issues.

There would be a loss of ecological habitats. There is no provision for wildlife corridors or green areas (apart from a pond). The Starvehall Farm estate has deer, badgers, foxes, and many species of birds due to provision of many wildlife areas and corridors.

There would be a serious impact on local amenities and services, especially schools which are already seriously over subscribed.

There would be noise and disturbance to existing Starvehall Farm and New Barn Lane residents especially due to access down Broad Acre Road. Pittville school would also be affected.

Many of the proposed dwellings backing onto Broad Acre Road are 3 storey and will restrict light to these existing houses.

**CONCLUSION:**

There are far too many dwellings being proposed for this small area of land. The site would be a very cramped and unhealthy. All the dwellings should be 2 storey buildings and spaced out more to create better parking and green areas for wildlife and of course the well being of the new residents, similar to the Starvehall Farm estate.

I think 30 or 35 maximum dwellings would be a more sensible proposal (or even less)

Please let common sense prevail !!!

22 Flora Close  
Cheltenham  
Gloucestershire  
GL52 3HY

**Comments:** 24th October 2025

We have serious concerns over the impact on the adjoining Starvehall Farm development. Firstly, due to the level of construction traffic which under the current plans will have to access the development via Broadacre Road. Secondly, due to increasing pressure on the limited green spaces in Starvehall farm which will doubtless engender greater noise and disturbance for local residents. We do not object to the development per se, but believe alternative vehicle access and more green space must be included in the plans.

41 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HU

**Comments:** 23rd October 2025

My initial objections to the proposed development still stand and I object to the revised plans as they have been presented.

There has been no revision to the planned access to the development, the additional weight of traffic from the development onto Broad Acre Road would create unsafe conditions on this road. The road regularly has cars parked on both sides of the road, making it narrow and difficult to navigate. The turn from New Barn Lane is already dangerous due to the narrow entrance as cars are often parked near this junction, with additional traffic this will make it more likely that an accident will occur.

Also Broad Acre Road is entirely unsuitable to accommodate the construction traffic, as construction vehicles will find it difficult to navigate due to the aforementioned parked cars and will create unsafe conditions for pedestrians and children along this road. There will also be significant noise and disruption to residents along Broad Acre Road due to the construction traffic

Additional access should be provided to Albert Road to alleviate pressure on Broad Acre Road which already struggles under the current weight of traffic from the pre-existing development. Part of the traffic from this development will inevitably end up on Albert Road anyway albeit via a more circuitous route placing unnecessary weight of traffic and strain on busy junctions between Broad Acre Road & New Barn Lane and also at the mini roundabout located between New Barn Lane & Albert Road.

There is also no revision to provide additional children's play areas or recreational spaces. Without these the development will put extra strain on the already crowded play areas at Pittville Park and those present in the pre-existing development.

**Comments:** 5th June 2025

Dear Sir/Madam,

I am writing to formally object to planning application 25/00780/FUL concerning the proposed erection of 58 residential dwellings at Pittville School, Albert Road, Cheltenham. As a resident of the adjacent development, I have significant concerns regarding the implications of this proposal on local infrastructure, safety, and community well-being.

### 1. Inadequate Access and Traffic Safety Concerns

The proposed development plans to utilize the existing access road off New Barn Lane, which currently serves our residential area. This road is frequently congested due to vehicles parked on both sides, necessitating a weaving pattern for drivers and creating hazardous conditions, especially near the junction where visibility is compromised.

Introducing approximately 70-80 additional residential vehicles, along with visitor traffic, without any modifications to the current road infrastructure, will exacerbate these issues. The National Planning Policy Framework (NPPF) Paragraph 110 emphasizes the need for developments to ensure safe and suitable access for all users. Furthermore, Paragraph 111 advises against developments that would result in an unacceptable impact on highway safety.

The absence of proposed improvements to the access road contravenes these guidelines and raises serious safety concerns for both existing and future residents, particularly children who frequently play in the area.

### 2. Construction Traffic and Associated Risks

The development's construction phase will inevitably involve heavy machinery and increased traffic through the same constrained access route. This poses additional risks to residents, including noise pollution, air quality degradation, and heightened danger to pedestrians and children. The lack of a dedicated construction access route fails to

mitigate these risks and does not align with Policy INF1 of the Joint Core Strategy, which requires developments to provide safe and suitable access.

### 3. Lack of Provision for Children's Amenities

The proposed development does not include plans for children's play areas or recreational spaces. Our existing small parks are already under strain, with equipment such as swings frequently damaged due to overuse. The influx of new families without additional amenities will further burden these facilities, negatively impacting the quality of life for all residents.

Policy RC6 of the Cheltenham Borough Local Plan (2006) stipulates that residential developments should provide adequate play space for children. The current proposal's omission of such provisions fails to meet this requirement.

### 4. Pressure on Educational Infrastructure

Our area is situated at the intersection of three primary school catchment zones, making it challenging to secure placements for children. The addition of 58 dwellings will increase demand on already oversubscribed schools, potentially disadvantaging both current and new residents.

Policy INF6 of the Joint Core Strategy mandates that developments must ensure the provision of necessary infrastructure, including education. The application lacks a clear strategy to address this increased demand, thereby not complying with this policy.

### Conclusion

In light of the above concerns, the proposed development at Pittville School fails to meet several key planning policies and poses significant risks to the safety, infrastructure, and well-being of the community. I urge the Council to consider these objections seriously and recommend that the application be refused or revised to address these critical issues adequately.

Yours faithfully,

\*\*\*\*\*

6 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HX

### **Comments:** 6th June 2025

There seems to be an accepted premise that the sale of this land by the school is required to fund a new sports hall. How could anyone object to the construction of a state of the art sports facility for a school? But as others have raised, what other funding options have been explored? Schools up and down the country carry out long term infrastructure projects every year without the requirement to sell vital green space to fund them. The removal of green space from a school cannot be undone. In the many many

years between the original application and now, what have the school and the council been doing to explore alternative options to fund the facility?

The development is going to have a detrimental impact on wildlife, particularly the wildlife which relies on the wildlife corridor and open green space to be developed on. We have significant numbers of small birds species and bats in the summer months along the wildlife corridor.

Additional traffic volumes along Broad Acre Road are a recipe for disaster. It is already a slalom course with significant on-road parking by residents and students from the Pitville Campus who park there, often anti-socially. The transport assessment highlights Broad Acre Road is 5.5m wide, with parked cars this is obviously reduced considerably. 5.5m appears already on the narrower side considering it highlights Albert Road and New Barn Lane are 7m and 7.3m respectively. It is not uncommon for the section of Broad Acre Road from New Barn Lane to Flora Close to have parked cars along the whole stretch of road, already causing a major traffic hazard with existing traffic levels. Lots of young children play on the intersection of Broad Acre Road and Flora Close with risk to their safety to increase with any increase in traffic.

New Barn Lane is a busy road with traffic coming over the crest of a hill on your right as you exit Broad Acre Road, this additional risk should be considered. Section 3.24 of the Transport assessment highlights a serious traffic incident of this nature has already occurred. Highways issues overlooked during the planning of Broad Acre Road (1 car driveways for houses at the entrance to a large estate) are a significant issue for this additional development. It also poses a significant issue to access for building traffic, cars are often parked on both sides of the road parallel with each other and larger vehicles (i.e. HGV) have not been able to pass previously.

Houses in excess two storeys and houses placed closer than necessary to existing residential boundaries seems like an odd choice for what was always going to be a contentious development. Privacy, noise and light pollution are all significant factors that require additional consideration and mitigation in the planning application.

I would like to see considered:

- More densely grouped houses placed away from existing residential boundaries.
- Whether any houses in excess of two storeys are necessary, especially if they are closer to existing residential boundaries.
- A wildlife corridor around the boundary of the development.
- Alternative means of traffic access to the site e.g. via the Pitville Campus parking/service road or out onto Albert Road via the school, they are the ones benefiting from this development not local residents.
- The planting of trees / hedgerow along the border of the development to provide privacy to new and existing residents as well as protection from noise and light pollution from the dwellings to existing local residents. This will also encourage the retention of wildlife.

4 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HX

**Comments:** 23rd June 2025

I am writing to formally object to the proposed development of 58 homes by Newland Homes, on Pittville field adjacent to the school. I understand that the proposed access point to the development will be via Broad Acre Rd which will produce a number of health & safety issues for existing residents.

It has been noted that Broad Acre Rd is quite narrow & I believe that when the starvehall farm development was designed it was not done so with the intention of another 58 homes (102 car spaces) using it to enter/exit New Barn Lane.

The increase in traffic (as well as the construction traffic whilst it is being developed) on what is already a busy residential street poses a health & safety risk to existing residents & pedestrians (many children use the road to play & also walk to Pittville school).

In addition there is the noise pollution that will be created by heavy machinery/lorries using the road for an extended period of time.

I would also point out that the junction of Broad Acre Rd with New Barn Lane is also narrow & tight for turning into/out of the existing development, as a result there have been a number of near misses with cars looking to enter/exit at the same time.

The danger of this becoming an accident 'hot spot' & a danger for residents/pedestrians will only increase with more traffic from the new development. I would point out that if a car is waiting to exit Broad Acre Rd, it would be nearly impossible for a Lorry to enter Broad Acre Rd from New Barn Lane at the same time, the width of the road & the vehicles length & turning circle would prevent it, thus raising the possibility of more accidents & also increased traffic congestion on New Barn Lane which is already a very busy road.

In addition to the above there are other notable reasons highlighted by other respondents regarding lack of green space, wildlife corridors in the design, pressure on local infrastructure etc all of which make me believe that this planning application in its current form should be turned down.

9 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 3rd June 2025

Letter attached.



10 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 10th October 2025

Additional letter attached.

**Comments:** 20th May 2025

Letter attached

8 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 29th May 2025

As a resident on New Barn Lane I strongly object to the proposals as they stand. There would be a significant loss of amenity for residents in Greenfields with multiple houses situated against the rear fences, particularly for 8 to 10 Greenfields. There is no consideration for privacy of residents of either Greenfields or indeed the new homes, with rear windows looking straight into each others properties at very close proximity. During the site construction, access and egress traffic will impact on residents of Broad Acre Road and New Barn Lane, and there will be a nuisance aspect from the dirt and noise as well as the danger posed to children of heavy vehicles in a small residential area.

Once complete the additional traffic must be a consideration with the only access via Broad Acre Road. This will also affect New Barn Lane which already carries considerable traffic.

I am also concerned that there will be a lot of additional children and young people with insufficient facilities provided for the increase, where will they play? and more pupils at the school which will have less sporting facilities to accommodate them, as noted by Sport England. In 2005 when I purchased the property the school made regular use of the field for sports, and it is disappointing that the students have had this opportunity removed so that the school could claim the field was not in use and sell it. Department of Health policy is prevention rather than treatment and a focus on the wider determinants of health, and as such the school should be encouraging students in outdoor activities. I am also concerned for the impact on the health and wellbeing of the residents who will be affected by the impact of the works. The stress and concern that this is causing to the local community is already very real.

7 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 1st June 2025

7 Greenfields, New Barn Lane, Prestbury, GL52 3LG

Ref: Cheltenham Borough Council Planning Application 25/00780 dated 16 May 2025

We strongly object for the following reasons:

Loss of amenity for Greenfield Properties.  
Multiple houses against rear fences.  
No privacy for residents/new homes  
Access should be to and from Albert Road not Broadacre Rd/New Barn Lane.  
No facilities for children to play.  
Loss of wildlife due to developer not taking this seriously.  
Difficulty for residents getting out onto New Barn Lane with the extra heavy traffic particularly school runs and race days.  
Worried about heat pumps if they are placed next to our boundaries.  
No solar panels being used in development.  
No provision to collect rain water  
Is the latest double glazing systems being used.  
Planning department need to check these points.

8 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 31st May 2025

I wish to object to the new development proposed on the Pittville school playing field. The area has already been subject to significant housing development on the Starvehall Farm estate which recently saw c. 300 new residences built.

New Barn Lane is becoming a major road and the proposed development would exacerbate that. The only route out of the proposed houses would be onto New Barn Lane meaning the roundabouts at either end will have even more traffic. The small roundabout at the Prestbury end is already dangerous, and Albert Road has a school and traffic calming so does not need any more residential traffic pressure.

When combined with the increased traffic from all the developments at Bishop's Cleeve and Stoke Orchard the roads are ever more congested.

Whilst I recognise that all councils have a responsibility to build more housing, I cannot see how the developments already in progress are insufficient. There are constant

expansions to the area just North of us in Bishops Cleeve, and I read yesterday that there are to be 4,000 new homes to the West of us near the M5 J10.

With more and more people living in and around Cheltenham we need to protect green spaces for people to enjoy. I would be more supportive of the build if it was less dense and there were more facilities and amenities provided for the expanded population.

Pittville Park is now overcrowded on sunny days as there isn't anywhere else for an increasing number of people to go. It would be lovely to see a trim trail or outdoor gym facilities in the area.

Finally, I agree with all the points in the other objections and letters that I have read. The build phase will see heavy vehicles using Broad Acre Road and New Barn Lane, and the increased traffic from future residents will put further pressure on busy roads. The proposed layout unnecessarily blights the experience of existing residents, with a huge loss of privacy, when alternative layouts could provide the same number of houses with far less impact.

29 Harvest Street  
Cheltenham  
Gloucestershire  
GL52 3PG

**Comments:** 24th October 2025

The path that runs from the new development to Albert Rd, I'd like that to be for both cyclists and pedestrians please. Now I cycle from Harvest Street to Albert Rd along New Barn Lane and it's very busy. Being able to instead go along the new path would be so much safer and more pleasant. Thank you.

92 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HX

**Comments:** 5th June 2025

Object

58 dwellings are proposed to be built on the Pittville School playing field behind broad acre Road.

All vehicle access \*including all construction site traffic\* is proposed to come through the estate, via broad acre road.

In addition, most of the proposed parking spaces are one behind the other on drives. The roads are not wide enough for people to safely park on them and there is no green space - not in keeping with the style of the rest of the estate.

It is suggested that residents \*Object\* to this proposal, citing concerns regarding:

- \* Traffic congestion - safe egress and access via broad Acre Road will be difficult, particularly in light of the on street parking causing issues at the junction with new barn lane already.
- \* Highway safety - broad acre road is a residential street with many children playing in the road and a main thoroughfare for children travelling to and from Pittville School.
- \* Parking and loading - the majority of spaces are 2 cars to a single lane drive. The result will be most residents parking on the road, which is of an insufficient width to allow this safely, or spilling out to the existing development which is already at capacity for cars.
- \* Overbearing nature of the proposal - the development consists of many three storey houses which back on to existing two storey properties on broad acre road. This will result in overlooking and loss of light for those properties.
- \* Loss of ecological habitats - starvehall dram was developed with wildlife corridors and open green spaces to enable the movement and settling of wildlife across the estate. We have deer, badgers and foxes on the estate, as well as several species of birds. There is no such provision in the new proposals.
- \* Impact on local amenities and services - the closest primary schools are already oversubscribed and estate residents are unable to access the village primary school unless a regular member of the church. Further pressure on the next closest school may result in families needing to travel further for primary education.
- \* Noise and Disturbance - the proposal for 58 dwellings on the plot (which is enclosed by residential buildings and a school) will cause significant noise disruption to the residents and school over a period of years.
- \* As no facility to include green space or plat areas for family has been considered, this will inevitably mean that park spaces within local area (broad acre road/ Barley road/ Clover Drive) will be utilised by new residents of proposed estate. Currently residents on these roads have to pay for maintenance and repair of play spaces. These charges should be shared with new housing development as per payment schedule.

80 Broad Acre Road  
Cheltenham  
Gloucestershire  
GL52 3HX

**Comments:** 24th October 2025

I have originally objected and continue to object to the revised plans presented to the proposed development.

I cannot see any evidence or revision to the planned access to the development, the additional traffic from the development onto Broad Acre Road would create unsafe conditions on this road. The road has many cars parked on both sides and will not be

wide enlightened to have more traffic. I don't believe construction traffic will fit down this road due to parking.

We have many families on this road and animals and feel that with construction traffic this will be an unsafe place. Also the noise and disruption.

There is also no revision to provide additional children's play areas or recreational spaces. Residents pay for our play parks and with many new houses these parks will be over used.

Wildlife- we have wildlife corridors in place, we have many wildlife on the estate and I cannot see anything revised on plans

The new houses some of which will be 3 storey will overlook many houses and cut out daylight. Schools in the area are already full where will more children go without travelling large distances?

The revised plans have not looked in to many of the objections already placed

**Comments: 5th June 2025**

We object to this proposal on the following basis:

As residents of Broad Acre Road we feel the traffic will be a huge issue to our road. It is already narrow. We have many children and pets that this will impact. Traffic congestion on our road will be very disruptive and causes safety concerns

Green space in our estate, who will pay for the new children to use the equipment we are charged to maintain, with the proposed houses being up to 5 bedrooms foot fall on our parks will see a decline on the grounds which are currently used

Nature corridors will be effected, we have many animals on the estate which will be effected

What has been considered for schools for this area



10 Greenfields  
New Barn Lane  
Cheltenham  
Glos  
GL52 3LG



Mr C Gomm MBTPI  
Head of Planning  
Cheltenham Borough Council  
Promenade  
Cheltenham  
GL50 9SA

Dear Mr Gomm,

**THE PROPOSED DEVELOPMENT OF PITTVILLE SCHOOL NORTH PLAYING FIELD**

References: A. Cheltenham Borough Council Planning Application 25/00780 dated 16 May 2025.  
B. My letter of 12 November 2015 to CBC Planning.

**Introduction.**

1. I am writing as a householder on New Barn Lane, Cheltenham to **Object** to the current stated proposals for the development of the Pittville School North Playing field as outlined in Reference A. This is now the third layout scheme that I and my fellow householders in the 10 properties in "Greenfields" have viewed and sadly it is by far the worst in terms of loss of amenity, the impact on wildlife and traffic. It also seems to place the amenity needs of the future occupants of the site as a low priority.

2. I recognise that Cheltenham has to meet Nationally dictated housing targets which is challenging given the limited building land within the Borough boundary.. Thus this letter is not objecting to the principle of building on "unused sports facilities" (which has already been agreed by CBC) rather with the design and assumptions made in the voluminous supporting 70 documents. This letter should be read in conjunction with my letter of 12 November 2015 since many of the issues this new application raises were highlighted then, except that in some respects Reference A, the latest plans, will result in a worse outcome for residents of both Greenfields, Broad Acre Road and some residents of New Barn Lane.

3. In this letter I cannot comment on all the many issues that arise from the 70 Documents attached to the Planning Application. I will, however, cover the following:

- a. Inaccurate statements made by the applicant in the planning application document.
- b. Loss of existing Amenity for Greenfields residents, especially my property with three 2 storeyed terraced houses situated close to my rear fence and boundary.
- c. Impact on wildlife. The plans ignore existing wildlife and fail to make any provision for it. This is unacceptable given the pressure on our wildlife from developments such as this.



d. Site construction, access and egress traffic impact on residents of Broad Acre Road and New Barn Lane.

e. Infrastructure sustainability including the use of renewables and potential impact of noise pollution from the proposed Air Source Heat Pumps (ASHPs)..

### **Planning Application Errors**

2. Since only a "Paper Assessment" was made of the Ecology impacts of this development the statements made by the Applicant on Page 6 of the application cannot be justified.

(1). In terms of Biodiversity and Geological Conservation the applicant should have answered at question a) "Yes on Land adjacent to or near the proposed development NOT "No" – Reason an active, dedicated Wildlife corridor exists adjacent to the site and the site itself is part of the corridor, As noted during the Starvehall Farm development Wildlife moves to and from the area North of New Barn Lane towards Pitville School land and beyond.

(2) At question b) The applicant should have answered "Yes on land adjacent or near the proposed development" NOT "No"

(3) Under the Biodiversity net Gain there has already been a loss of onsite habitat due to contractors for the Developer removing the area of scrub in the NE corner of the field in February this year. Since its removal the variety and number of small birds (Tits (blue and great), Sparrows, Dunocks and Woodpeckers visiting my feeding stations in the wildlife corridor and my garden) has significantly decreased. The metric for making this statement is that I now only replenish my feeders once a week rather than once a day. So the answers at page 8 of the application relating to loss (or degradation) of onsite habitats should be "yes" and not "no" as stated in the application. This comment should be read in association with the April 2025 Biodiversity Net Gain Report attached to the planning application that at para 10.2 notes "The proposed development fails to achieve a 10% gain in bio diversity units for both area and hedgerow habitats and therefore fails to satisfy habitat trading rules"

**SUGGESTED ACTION FOR CBC : The inclusion in the Application proposal for new wildlife corridors adjacent to the North, East and West boundaries of the site. The proposed pathway from the site onto Albert Road addresses the Wildlife movement in the South**

### **Loss of Amenity**

3. As I had previously noted in Reference B this development has to be viewed in the context of the impact resulting from properties already built on the Starvehall Farm northern estate, especially those on Broad Acre Road. My main living space on the rear of 10 Greenfields, my garden and my conservatory are already overlooked by 3 properties on Broad Acre Road albeit the impact of these - and consideration by my "new" neighbours on my amenity - is significantly reduced by the wildlife corridor and by the Hawthorn hedgerow I planted many years ago on my property boundary. There is no such protection from the five 2 storeyed terraced houses proposed close to my South facing boundary fence and NONE is proposed by the developer. The supplied documentation suggests a "Close Board Fence" (of likely limited durability) adjacent to my boundary with no gap for boundary maintenance, or privacy. This design is not long lived and is also poor from a sustainability perspective as these houses will have gardens facing North thus at least partially shielded from the direction of the winter sun by the houses themselves. The close proximity of these 2 storey terraced houses to my garden will likely also impact sunlight into my garden during the less sunny months.



For application had houses in this area side on to my property and car parking adjacent boundary fence with additional fencing and walls on the development, a proposal that I had and would have enabled the loss of amenity and overlooking to be significantly reduced. Alternative **GREEN** solution would be to bring the "green area" proposed for the SE corner of site up to the NE corner and replant habitat as part of the wildlife "Net Gain" that is currently lacking. Such a solution would restore the lost habitat destroyed by the Developer's contractors in February, thus enhancing both the site wildlife sustainability and our Amenity.

5. A more radical and acceptable solution would be to rotate the proposed development by 180degrees thus having the terraced houses to the south of the site (rather than in the North as now) adjacent to what will become a new school boundary fence. This solution would bring the green areas up to the Greenfields rear boundaries creating a privacy gap, providing an adjunct to the existing wildlife habitat (that is currently used by wildlife) - AND place the gardens and main living areas of houses 42 to 53 to now face South, thus enabling them to take better advantage of free solar energy.

**SUGGESTED ACTION FOR CBC: Request the Developer to re-examine the orientation of the current plans to provide better use of the limited green space to enhance privacy for existing residents of Greenfields, improve the wildlife habitat in the North of the site and by relocating houses 42 to 53 to the south of the site adjacent to Pittville school improve their solar "gain" and outlook.**

6. A notable omission from this Application is the inclusion of **any** green recreation space for the occupants. In this respect the Application design compares very badly with that of its neighbour on the Ex Starvehall Farm Site. There are no activities for families, nor space to play for children. There are local sites, but new developments should enhance the local offering of facilities, NOT assume the availability and access to existing ones.. This is a poor predatory development, short on everything except cramming the maximum number of houses together in the space available. This is an invitation for future anti-social behaviour.

### **Impact on Wildlife**

7. As already noted in the above paragraphs, the impact on wildlife was based on a "Paper Assessment", as was a previous application. Neither reflect the situation on the ground where there is (and was previously) an active wildlife population using and traversing the wildlife corridor and onto the sports field which forms a vital part of the "corridor". The impact on the bird population as noted at Para 2(3) above has already been dramatic due to habitat loss, but many species of birds, foxes, badgers, hedgehogs and even a small deer (Munchjac) have been observed on the field and in the wildlife corridor. I maintain the first 50ms of the corridor with agreement from the Starvehall Farm Residents Association (SFRA) and maintain a feeding station and small water trough there. I have "camera trapped" some animals as evidence for the previous application, which as noted above, also used an inaccurate, unfit for purpose "Paper Assessment". During the Summer months we also see bats flying over the corridor trees, our gardens and the sports field copse that has now been removed. Thus for an urban environment the area is "rich" in wild life diversity which has already been adversely impacted by the removal of the copse behind my boundary.. Some remedial measures are required from the developer such as those suggested at Paras 4 and 5 above.

8. It is also noted that Severn Trent intend to supply the water to the 58 domestic properties from their existing 125mm PE Main in Broad Acre Road. This will require the excavation of the "stub" entrance to the site from Broad Acre Road to enable the supply to be connected. Under this stub road is an underground tunnel which allows continuity for the wildlife corridor that was interrupted by the proposal to build on this field, thus putting small wildlife at risk from future site traffic. Excavation of the stub road and resulting interruption of the underground tunnel must not negate the long terms safety of exiting wildlife. These were planning agreements made with Bovis and CBC to protect our wildlife from the impact of previous works. Newlands and Severn Trent should be made to honour and uphold them during and after construction.



**SUGGESTED ACTION FOR CBC. The operation of the wild life tunnel and the safety of wildlife using the existing wildlife corridor MUST be maintained during the construction and operational periods of this site.**

#### **Traffic and Sustainability**

9. The provision of 153 parking spaces indicated in the documentation suggests that an average of approximately 2 cars per dwelling will be the norm with almost 1 visitor space per house being planned. This seems realistic and given the situation on many new developments (including the Starvehall Farm site where occupants usually have at least 2 cars, some 3.) It is thus possible (even likely) that this new development will place some 100, or so, new daily journeys onto Broad Acre Road and onto its junction with New Barn Lane. Given that assurances were made during the construction of the Starvehall Farm estate that the size of the development was limited by the number of vehicles exiting onto the existing road network it is surprising that this extra level of traffic is not considered important by the Highways Authorities. During busy periods it is already challenging for the elderly and mothers with children to cross New Barn Lane. This extra level of traffic from the new development is thus unwelcome. It will also challenge students living in the Pittville Campus, who use Park Stores, to cross the road and for dog walkers using the Public Right Of Way (PROW) down to the Race Course perimeter. GCC have been approached to provide a crossing at this point, but have declined due to the lack of a reported incident. The vehicle ingress and exit arrangements proposed for this new site exacerbate this situation on a road that suffers from speeding and ever increasing traffic levels..

10. The impact of this new residential traffic on the residents of Broad Acre Road, and that resulting from the construction phase will be dramatic and antisocial as those of us on New Barn Lane found when the Starvehall Farm site was under development. The application fails to note that Broad Acre Road is a replacement PROW between New Barn Lane and Cleevemount Road much used by school children and adults. The introduction of a new, potentially busy, access road crossing this much used ancient pathway raises the potential for accidents which needs to be addressed by the developer.

**SUGGESTED ACTION FOR CBC/GCC. Ensure measures are put in place at the junction of Broad Acre Road and the site entrance that protect the rights/safety of users of the PROW.**

11. Construction traffic travelling up and down this narrow residential street (Broad Acre Road) should not be allowed. An alternative route for this traffic found, for instance through the Student Campus car park should be identified. It appears little thought has been given to the potential impact on the health and safety of existing residents of the Starvehall Farm Estate, while the beneficiary of the funds from this development, Pittville School, objected to the original plan to route traffic onto Albert Road on student safety grounds!

**SUGGESTED ACTION FOR CBC: Revisit access and egress arrangements for the development, construction and occupation phases to reduce the risk to the lives and health of the occupants of Broad Acre Road.**

12. The proposal suggests that the site location will result in the ability of the new occupants to walk, or cycle, for their needs. Not a view backed by reality. Weekly shopping, children's school runs, appointments etc are not met this way as evidenced by actual observation, except perhaps on a sunny day for short journeys. The "norm" is that cars are used and even the relatively frequent bus services adjacent to the site is not appropriate for family shopping and many appointments. They help, but do not change the reality of the convenience and necessity of the use of the family car in most circumstances, especially during inclement weather, thus suggesting a considerable new traffic movement to and from the site into Broad Acre Road and onto the junction with New Barn lane.

## **Sustainability: Renewables and Energy Use**

13, The plans are to be commended for their "nod" to energy efficiency, carbon reduction and user expectations. The non-availability of gas on the site will limit the new carbon released that the use of this fossil fuel would have caused, but there are "however"s resulting from the renewable energy summary:

- a,. Given the number of houses not situated in a position to have a south facing roof the solar PV energy saved and thus carbon saved will be considerably less than predicted in the Newlands documentation. For those with a suitable orientation "free" solar energy will be a major win – as I know having both solar PV and water heating installed on my home.
- b. The use of Air Source Heat Pumps (ASHP) is commendable, but although the technology is now quieter, there is still some unwanted noise from the heat exchange compressors and units have to be placed a reasonable distance away from occupied areas of the house and garden. In the case of the units for the terraced houses proposed to be located behind my house and neighbours on Greenfields, that position is likely to be my rear boundary fence. The resulting noise in my garden will be an unacceptable nuisance from so many ASHP units.

**SUGGESTED ACTION FOR CBC: Ensure that ASHP units are not to be deployed along the boundaries of existing neighbouring properties unless they are located at a distance preventing nuisance to neighbours. .**

### **Summary**

14. While supporting the provision of these new homes I look for positive action to redress the negative impacts to amenity, safety and wellbeing to existing residents and wildlife neighbours of the proposed development. .

15. Finally, both as a resident and as a Prestbury Parish Councillor I offer you and your staff the opportunity to visit my house and garden for yourselves to better appreciate the negative impact that the current proposed plans will have on our wildlife and to the amenity of my neighbours and I.



CC: Mrs Lucy White  
Planning Officer  
Cheltenham Borough Council  
Promenade  
Cheltenham  
GL50 9SA





103 New Barn Lane

Prestbury

Cheltenham

Glos. GL52 3LQ

May 22<sup>nd</sup> 2025.

The Head of Planning  
Cheltenham Borough Council  
Cheltenham  
GL50 9SA

Dear Sir,

Planning Application 25/00870/Full - Proposed Building of 58 Homes on Pittville School Playing Field

I live opposite the entrance/exit of Broad Acre Road onto New Barn Lane. I am very concerned about the proposal to build 58 houses on land behind Pittville School and the impact that it will have on the amenity and safety of the site's neighbours. I strongly object to the current plans that show that the new occupants of these houses will have parking spaces for the 153 cars and that number, even allowing for the assumption that some are for visitors, will inevitably cause further congestion at the junction with New Barn Lane where I have lived for many years. This level of new traffic combined with the existing Starvehall Farm Estate traffic will make it difficult, possibly dangerous for neighbours and I to leave our homes.

May I respectfully ask you to consider the following before you make your final decision to agree the Newlands Homes plans:


1/ Over the last few years, a large estate has been built and occupied on the land of the old Starvehall Farm. With these homes, a lot more students are attending Pittville School. I have friends who struggle finding a 6<sup>th</sup> Form for their child who attended this School. Surely a 6<sup>th</sup> Form should be built on this valuable land and not so many houses. Once this land is gone this option will be barred for ever.

2/ Residents living in Broad Acre Road understandably park their vehicles outside their homes. These cars are parked on one side of the road, leaving room for only single file traffic entering or exiting this proposed new estate entry/exit road. The level of existing traffic often causes a bottle neck of traffic waiting on New Barn Lane before they can turn into Broad Acre Road. With this new traffic, including service vehicles, this small road will not be able to cope. During Race meetings when traffic on New Barn Lane is already bumper to bumper and slow moving the new resident's traffic will further exacerbate the problems that we (existing residents of New Barn Lane and Broad Acre Road) all have trying to leave or get back to our homes.

3/ Would you please consider allowing fewer homes to be built allowing the developer to provide better amenity facilities for the new residents, reducing the new traffic and consider making an alternative entrance/exit to the estate either through Albert Road, or through part of the Pittville Campus car park onto a less congested part of new Barn Lane, I am very aware that the Headmaster does not want the Albert Road option to be used, citing safety of his students as the reason. However, for at least 3 months of the year the school is closed for holidays, but residents of Broad Acre Road and New Barn Lane will now have this new and unwelcome traffic going to and from the new buildings every day of the year.

I ask that the current plans be re-examined and ask that a solution bringing less unwelcome impacts on existing neighbours be found, thus preserving our existing amenity and safety.

Yours faithfully,



Your Reference: 25/00780/FUL

Comments on

**Proposal: full application for the erection of 58 residential dwellings including access, parking, landscaping and associated works at Pittville School Albert Road Cheltenham**

The proposed Plan will completely obliterate the existing view to the south from my house and it will therefore reduce enjoyment of my property and its monetary value. The same can be said by the occupants of the nine other houses making up the Greenfields development. The decision to develop the Pittville School site, along the the adjacent Starvehall Farm land, was conceived long ago, but was nevertheless made invisible to searches conducted by solicitors.

Despite the many years that it has taken to bring the overall development to fruition it has been badly carried out. The completed Starvehall Farm development has left the site now under consideration with a single, narrow access road. The new development proposed here therefore consists of a dense area of housing located in a cul-de-sac with one narrow vehicular connection to another narrow road that is part of the completed development. The main question facing the planners is whether this arrangement can meet the prevailing criteria of safety, particularly as regards emergency situations, where ready access/exit, manoeuvrability and effectiveness of emergency vehicles matter above all.

In general, safety considerations imply that there have to be some criteria limiting the number of houses (and therefore the expected number of vehicles) in a cul-de-sac, for given access conditions. There may well be an existing understanding of such criteria, which avoids guesswork or an inappropriate comparison with a similar situation elsewhere.

My instinct is that 58 houses must lead to too high a risk in this case, given the limited access, but only a dedicated Risk Assessment can decide the issue. It will remain a mystery why two road access points into the Pittville School site were not part of the Starvehall Farm plan.

  
9 Greenfields, New Barn Lane, Cheltenham GL52 3LG

Supported by

  
9 Greenfields, New Barn Lane, Cheltenham GL52 3LG

June 2, 2025

[REDACTED]  
6 Greenfields  
New Barn Lane  
Cheltenham Glos  
GL52 3LG  
[REDACTED]

3<sup>rd</sup> June 2025

Mrs Lucy White  
Planning Officer  
Cheltenham Borough Council  
Promenade  
Cheltenham GL50 9SA

Dear Mr Gomm,

**Your Reference: 25/00780/FUL Proposal: for the erection of 58 residential dwellings including access, parking, landscaping and associated works at Pittville School Albert Road Cheltenham**

We are commenting as householders at Greenfields, New Barn Lane to **object** to this proposal. In general this proposal is detrimental to the area it involves and to us personally.

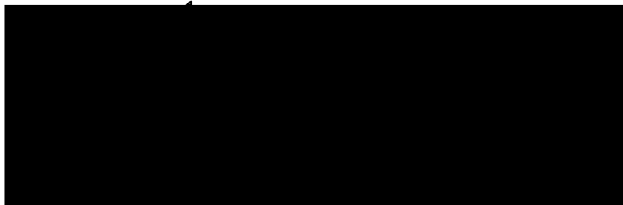
1. **Privacy** – Our property, has a small south facing garden of approximately 11 metres in depth. The new development has houses directly behind ours, which will block light into our garden and house and will increase noise pollution.. It will greatly affect our privacy because of the proximity of the houses.
2. **Access and Traffic** = The construction of 58 dwellings on the site with 153 parking spaces,, which has limited access will mean all vehicles leaving and entering through a single narrow access road. This will increase the risk of congestion, pollution and accidents especially in Broad Oak Way and New Barn Lane. In addition residents in Broad Oak Way already park their cars in the road outside their homes. That reduces access and the increased number of vehicles will undoubtedly increase the congestion and danger. Then there is emergency vehicle access. In short those risks should be properly assessed and CBC should ensure this is mandatory. The Council should look as a matter of urgency at another access/exit from the development onto Albert Rd. The concept of access through the existing road is totally unacceptable.
3. **Amenities**- The new proposal does not include sufficient amenities for the residents, The Starvehall Farm Development included various play areas and

green spaces where children can play and residents can enjoy green spaces without leaving the development. This new proposal means that children may not remain within the development but could use existing facilities in the area, namely Starvehall's. The developers should include green space and recreation facilities within the development itself. Sport England in their comments did suggest that the developers should also contribute to meeting the demand generated by the new development by providing funds for off-site facilities, For example Bovis (Starvehall Farm) provided a walking /running track and children's play area on Prestbury Playing Field.

4. **Wildlife** – As there is an existing wildlife corridor at the North East end of this area, still used by wildlife we suggest moving the green area on the development to the rear of the Greenfields houses rather than at the other end of the development by the school.. That would provide more space and privacy to the Greenfields houses as well as enhancing the wildlife area. Our houses are more affected by the new proposal than anywhere else because of the number of houses squeezed into the space directly behind them.

Basically there are too many houses on this plot of land, access is not feasible and we feel the plans need to be seriously re-examined. We ask that you take these comments into consideration in your review of the latest proposal.

Yours faithfully



CC C Gomm

Head of Planning

[REDACTED]  
**6 Greenfields**

**New Barn Lane**

**Cheltenham**

**Glos GL52 3 LG**

**Lucy White  
Planning Officer  
Cheltenham Borough Council  
PO BOX 12  
Promenade  
Cheltenham  
GL50 1PP**

**Date 23<sup>rd</sup> October 2025**

**FULL APPLICATION for the erection of 58 residential dwellings including access, parking, landscaping and essential works at Pittville School, Albert Rd, Cheltenham**

**Ref 25/00780/FUL**

With reference to the above and the latest changes in the letter of 3<sup>rd</sup> October.

It has already been pointed out there are limited changes to the proposal. However it is essential that the limited access and egress along the narrow Rd into Broad Acre Way is addressed. This road was not intended for the additional traffic of an additional over 100 vehicles. The 2 roads leading onto New Barn Lane are not sufficient to cope with that additional traffic. Are there any provisions to control traffic entering and leaving New Barn Lane to enter the Starvehall development and into this proposed development ?

Thank you

Yours sincerely [REDACTED]  
[REDACTED]