

TR010063 Factors to be considered as to how the application should be dealt with by the ExA from ref.no: 20047638.

The wider area outside the GCC application red line has impact on the following:

- 1) Neighbouring land / property owners should be made aware of the impact surface water and water from Hayden Sewage Treatment works will have along open water courses around Hayden Lane, along the side of my field as per attached plan, under the B4634, and along ditches leading to the river Chelt.

- 2) While both Tewkesbury BC planning application 22/01107/OUT and Cheltenham BC planning application 23/01874/OUT are yet to be determined, (both being only part of the West Cheltenham Strategic Allocation), they illustrate huge numbers of houses which may be further added to at the detailed stage.
Other land is planned for a Nationally recognised Cyber Park.
As surface water run-off from all these properties will go down several routes of Hayden Hill collecting at the bottom, adequate engineering provision needs to be made to avoid flooding both within and outside the application red line.

- 3) Looking at the TBC & CBC applications I see no collaboration over drainage except that the Lead Local Flood Authority required further clarification and details some time ago without any response.
As can be seen on TBC 22/01107/OUT website, my solicitor wrote to the authority 12th January 2023 with concerns about the drainage matters, but despite reminders there has been no response from the authority.

- 4) The proposed signalled junction along the Old Gloucester Road (B4634), will inevitably create tailbacks which may well stretch to junctions with Withybridge Lane and Hayden Lane, causing holdups.

- 5) Hayden Lane is a significant cut through for people travelling to and from Cheltenham. A roundabout at the junction with the B4634 would improve exiting from Hayden Lane especially when turning right.
As there are several residential properties along Hayden Lane and heavy Sewage Treatment lorries use it many, many times during the day, I would have thought that the whole Lane would have been included within the red line and given more consideration as to traffic management in the future e.g. passing bays, or a section of 'one way' leading onto the B4063 with its new cycleway.
- 6) TBC application 22/01107/OUT only illustrates public transport, cycle/footway way as a means to exit into the Springbank area. Therefore all private vehicles have to exit the site via the proposed signalled junction. It is reasonable to expect about 50% of vehicles will wish to go to the south and western side of Cheltenham and will use Hayden Lane as a 'cut through', obviously increasing traffic flow.
- 7) Presently drawings show two new culverts under the B4634 and this will make three with the additional one towards the House in the Tree pub. In my opinion this is not enough for such a huge development area as presently there are two already in situ, one towards the House in the Tree and a smaller one around the north east corner of my field that presumably goes under the B4634.
- 8) Instead of a signal junction on B4634, a roundabout would help keep traffic moving and prevent blockages as in para.4 above.
- 9) The signalled junction shown on the B4634 is designed to give access for development solely onto my neighbours site, therefore sterilising access to my land for development which is also included in the West Cheltenham Strategic Allocation (see attached plan). **A design solution should be brought forward so that I can also have access and not be disadvantaged by the present proposal.**

10) To avoid my site being sterilised new access drawings need to show a new access and link in with designed footpaths, cycleways and public transport facilities within the application red line. Despite meetings with both TBC and GCC they have so far been non-committal as to providing links to these essential facilities.

11) The Golden Valley SPD illustrates a lake on my site. I would like to emphasise that there is no agreement with anyone regarding this land use, indeed TBC never consulted me on it. The neighbouring landowners planning application 22/01107/OUT does not include it or refer to it.

The Golden Valley SPD has **schematic drawings** of what is possible and certainly the two applications already submitted do not fully comply with its layouts.

Policy A7 West Cheltenham, sets out a wide scope of what is expected.

As my site is no longer required for a lake, (a material fact is that it does not have a water source) it is probable that I will make a planning application for another use such as residential. The GCC application needs to take account of that as a material consideration.

12) It would have been beneficial for the two LPA's involved to have had a meeting with all landowners to explore common ground and an agreed way forward, but this never happened, hence the individual piecemeal approaches to drafting planning applications.

13) It is my opinion that access to Allocated Development Land should not be restricted when a simple design solution can prevent this. To allow this signalled junction in its present position will sterilise my land, disadvantage me and affect my Human Rights. I have not been invited to participate in a SoCG.

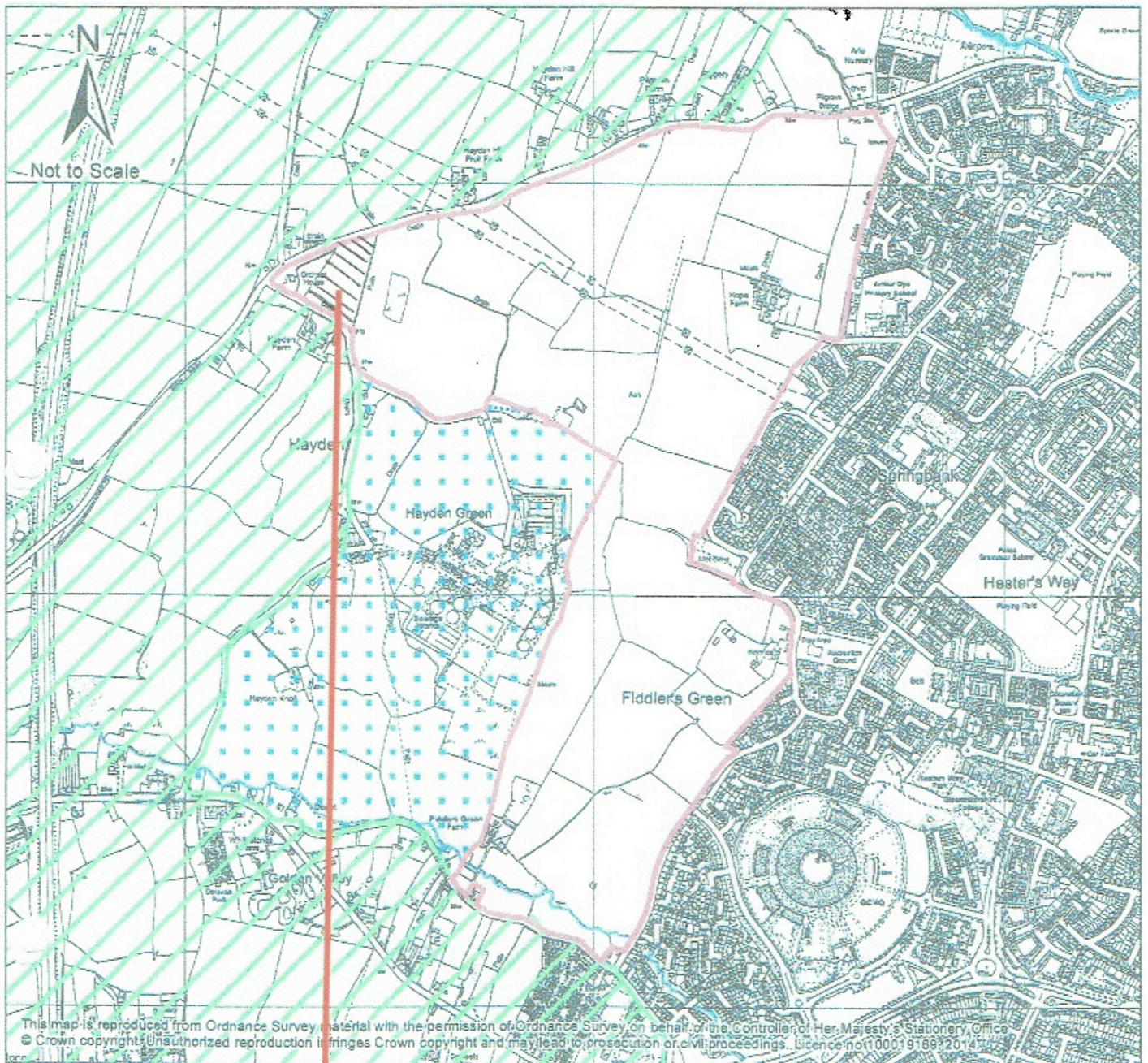
GCC have not applied the 'Nolan Principles' in my case.

As an AP I need to be involved at the earliest draft of the DCO to ensure I am not further disadvantaged.


Site location plan attached - End

Your REF: TR010063
IP REF: 20047638

WEST CHELTENHAM, Joint Core Strategy Strategic Allocations A11



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019188/2014

 The Site

Key

-  Allocated Site Boundary
-  Green Belt (revised)
-  Safeguarded Area
-  Floodzone 3