

ACCESS

Currently we and other families are able to explore and enjoy the varied nature of this site. We value dearly being able to get to such a great local resource. The proposed development severely restricts any future access.

The Cheltenham plan 2020 states local people should be able to reap the benefits of **being in nature within easy access to their homes**. Also that new communities are integrated with neighboring ones to promote cohesion and address issues of deprivation and social isolation.

The Glos, Chelt, Tewks Joint Core Strategy of 2017 also states that improved community **access to ecological networks will be encouraged** as long as it's compatible with the conservation of special features and interests.

The proposed development restricts access to what has been already designated an "official wildlife site" by the Glos Wildlife Trust. By cutting the site in half with a large 1.8 metre fence this will leave much of the natural habitat inaccessible. Local people from less privileged backgrounds will be unable to experience the 5 deer (their hedgerow den is dug up), the badger set (moved to the other side of the fence) and the varied natural biodiversity.

I would therefore argue that the access to the nature of this area for local peoples is not improved, is in fact much worse.

Traffic/Safety

The traffic data seems to be based on observations from 2016 and the census of 2011. This information is outdated. In Charlton CRT Rd alone within the last five years there has been 7 new families in the close with 2 or more children and with 2 cars per family.

Twenty seven years before the census of 2011, the Borough Engineer in 1984 stated that Charlton Kings roads were already "**over capacity**" and the road infrastructure was inadequate. Although the highway report states that extra traffic isn't seen as having a severe impact, this makes no sense to residents who already sit in 25 min queues to get their children to school.

We believe the new development will have a severe impact on traffic, congestion and very real safety hazards.

The traffic from Beaufort Rd, passing Charlton Court Road and then joining the London Road is already severely backed up at key times. (ie the school run/ morning rush hour. The proposed development simply feeds extra traffic (potentially an extra 86 vehicles) via the Oakhurst Rise exit onto this.

Our other concern is the safety issue. This undesirable increase in local traffic will cause a resulting danger at certain junctions, particularly the sharp corner at Charlton Court Road. This will be particularly so as children go to and come home from school.

It is stated that there is sufficient highway widths and footpaths but I refer to a recent photo of Beaufort Road. Parked cars often lining both sides of the road (which often block the cycle path) are a hazard to cyclists and pedestrians. There are also certain footpath areas that go

below the required 1.5 mtr. The pavement serving Charlton Court Road connecting to London Road at certain points is very narrow. At various places the pavement is only 1.1 or 1.3 mtrs wide. It is impossible at peak times for pedestrians, which normally includes parents, children, buggies and scooters to pass side by side. Someone is forced onto the road . This presents a real risk of injury and the increase in cars using this stretch of rd at peak times will increase this risk to a level which is unacceptable.

The development seems to takes no account of the new traffic laws and green traffic infrastructure detailed in LTN 120. Surely this should be taken into consideration bearing in mind the proposed plans were drawn up prior to this law coming into force last July.

So we would conclude the proposed development is based on out of date data and is ignoring recent new laws and will most definitely not improve the current traffic situation in Charlton Court Road and the immediate area.

DRAINAGE/STORM WATER – CHARLTON COURT ROAD

Surface water - The proposed development sits on elevated land and a steep clay incline. In periods of heavy rainfall Charlton Court Road has been victim to excess surface water flow. There is genuine concern that such a sizeable development will significantly reduce natural surface absorption and drainage and increase the risk of flooding to neighboring properties that lie south of the site in Charlton court rd.

The development proposes using attenuation tanks to manage the storm water run off from the elevated site. It is also stated that water will be pumped up from the Oakhurst rise area and fed into these said tanks. The developer is suggesting this will manage and improve the flooding aspect of the site.

However, it is then proposed that the storm water sewer (SWS) is shown as going through the centre cul de sac of Charlton Court Road to join the main SWS that goes down the length of the road.

Putting the proposed estates storm water through the Charlton Court Road sewer could well overload the present system at times of excessively heavy rainfall. The underground tank opposite the side of house no8 and that under the Oak avenue playground may not be able to cope with the excess.

We have not been able to find any detailed assessment of the impact of this from Severn Trent authority. In fact has any assessment been made at all?

Severn Trent have no record of a public pipe running underground on my property which doesn't exactly foster confidence in them saying that the system will cope. I recently spoke to a Severn Trent engineer and even on their official maintenance app they could find no record of these

public drains on my land despite the 3 man hole covers in my garden. He also stated that feeding a new system into an existing one can cause major problems further down the line.

Therefore what looks like an apparent improvement in the flood management could well turn out to be quite the opposite for the residents of Charlton Court Road. My concern is what if at some future date there is serious flooding in Charlton Court Road, what is our redress? The houses on the development may well be covered by a guarantee but surrounding homes are not afforded the same protection.