

# TRANSCRIPT\_OFH1\_SESSION1\_04062024

Tue, Jun 04, 2024 3:27PM • 36:42

00:05

Good afternoon ladies and gentleman. It's now time for me to open this open floor hearing.

00:12

Most of you will know my name is Edwin Monde. I'm the Lead member of the panel of examining inspectors who have been appointed to examine report and make a recommendation to the Secretary of State for Transport

00:25

on the application made by Gloucestershire County Council for the EM five junction 10 improvement project.

00:35

Development proposed encloses three main elements construction of an all movements junction at M five junction 10

00:43

A New West Cheltenham link road east of junction 10 from the A 4019 to the B 4634. And widening of the A 4019 to the east of junction 10 including a bus lane on the A 4019 eastbound carriageway from the west Charlton fire station to the Gallagher junction.

01:04

Now, before I go any further, can I confirm again that everyone can still hear me clearly.

01:10

And anyone who's listening on teams can also see in here, thank you for confirmation.

01:18

And just

01:20

ask my colleague to introduce himself.

01:24

My name is chartered tripod, Inspector.

01:31

Your microphone

01:33

sorry, apologies for that. Thank you Mr. Maan. Good afternoon. My name is Luke Regan. I'm a chartered transport planner and a planning inspector and have been appointed by the Secretary of State as a member of the panel of examining inspectors to examine this application. I will now hand back to Mr. Morgan.

01:53

Again this afternoon were assisted at this hearing by the planning Inspectorate case team. Case Manager spent specimen assisted with by Jessica Weatherby, and they'll be pleased to help anyone with any procedural or other queries that you may have today. Can I also remind everyone to please switch their mobile phones off or turn them to Silent during this afternoon's hearings? again reiterate that there's no fire alarm practice

02:24

expected today. So in the event of the alarm going off, we all need to vacate via the main entrance to meet in the carpark.

02:34

If the hearing is proceeding beyond 330, then we may well take a break. At that point.

02:41

We'll see how we're getting on.

02:47

Recording will take place today of today's proceedings, and this will ultimately be on the national infrastructure planning website as soon as possible after the event.

02:59

With that in mind, I need to make it clear because the digital recordings are made and retained and published. They form a public record that can contain your personal information, and to which the General Data Protection Regulation applies. The planning Inspectorate practices to retain and publish recordings for a period of five years after the Secretary of State's decision on the development control, consent order.

03:28

It's therefore important that you understand that if you participate in the hearing you will be recorded and that you consent to the retention and publication of that digital recording.

03:41

And therefore, to avoid the need to edit the digital recording, we need to advise you not to share any personal information

03:50

that you would not wish to be on the public record. And so if you can that can be kept private and confidential. If it's genuinely considered that there is no alternative to this declared, excuse me, disclosure of such information need to consider a process to allow that information to be provided or made available without it forming part of the public record.

04:15

Now for all of those who are speaking.

04:20

I will ask participants in person today to come forward to the table in front of us

04:27

when you call to speak

04:30

if anyone's participating via teams. When you come to speak. Please switch your camera and microphone on and we'll advise you when we can see and hear you.

04:41

When you begin please give your name and the organisation if any that you represent and speak clearly when making your contribution so it can be recorded accurately.

04:55

The OpenFlow hearing provides an opportunity for interested parties to make

05:00

their oral submissions to the panel. It also gives the panel an opportunity to ask speakers questions about the evidence that they have presented.

05:09

Oral submissions should be based on representations previously made in writing by participants. However, we've already read those written submissions, and they will be afforded the same weight as those made orally. Therefore, what we are looking for is not for those written submissions to be repeated, but instead, they should be an opportunity to provide further detail and explanation to help us understand and fully appreciate the case that you are seeking to make.

05:38

The procedure that we will follow today is to hear first from interested parties who have notified us in advance of the meeting that they wish to speak, they will be invited to come forward to the table in order to give evidence

05:52

to make best use of the available hearing time, we will allow each interested party a maximum of 10 minutes for their oral submission. We do have the discretion to allow people to continue beyond that

maximum time period, if we consider that there will be a benefit to the examination. But we would advise you not to rely upon that discretion being exercised, and to stick to the time limit as best as you can. With that in mind, we will intent we will inform you if appropriate when nine minutes of the term have passed.

06:23

The panel may then wish to ask the speaker questions, the applicant will be given an opportunity to briefly respond to any matters raised by each speaker, or in summary at the close of each session. I would ask for those presents not to interrupt while another person is giving evidence. Even though you may agree or disagree strongly with what is being said. It's important that everybody has a fair opportunity to put their case without interruption or other distraction.

06:56

Government guidance for the examination of applications for development consent, explains that the examining authority may refuse to hear evidence, which is in its view, irrelevant, vexatious or frivolous, relates to the merits of a national policy statement repeats are the representations already made or relates to compensation for compulsory acquisition of land or an interest in or Overland. Additionally, the examining authority may request any person behaving in a disruptive manner to leave the hearing or to remain only if that person complies with specified conditions.

07:40

We have a list of those who have indicated that they will be speaking today. So we will call you to give evidence in the following order. Mr. Hadley?

07:51

Mr. King, Mr. Batum, and then Mr. Webb. So is there anyone else in attendance who wishes to make submissions whose have not listed there?

08:06

Now, okay, and nobody online, I don't believe

08:15

okay.

08:19

So if I can invite Mr. Hadley, please.

08:37

When you're ready, Mr. Hadley, if you want to switch the microphone on that super interview, introduce yourself and

08:45

well, my name is Neil Hadley.

08:48

I'm an effective landowner.

08:51

And

08:53

I have set out some factors

08:58

in written submission as to how my land is going to be sterilised if the

09:09

signal junction goes ahead on the old Gloucester road.

09:14

President I have a a

09:18

an agricultural access onto high

09:22

field from the old Rasta road and

09:31

we have at present good agricultural access it has to be said.

09:37

However, if a signal junction is put in place, as it's shown in the application,

09:45

we have no right hand turning lane

09:51

four in and out and the scheme does not allow for any

10:00

further improvement of our access

10:08

that we may want in the future, our field is included within the strategic allocation of West Cheltenham.

And

10:22

it's a five and a quarter acre field, which could take a number of houses. And I think it's totally wrong. And I've tried to explain this to the last county council on several occasions, to totally wrong of them to try and sterilise land should be used for development.

10:48

They are wanting to take a sliver of the field

10:51

for road widening. And I am not here to try and stop that. I'm here to just argue that we should have

11:02

a better means of access, if we choose and we will probably need when we apply for development. And I've argued in the very early days, that a roundabout was a best solution, rather than a signal junction.

11:25

As I put in my written submission, I think we'll end up with tailbacks

11:32

along the old Gloucester road to to the signal junction, and a roundabout would help keep traffic flowing.

11:42

Inamori on a more even keel if you like.

11:50

And if a roundabout was positioned, so that it could also give

11:55

access. Or we could have access from our from my side, onto the roundabout.

12:03

That's all I'm asking.

12:06

Submerge winds in their application. They got an access

12:12

already designed by Gloucester County Council, I can't quite understand how that's cool that because

12:21

applicants normally submit their own

12:26

design of accesses into site. But anyway, they've done that. And the junction is placed where it is. And I'm saying that judge could well be replaced with a large roundabout so that my site could access that random act.

12:44

And I'm not then going to be

12:47

victimised as I am at present.

13:10

And that's mainly everything I've got, say. Thank you can I understand and you're inviting the applicant to consider having an additional arm on the roundabout to access your land is when I say I'm not a transport engineer, but I see two solutions. One a large roundabout, which I actually raised with them in our first discussion that we had, and actually sent them a sketch drawing. So

13:42

going from memory outside my

13:45

land on the other side of the road, from my field, they're going to put a balancing pond

13:52

by that signal junction. So I'm saying that signal junction may well have the sorry, the balancing pond, may well after we move back a bit, but basically where the signal junction is, it could be a roundabout, so moderns can

14:09

access that roundabout. I could access it.

14:15

Better traffic flow, flow movement. And perhaps we may be able to do with the Senate without a central right hand turn

14:28

into my field.

14:31

At the moment, there's nothing and

14:34

even if

14:37

we were just going to carry on using that field for agricultural purposes, our large agricultural vehicles will be able to go in and out with the present

14:52

row configuration

15:00

But I as I say I sent this in the very early days

15:04

to Gloucester County Council, the sketch and it was it's

15:11

just never taken up

15:15

and we've never been able to

15:19

agree on anything since

15:24

I accept that they may need a slither of my land to widen the road I've not ever argued about that but I don't see why I should be denied any access suitable for development

15:42

Okay, I think that's understood Thank you

16:06

Mr King

16:20

pay we have a no show. So invite Mr badam.

16:42

Once you get yourself comfortable Mr. badam, understand you've registered as both the chairman of the parish council and in a personal capacity as correct. So, are you intending to speak twice? separately? I think I can combine the two. If you have no objection. I have no objection. As long as it's clear to us. Which elements relate to you personally and which relate? Yes, the parish council that's fine. I think

17:09

I'm grateful for you making it perfectly clear that written submissions carry the same weight as oral submissions. And therefore I don't tend to address you on some of the points I originally was



17:22

because they're all contained in the

17:26

written submissions made by the parish council and my personal submission move February 20 to 22.

17:36

So,

17:38

So, firstly,

17:41

I would simply like to mention that a very general point

17:46

which appreciating times of change,

17:51

I think is of interest and perhaps I think should be borne in mind. But

17:59

I recall quite vividly when the M five was constructed in the early 1970s.

18:07

And

18:09

the decision

18:12

for it to be of limited access one way of actually only

18:20

was not so to speak

18:24

by accident or by

18:28

for economic reasons as I understand it, but it was

18:33

purely to

18:36

address the principle that the M five should not be used as a route run between Cheltenham and Gloucester

18:46

that is as I recall

18:52

I make that point on behalf of the parish council and on behalf myself

19:07

on behalf the parish council, I just would like to perhaps point out more

19:14

strenuously than may have been made in the written submission that

19:20

is considered this proposed link road from junction 10 to the to the proposed cyber neon GCH cu Q

19:31

will cause an unacceptable level of harm outweighing any benefit. And I think that's not entirely made clear in the original submission.

19:48

I think also

19:51

as was mentioned in the written submission by the parish council, I think this question of

19:59

all

20:00

What's the

20:02

jewelled a 4019 is going to achieve

20:06

has become more questionable.

20:09

Because

20:12

to repeat the words in many ways, it is a question of simply kicking the can down the road

20:21

you are simply pushing the problem further into the outskirts Cheltenham

20:29

Princess Elizabeth way

20:32

kings stage road or Lane whatever it is called and choose to be road leading into the high street

20:39

are extremely heavily congested already and as everybody knows there's no link road there's no bypass around Cheltenham

20:50

and no means by which

20:53

the

20:55

a4 Oh one nine

20:58

and so to speak release all his traffic

21:03

probably because of the being drilled

21:07

bearing

21:09

an increased

21:14

loads of traffic

21:20

with regard to my own personal situation I -----

21:30-----

21:33-----

21:36-----

21:38

I'm grateful for having started study the plans and discuss these matters quite carefully with with with the with with with the A 5g 10 team

21:49

approach appreciate the trouble they've gone to in in making provision for service road acoustic barriers, extra vegetation,

21:59

that is much appreciated. But

22:03

I think it I'm not sure that it's taken on board that the A 4019 does in fact pass through

22:12

essentially a residential area.

22:16

There's a bit of an attitude that this is a road going across open countryside and it's not going to cause that much bother.

22:29

Personally with regard to the acoustic barrier

22:36

on the north side of the A 4019 adjacent to my -----

23:06

is owned by the county council.

23:13

Traffic noise

23:16

transmits a substantial distance

23:19

a medium size car going into modest speed 4050 miles and now will generate noise. Certainly if the wind is in such a direction of at least half a mile. And of course when that is multiplied by the volume of traffic

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in general terms going much faster than that and being bigger capacity vehicles. The cumulative

23:45

the sound is quite substantial.

23:50

And whilst not carried out.

23:54

I make a full exercise

23:57

on

23:59

decibel readings. I know that both inside and outside the property. They are well above recommended level levels in the order of 70 and 80 decibels at times.

24:16

And in the interest of time, I'm interested to know at what locations which you mentioned this morning, that you carried out on site readings. I believe in respect of

24:29

both noise and air quality issues.

24:34

And

24:37

I would be most grateful if you have not carried out social inspection adjacent to my property that this could be kindly done.

25:00

Thank you sir.

25:03

Thank you

25:19

Mr. Webb

25:33

My name is Alan -----

25:37

What are the houses which are being demolished? I've been there for 34 years

25:44

as eight people in my house, it's the biggest house of the 28 houses to be knocked down. It's the newest house

25:54

and

25:56

we are being victimised by the council. And it's been going on for years and two months. We've lost seven houses. We've had seven, read book evaluation surveys, read structural surveys. Everyone else has had one. I call that victimisation.

26:19

Why has this continued? I don't know. Losing the houses. I don't know. The council

26:28

are refusing to pay any money. I've accepted the offer of their house of the house in August last year. My solicitor has been chasing for three or four 400 pounds to do a local search and the council will refuse to pay that money.

26:47

I am not allowed to talk to

26:51

Lily Reed with Gloucester County Council solicitors. She's washed my hands

26:57

Mr. Beatty behind me they washed the hands of me. I'm not allowed to speak to my solicitor because they are not paid to do any work bark conveyancing.

27:08

I am not allowed to speak to my surveyor only if it's for expenses.

27:14

He was recruited after my other surveyor left after 18 months because he wasn't getting anywhere with my claim.

27:26

He was recruited and once he saw my pile of expenses, which weren't literally that high. And they run out 120,000 pounds now.

27:37

After four years, that's all right. I think

27:42

he was told to stop working on those expenses. And he's only just since August been allowed to

27:51

work on them. We found another house. If we lose this one, it could be 10 months before we find another one. Because my house is big house is seven bedrooms. footprint is 4400 square foot which is big. The offer they are offering will buy a two bedroom house in Cheltenham.

28:13

So they offered they've offered is 320,000 pounds less than I had it valued.

28:22

Now I'm not objecting to the scheme is eight people is five adults and three grandchildren my house we all accept the scheme should go ahead. We're happy that we'll do is just the way Gloucester County Council and Carter Jonas has handled this. So very badly,

28:41

very badly.

28:44

To the point where

28:47

we had so many arguments, and they just washed the hands of me because we wasn't getting anywhere.

28:54

Next

28:57

we are.

29:01

We need to move and we need to move soon. Because we are found since August, two now three houses and we've lost them because the money has not been forthcoming.

29:16

I don't know why someone's probably holding back or got a grudge against us.

29:22

So we've been down there with Mr. Wakefield who's supposed to be online today. He is there's only two of us. Dan with Enbridge Gardens is 14 houses. Two of us left. We've been there on our own for 18 months last we moved out 18 months ago.

29:40

It's a simple how sale should take three months without a chain six months at the outset. Why is it taking four years and two months is this process we're talking about today. Going to take another four years and two months. Because I'm 72 now I'd be long dead in four years. So I want to get it

30:00

sorted. I want to move. I want to get the grandchildren in the new schools and I want to get her sorted. Why aren't I been sorted out? All the other houses have been sorted out.

30:11

Why have they left me? Why have they gave me some surveys? I don't object to scheme. We're all happy.

30:21

But the maps list a man behind me.

30:24

He's right. Cheltenham is surrounded by a horseshoe of hills. All roads lead into Cheltenham. There is no ring road. You're going to build 8000 houses hopefully.

30:40

And schools and cyber park that will create about 30,000 people live in more in Cheltenham. The roads are already congested. There's one road in particular last couple of weeks have been closed by King stitch and it's caused traffic mayhem delays to go a mile 20 minutes. And that's on the outskirts on kings stitch.

31:06

So one little one little development of the first plot of houses

31:11

as cause major disruption. So I can't see this being any scheme any beneficial to the people who live in Cheltenham maybe to the people who's going to move in their houses right near the motorway like I am

31:35

so I also have found a house it now I'm stone Hardwick



31:40

that's my last house is right on my top end of my budget because I've

31:46

only got limited sums because they undervalued and that was the case on every house they undervalued

31:54

when you give me some insurance that because it sounds stone Hardwick and when the bridge is done, and if it takes anything longer than a couple of years, there's going to be traffic mayhem everywhere, and especially maybe in helms don't Hardwick because

32:12

losses from Tewksbury reach out and pass to come down the small roads. Hence elm stone Hardwick. So is there a diversion planning plan for two ways? The road to an elm stone are big enough for a bus and asset no two ways. So I need

32:31

to know if the

32:35

diversion route is going through arms don't Hardwick which might make my offer on the house.

32:44

A problem

32:49

anything girls?

32:57

Say if it's if I lose this house, there is nothing on the market. We have looked endlessly. I have spent over 1000 hours. And that's logged ours so far. Really? It's probably closer to 2000 hours to get the right house for all my family. And why should we split up? We're all happy there. seven bedrooms is enough for eight of us deliver

33:23

to find a house which they've offered in Cheltenham is a no no, it's to 2 million pounds. If you want to know the offer, I will tell you

33:34

so we have to look outside of Germany. So this house is ideal. No house has been perfect in all the ones we've looked. We have to build an extension job done. But diversion route we need to know what that is going to be and how long it will take.

33:56

As for the home's

33:58

heat 1000 houses. I've I'm in the building. I have been in a building trade for 55 years and five months. I retired in March in one job that's quite a lengthy time. Our supply 13 house builders overtones was my main one. I supplied them all their fireplaces on every site for 24 years. So I know what it's like to have problems with the council and planning.

34:30

I don't think money wise I don't think they should be made to pay the 80 million pounds. Which council or how much Mr. Webb that's that's nine minutes of the 10 So you've got nearly finished I'm gonna make full use of my feminist. So I I'm on the builder side here.

34:55

They should not be paying anything like 80 million to get the counts.

35:00

So out of the pile of poo, which is in my driveway

35:06

I say that's all I gotta say.

35:10

Okay, thank you very much Mr. Webb

35:17

can I just check them that there is no one else in attendance who wishes to make any submissions this afternoon?

35:33

Okay, thank you. But thank you, Mr. Webb.

35:41

Just then come to the applicant, see if there's any

35:46

submission you want to make in response to anything you've heard or whether you wish to just respond in writing as I think you indicated in the, in the letter to us.

35:57

Yes, sir. Gary Solomon Berger, Simon. We've got no questions and we will respond in writing.

36:04

Thank you very much.

36:10

Okay, so I'll just check. There's no further matters anybody wishes to raise?

36:17

Okay. I'll thank you very much, everybody. I shall now close this hearing. Thank you all for your attendance and your participation.

36:27

And we look forward to seeing

36:30

no doubt most of you tomorrow at issue specific hearing. Thank you.