

TR010063

Factors still to be considered by the Inquiry.

From Ref. no: 20047638

- a) Access into my part of the Strategic Allocation GR364928 has not yet been considered in detail. In part 6 & 7 of my Representation dated 19th March I highlighted the problem of access. In my Pre-examination Statement listed 29th May I again highlighted the issues of access & egress, I actually spoke to raise the issue. In negotiations with me, GCC have not even considered a central right turning lane on the Old Gloucester Road (OGR) and the suggestion of a roundabout instead of a signalled junction has never been articulated as to why a signal junction is preferable. I therefore feel these issues should be openly discussed along with traffic data and the proposed new speed limit.
- In questioning, the applicants have already admitted there is a degree of subjectivity surrounding the signal junction and therefore I feel a roundabout that keeps traffic moving more freely should be openly discussed.
- b) Drainage of the West Cheltenham Strategic Allocation may be approved via planning applications by the Lead Local Flood Authority, but factors such as pollution from the Haydon Sewage Treatment Works, land and building run-off need to be considered in conjunction with climate change extremes when the flows meet the pipes under the OGR. Overflow from the sewage treatment plant needs to be able to cope with extreme rainfall that also originates from various parts of Cheltenham. Calculations for the water flows and the required under road pipes need to be openly talked through to check that there is going to be no water backing up and flooding both on my adjoining land and OGR.
- c) Compulsory Acquisition is going to have a land-take of about half an acre of my field. No justification has been given for requiring this strip of road frontage. Signal junctions can be installed on very small areas of land, therefore GCC need to explain what is the purpose and public good in requiring my road frontage and creating the entrance to the neighbouring site.

Normally developers design their own entrances for submission in their own application.

Development of my site will require access to footpaths, cycle ways & green travel plans that may be located in/on/or around the OGR therefore accessibility to these connections around the adjoining adopted site entrance will be important to the development of my site.

GCC plan for my field GR364928 (DF3 Layout) illustrates the land-take & drainage pipes under the OGR.

End