

APPLICATION NO: 13/00911/OUT		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 11th June 2013		DATE OF EXPIRY : 10th September 2013	
WARD: St Peters		PARISH: NONE	
APPLICANT:	Clifton Diocese		
LOCATION:	Christ College Arle Road Cheltenham		
PROPOSAL:	Outline application for residential development including means of access (indicative layout of 85 dwellings)		

REPRESENTATIONS

Number of contributors	15
Number of objections	10
Number of representations	4
Number of supporting	0

100 Brooklyn Gardens
Cheltenham
Gloucestershire
GL51 8LW

Comments: 12th July 2013
Letter attached.

19 Netherwood Gardens
Cheltenham
Gloucestershire
GL51 8LQ

Comments: 12th July 2013
Letter attached.

33 Netherwood Gardens
Cheltenham
Gloucestershire
GL51 8LQ

Comments: 4th July 2013
I'm writing to you to provide my feedback on the Christ College Site, Arle Road.

Due to the extent of this development I feel it will have an extensive effect on the local area. I have no scale to understand what 85 dwellings will mean on a site of this size. My concern is the market the developers are planning to sell in. A 3 bed semi-detached can be worth anything from £65k-£400k depending on the space, the size of the rooms, the location, etc. I think the critical thing is that the houses are developed to be equivalent to the current value of surrounding streets.

I would request that the value of the average 3 bed semi-detached be aimed to market at £190k-£210k, in keeping with the surrounding houses (in good condition) on Arle Road. I appreciate that

there will be some variation on value with the number of rooms and such. And I understand that there is a mandatory section of affordable housing included.

It would be to the detriment of the area to build an entire estate of low grade, cheap housing, hitting the local residents, the community, crime rates, facilities etc.

I will continue to keep informed per the housing development. I hope you take my views into consideration.

29 Arle Road
Cheltenham
Gloucestershire
GL51 8JT

Comments: 10th July 2013
Letter attached.

27 Arle Drive
Cheltenham
Gloucestershire
GL51 8HU

Comments: 10th July 2013
Letter attached.

42 Netherwood Gardens
Cheltenham
Gloucestershire
GL51 8LG

Comments: 31st July 2013

I am writing to comment on the planned development of the Christ College site on Arle Road. Whilst I realise that more housing is needed and that development of a brown-field site such as this is a good way to provide space, I feel the density of housing is excessive when compared with the neighbouring developments.

On page 10 of the application a figure of 35 units per hectare. In comparison, the neighbouring Netherwood Gardens is under 28 units per hectare, and Brooklyn Gardens is under 25 units per hectare. If the new development were to have the density of Brooklyn Gardens it would need to have a maximum of 64 units. The same density as Netherwood Gardens would be achieved with 72 units.

I would therefore suggest a maximum of 2 units be permitted on this site.

Secondly, I have concerns about the access road being shared between the development and the sports centre. By using the same access, sports centre users may park on the new development, leaving home owners needing to park in neighbouring streets. A separate access road for the sports centre would help alleviate this, and additionally would reduce the impact of the centre on residents of the new estate.

Friends of Chelt Walk Park Association
Cheltenham

Comments: 24th July 2013
Letter attached.

122 Arle Road
Cheltenham
Gloucestershire
GL51 8LF

Comments: 9th July 2013
Letter attached.

2 Arle Drive
Cheltenham
Gloucestershire
GL51 8HT

Comments: 10th July 2013
I was glad to see that mixed housing is envisaged but I am concerned about the density and access, as Arle Road can get busy - people use it as a cut-through to avoid the Tewksbury Road.

27 Netherwood Gardens
Cheltenham
Gloucestershire
GL51 8LQ

Comments: 11th July 2013
Letter attached.

112 Brooklyn Gardens
Cheltenham
Gloucestershire
GL51 8LW

Comments: 9th July 2013
Letter attached.

139 Arle Road
Cheltenham
Gloucestershire
GL51 8LJ

Comments: 11th July 2013
Letter attached.

112 Arle Road
Cheltenham
Gloucestershire
GL51 8LF

Comments: 22nd June 2013

After looking through all the information provided I would like to totally OBJECT to your proposed plan for the one and only entrance for the proposed housing estate being opposite my property.

This entrance will not only be used by all the traffic accessing their properties but also is the access to the sports hall.

Not only will we have constant traffic right outside our property, at night headlights will be shining onto our house.

I have to reverse of my drive with two young children in my car many times a day it is bad enough when you just have the traffic from the road let alone having a junction with constant traffic opposite.

I totally understand houses must be built but need to make our thoughts very clear that we are totally unhappy and will take matters as far as we need to insure this entrance is not placed where your proposed plan shows it to be.

The volume of noise from cars accessing this entrance would also cause us (residents) nothing but trouble.

Please take the above comments on board.

Comments: 27th June 2013

Email attached.

114 Arle Road
Cheltenham
Gloucestershire
GL51 8LF

Comments: 5th July 2013

My partner and I live at No. 114 Arle Road with our toddler daughter. We both work full-time and our daughter is in full-time child care. Whilst we fully support the principle of developing this site into quality housing, we would like to register the following response to the Design and Access Statement (March 2013) published as part of Planning Application Ref: 13/00911/OUT.

a) The HISTORIC & CONTEMPORARY INFLUENCES paragraph (Page 4) advises that the house at 108 Arle Road (immediately opposite the site) is a designated heritage asset. Picture No.5 on Page 5 reporting to show 108 Arle Road is in fact a picture of 106 Arle Road which is separated from No.108 by a side road (Arle Drive). From the outset, this apparent lack of attention to detail does not instil the reader with any confidence in the accuracy of data within the rest of the document.

b) The Pedestrians, Cycling and Parking paragraph in Section 10.0 ACCESS (Page 17) states that the proposed development falls well within the maximum level of parking set out in SPG policy T8 (a maximum of 1.5 car spaces per dwelling). The PARKING paragraph within Section 14 (Page 20) then contradicts this, by stating that there will be between 1.5 and 2 parking spaces per unit, in line with the Councils parking policy. This suggests that the Councils parking policy is not aligned with the SPG policy T8! Despite this anomaly, it is not unrealistic to assume that a minimum of 127 cars (1.5 x 85) will need access to and from the site on a daily basis.

c) Section 14.0 TRANSPORT (Page 17) states that Traffic and Highway engineers have produced an assessment of the site and can see no problems. It also states that the revised position of access to the site has been submitted to the Highway Authority who has approved it in principle. Throughout the entire document there is no mention of the fact there is currently a Pedestrian Crossing under traffic-light control, positioned immediately adjacent to the proposed new entrance. We, among other residents living on the opposite side of Arle Road from the development, need to cross Arle Road to use the Bus Stop, which we often do. Whilst pedestrian access to the development from the north side of the road seems to have been considered, nowhere is there mention of where this pedestrian crossing may be relocated to, as its current location is practically on the new access junction!

If this detail has been omitted in this document which is intended to be a comprehensive Design & Access statement, then how can we as residents be sure this detail was not also omitted from the revised access details, upon which the Highway Authority have based their approval in principle?

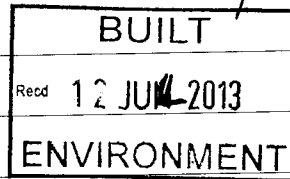
d) Section 13.0 Public Engagement (Page 20) acknowledges that there is concern over the entrance to the scheme' but goes on to state that the new position of the entrance is close to the existing and has little detrimental effect on Arle Road. Whilst this seemingly minor change in entrance position may pose little effect to the overall traffic travelling along Arle Road, it has an ENORMOUS effect on us at No.114 and our neighbours at No.112. The new entrance position is directly opposite our semi-detached properties. Both of our households rely on being able to either reverse out of, or in to, our respective driveways. We both have 2 cars per household, and invariably need to egress and access our driveways at peak morning and afternoon hours, for work and nursery / school purposes. This will be at the same peak times as the residents of the 85 new homes on the development. Along with our neighbours at No.112 we strongly believe that this poses a significant road safety risk for ourselves and the motorists living on the new development.

e) The Traffic Generation Table (Page 20) shows an estimated increased daily rate of traffic generated by this development to be 3.4% to the North of the new entrance and 7.8% to the South. By definition, this is a total increase of traffic entering and exiting the site, of 11.2%. Firstly, this total percentage increase is the root cause of the road traffic safety concerns outlined in (d) above. Secondly, I struggle to believe the accuracy of this assessment. These comparisons are based on figures not including previous levels of traffic dropping school children off. Assuming approximately 127 cars will be based on the development - see (b) above a predicted total increase of only 11.2% means that previously there was a whopping 114 staff cars routinely using the school site. This number seems very high, and hence we feel the predicted increase has been understated. Thirdly, the 3.4% increase to the North of the site will further exacerbate the existing issue of the Grevil Road / Princess Elizabeth Way junction, for which local residents have been campaigning for traffic control for some time now.

We note that the intended Decision Level assigned to this Application is a Committee Decision. Please would the Council provide us local residents that the committee will ensure a full response based on detailed consideration of points (a) to (e) above.

100 Brooklyn Gardens,
Cheltenham,
Glos.
GL51 8LW.

Planning
application no.
13/0091/OUT.



Dear Sir,

Regarding the planning application for the Christ College site I feel the 85 + homes is far too high for the area of land and for the volume of extra traffic that will be using Able Road and the surrounding network.

I would suggest 50 homes would be a more realistic figure considering most properties would have two vehicles each.

Yours sincerely,



B10091110UT

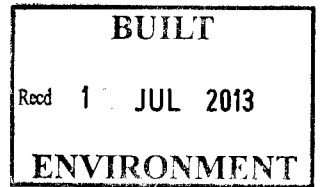
Ref. Planning of Houses
on St. Bertrands School
Site.

Christchurch site - Arle Road
Cheltenham.

19, Netherwood Gardens
Cheltenham

GL51

8100



10.7.2013

Dear Sir,

We have seen the outlined planning for the Christ Church College site and although we do not object to housing, we do have a few concerns. We have lived here for 30 years and would hope that the houses be built in similar style as to what is here and down Arle Rd now. NOT sloping style roofs.

Also the traffic, depending on how many houses are built could become a problem. There will be a new site on the Travis Perkins property bringing forth cars and there is already a bottle neck down Arle Rd and into the Gloucester Rd towards the station every morning and evening. We trust you will consider these points when giving your planning authorisation.

Yours Sincerely

[REDACTED]

From: Pickernell, Emma
Sent: 10 July 2013 11:47
To: Internet - Planning Comments
Subject: FW: Christ College planning application

[REDACTED]

Emma Pickernell
Senior Planning Officer

emma.pickernell@cheltenham.gov.uk
www.cheltenham.gov.uk
Municipal Offices, Promenade, Cheltenham, GL50 9SA

-----Original Message-----

From [REDACTED]
Sent: 10 July 2013 11:46
To: Pickernell, Emma
Cc: Councillor Pat Thornton
Subject: Christ College planning application

Dear Miss Pickernell,

I have received a note from local Councillors about the Christ College planning application, in Arle Road, recommending that I write directly to yourself if I have any comments to make.

As a local resident, I would like to formally comment on the application.

Since moving into Arle Road last September, I have been very disappointed at the very poor public park facilities in the area for my three young children. Although it is pleasing to hear that the YMCA facility may be opened up for public use, I would still like to see any major development at the former Chris College site include 'outdoors' leisure facilities.

Specifically, I would like to see an inclusion of basketball facilities (which I understand were in place before the site was demolished) and areas for playing ball-sports.

I trust these comments will be duly considered.

Regards

[REDACTED]
29 Arle Road
Cheltenham
GL51 8JT

[REDACTED]

From: Pickernell, Emma
Sent: 10 July 2013 09:38
To: Internet - Planning Comments
Subject: FW: Planning Application for the Christ College site

[REDACTED]

Emma Pickernell

Senior Planning Officer

emma.pickernell@cheltenham.gov.uk

www.cheltenham.gov.uk

Municipal Offices, Promenade, Cheltenham, GL50 9SA

-----Original Message-----

From: [REDACTED]
Sent: 09 July 2013 20:27
To: Pickernell, Emma
Cc: Frances
Subject: Planning Application for the Christ College site

Dear Emma,

This evening I have tried to register some comments on the above planning application which I believe you are the planning officer for (ref13:00911/OUT). Despite having successfully logged in to the system several times every time I try to leave a comment the site tells me I must "log in to make a comment". I try again and the same happens. Perhaps there is a problem with my log in details, or the site, I'm not sure.

However I hoped in the absence of being able to leave comments on the site I could email them directly to you. Your contact details have been provided to us as local residents to the above site. Please find our comments below:

My husband and my young son live on Arle Drive and whilst Arle Drive doesn't appear to have been greatly considered within the plan, we would like to submit our concerns and comments, outlined below..

Having read the documents we do not believe the current traffic analysis and forecasts are adequate. As they were based on a school (but not the school traffic) we cannot see how this can reflect the potential traffic impact of a 85-strong housing estate, during rush hours and throughout the day and therefore how any conclusions can be reached as to the impact of said traffic.

TRAFFIC

Arle Drive is opposite (albeit not directly) to the new development entrance and we believe there will be a significant impact to us, mainly down to access and traffic levels.

Given Arle Drive is a convenient direct route into town (over the rail crossing and onto St Georges Road or Gloucester Road) as an alternative to Arle Road AND has a very good primary school located on the other side of it (Rowanfield) we would be concerned that we would see increased traffic levels on Arle Drive as a result of the new housing development.

Arle Drive is not currently adequate for increased traffic levels. I have a toddler and find the speed

10/07/2013

at which motorists drive down this road very frightening and dangerous. This would need to be addressed.

ACCESS

There will be an impact on trying to leave the junction at the end of Arle Drive leading onto Arle Road due to the increased levels of traffic leaving the new estate. This is already difficult at times due to the traffic lights, bus stop and number of cars parked on Arle Drive. In addition, it is a well documented local issue that the traffic leaving Arle Road turning right onto Princess Elizabeth Way is incredibly difficult and often causes very long queues and waiting times at key travel times of the day. The new yellow box on Princess Elizabeth Way at the Arle Road junction is a complete waste of time as it is on the wrong side of the road and has done nothing to ease this situation. We would like to see this vastly improved if additional housing / traffic were to be planned for this area. Finally, we believe it would be a great shame to create a new access route next to the pathway to the park and thus creating noise, traffic and light pollution for those living apposite and near the new development. We cannot see through any of the plans why the main access route cannot be positioned at the other end of the development where there is already an entrance that can be re-purposed.

If you have any questions or need to talk to me about any of the above, please contact me on this email o [REDACTED] If there is a way of ensuring our comments are included on the site as part of the planning process I would be most grateful, give the deadline is tomorrow (11th July).

Many thanks,

[REDACTED]
27 Arle Drive, GL51 8HU
[REDACTED]

[REDACTED]

From: Pickernell, Emma
Sent: 23 July 2013 14:45
To: Internet - Planning Comments
Subject: FW:
Could this be logged as a representation please?

Emma Pickernell
Senior Planning Officer

emma.pickernell@cheltenham.gov.uk
www.cheltenham.gov.uk
Municipal Offices, Promenade, Cheltenham, GL50 9SA

-----Original Message-----

From: [REDACTED]
Sent: 22 July 2013 14:48
To: Pickernell, Emma
Subject:

Good afternoon Emma Pickernell

John Rawson has given me your name in connection with the Christ College site - Arle Road - proposed preliminary planning application for building.

Would it be possible to ring you and speak to you in the near future please?

Many people in this area are most concerned about what may be built on this site, so please find the attached picture of a home that people at our local meeting would like to see built - aiming to raise standards and maintain building size and quality of the local area.

I look forward to your reply.

Regards from [REDACTED]
Friends of Chelt Walk Park Association
[REDACTED]



122 Arle Road

Cheltenham GL51 8LF

06/07/2013

Planning Department

Cheltenham Borough Council

Council Offices, Promenade

Cheltenham GL50 1PW

Cheltenham Borough Council			
Environment			
13/0091/OUT			
- 9 JUL 2013			
Date of Response		Type of Response	
Initials of Responder		File Ref.	

Dear Sir/Madam

Re: Planning application number 13/0091/OUT (Christ College site, Arle Road)

I wish to formally object to the (a) quantity – the density – of dwellings proposed on this application stated at 85 at this point in time and (b) the style of homes proposed.

With regard to density – 85 homes is far too great in an already highly populated area – cramming too many people into an area with inadequate parking, gardens and playing/open areas creates further social problems. Problems with litter, damage, break-ins and attempts with property invasion in this area of Arle are well documented and personally experienced – not carried out by local people but from adjoining areas where established cramped conditions are causing continuous concern for police and supporting social bodies!

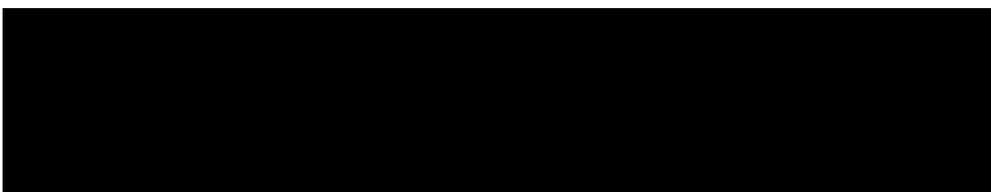
The style of homes needs to reflect current homes – substantial detached and semi-detached three/four/five bedroom homes. Underground garages could also help space-wise as utilised in many other countries. This would allow families to enjoy their properties and relax in their gardens.

In addition and directly related to the above points please consider that if parking is inadequate for home occupants the Sports Hall parking will be used, thereby causing occupants and sport enthusiasts to park on Arle Road and adjoining roads where there are already problem accessing and leaving driveways out onto Arle Road.

A further and most important point is the traffic builds up early in the morning and from 3:30 pm – peak times and weekends – where lines of vehicles back up both ways from Coronation Square, right down through Princess Elizabeth Way. Blockages occurring on the main roundabout on Tewkesbury Road are already a real predicament. The Greville Road exit onto Princess Elizabeth Way is a long-term problem - not helped by the painted yellow box. The volume of traffic will be significantly increased with proposed homes on the Christ College site (85 x 3 = 255 minimum) combined shortly with the Travis Perkins site new homes (100+) and the 1000+ on the Tewkesbury Road site will all directly affect traffic in this area.

It is therefore put forward that housing on this site is welcome and that 45 homes would be more than adequate taking into account the social and environmental impact on this neighbourhood.

Yours truly



13 JUL 2013

27 Netherwood Gardens
Cheltenham, Glos.

8/7/2013

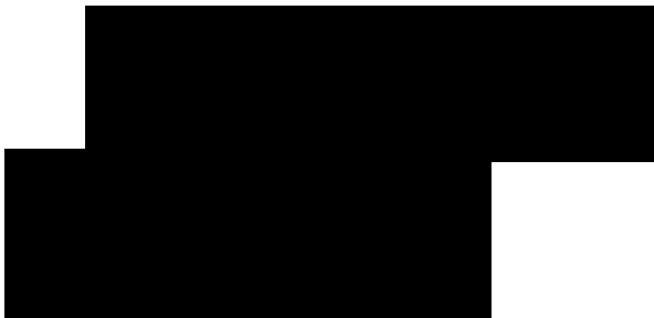
Cheltenham Borough Council
Planning Department
Municipal Buildings
Promenade, Cheltenham.

Dear Sirs,

Re: Planning Application for Christchurch College Site
Ref: 13/000911/OUT

Although I am aware that most builders want to maximise on the number of dwellings they can fit onto a site, I would still ask you to consider the type and number of houses proposed for this development. The few properties which have been added to the original 1930's development have blended in very well, and it would be a shame if the atmosphere of the area was spoilt by the modern trend of untreated timber cladding which looks awful after a few years. In my opinion, whoever designed and built Scholars Court which replaced the old Technical High School in Gloucester Road was on the right track. Get them on side!!!!

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.



(Re. planning appl. No: 13/00911/00T,
Christ College site)

my main concerns are the number
of dwellings proposed on the
site / the extra traffic this
will bring to the area + access!

Over the years the residents have
had to spend a lot of money +
cash in order to make our
properties along the lane
secure and I am worried

that the opening of the space
by taking down fences and
hedges, also some trees I am

sure, will take away a lot
of our privacy + security.

Also I am concerned about
the extra traffic from

The sports hall, but I am glad it has been kept for the public to use. The access to this is also a worry!

When I came in to view the plans I did think the comments about the traffic on the Ayle Road being light was a bit far fetched.

But my main concern as I say is the number of dwellings - 50 or perhaps 60 would be even too many.

Yours



Cheltenham Borough Council			
Environment Group			
CASE 5071			
RECD	- 8 JUL 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

Received
1 JUL 2013
PLANNING
DEPARTMENT

139 Arle Road

Cheltenham

Glos.

GL51 – 8LJ

10th July 2013

To the Planning Committee

Objection to the proposal for 85 dwellings on the Christ College site - Planning Application Number 13/0091/OUT

- * the **density** is far too great for an already highly populated area - cramming too many people into an area with inadequate parking, gardens and playing areas creates social problems
- * **home styles** need to reflect the surrounding area of substantial three bed semi-detached, four and five bedroom homes
- * **garden areas and parking provision is inadequate** - which will force home owners or people attending the Sports Centre to park on all adjoining side roads creating further problems for present owners in accessing their driveways.
- * considering the 100 + homes intended for the Travis Perkins site and over 1000 homes on Tewkesbury Road, ***the road network which is already under strain will be further impacted creating havoc.***

Princess Elizabeth Way is under strain now without having extra traffic from Arle Road, Tewkesbury Road and Gloucester Road with houses proposed for the Travis Perkins site

We therefore formally object to your current planning proposal. **Planning application number: 13/0091/OUT**

We request that you consider the views mentioned above and reconsider the wider impact that this will have.

We would propose that a more environmentally friendly quantity of homes would be **45 homes** on this site.

Your Faithfully

[Redacted Signature]

13/00911/007

From: Pickernell, Emma
Sent: 27 June 2013 09:23
To: Internet - Planning Comments
Subject: FW: Appose Christ college entrance

Hi - this has come straight to me...

Thanks

Emma Pickernell
Senior Planning Officer

emma.pickernell@cheltenham.gov.uk
www.cheltenham.gov.uk
Municipal Offices, Promenade, Cheltenham, GL50 9SA

-----Original Message-----

From: [REDACTED]
Sent: 26 June 2013 21:10
To: Pickernell, Emma
Subject: Appose Christ college entrance

Hi Emma,

Have been given your email address as the contact for comments on the Christ college site development.

I live at 112 Arle road opposite where the plans show the entrance to the housing estate/ sports hall to be I want to make it clear that we totally object to the one & only entrance to the estate being placed there.

My reasons for this are:

1. Headlights from cars will be constantly shining onto my property as hundreds of cars each day come in and out of the entrance.
2. Reversing off my drive will be a constant nightmare & dangerous to myself & my young children as not only will there be the normal heavy traffic there will be a busy junction opposite.
3. The noise from all the cars coming & going will be awful! If you base 85 houses on having 2 cars each as well as cars visiting the sports hall it will be a total nightmare.

We understand houses need to be built but need to make it very clear that having only one entrance opposite our house will be absolutely awful & will be so unsafe to get on & of our drive.

Where the entrance is now seems to work well for everyone & so would suggest it stays there.