

# CHELTENHAM BOROUGH

# ENGAGING COMMUNITIES

# PROJECT REPORT

---

## PART 2 – CHAPTER 9

## ST PAUL'S

---

January 2017

Report compiled by GRCC, working in partnership with St Paul's  
Residents Association

## Chapter 9: St Paul's

### **Report Context**

GRCC was commissioned by Cheltenham Borough Council in 2016 to support twelve communities in Cheltenham Borough to consider their aspirations and present these in order to inform the Cheltenham Plan, a planning strategy document being produced by Cheltenham Borough Council during 2016-2017. The Cheltenham Engaging Communities Project builds on previous partnership working between GRCC and Cheltenham Borough communities in 2014-2015 which resulted in evidence gathering and recommendations by communities for designation of Local Green Spaces across Cheltenham Borough. The findings from that Local Green Spaces Study were summarised in a [report](#) presented to Cheltenham Borough Council in 2015.

The Cheltenham Engaging Communities Project Report is structured in 2 Parts:

Part 1 of the report provides an overview across Cheltenham Borough, summarising each community's approach and drawing out key messages.

Part 2 of the report contains 12 separate chapters, each devoted to one community, tracking their approach to the task and drawing out their conclusions, aspirations and priorities. Each chapter contains Appendices which provide fuller detail of a profile produced by the community and outputs from engagement activities they have conducted as part of this project and relevant previous activity.

This document forms Chapter 9 of Part 2 of the Cheltenham Engaging Communities Project Report and contains information about St Paul's.

### **Introduction to St Paul's**

St Paul's is a mature, largely residential area bordering the northern side of Cheltenham town centre and approximately 10 minutes' walk from the town centre. It also borders Swindon Village ward to the north-west, Pittville to the north and north-east, and All Saints to the south east.

### **How St Paul's Residents Association approached the Cheltenham Engaging Communities Project**

The Pittville and St Paul's Community Area is one of several Neighbourhood Coordination Groups (NCGs) in Cheltenham Borough and it includes the Pittville and St Paul's administrative wards. GRCC had previously worked with the St Paul's Road Residents Association (SPRA) on the Local Green Spaces Project and continued to work with the group to enable them to prepare this chapter of the Cheltenham Engaging Communities Report.

### **St Paul's Residents Association's engagement with the wider community**

In order to build and understanding of the vision, community aspirations / priorities and key issues in relation to the St Paul's area, the community went through a number of key stages.

The first stage was to review and consider a community profile that included desktop evidence from national and local data. Members of SPRA considered desk top evidence along with information from previous work / discussions by the residents' group and used a basic framework provided by GRCC to



produce a profile of St Paul's. The profile contains sections on history, economy, housing, community space, transport, physical environment and the characteristics of the population. The full profile can be found in [Appendix 1](#).

The next stage involved community engagement activity during summer 2016 in order to find out other residents' opinions and priorities and inform the conclusions drawn. This was formed of two parts.

The first was a questionnaire completed by residents on the 8<sup>th</sup> July Dunalley School Fete and from local shops/clubs visited by SPRA in August / September. 300 hard copy surveys were also printed and distributed by Cheltenham Borough Homes (CBH) to CBH tenant's homes in the neighbourhood but no responses were received. The community were asked to respond to seven open questions covering aspects such as what the community valued about the area and improvements necessary. They also rated community facilities plus transport infrastructure and characteristics of new housing developments. The survey was also made available online via a Survey Monkey survey organised and collated by SPRA.

**1. What are the three things you value most about St Paul's?**

**2. What are the three things you would most like to see improved in St Paul's? This could include particular places/sites or community services and facilities or transport related issues or any other ongoing problems that you have noticed.**

**3. Please describe the improvements you would like to see**

**4. What is your opinion on the following in St Paul's? (tick one per row)**

	Very good	Good	Poor
Play facilities			
St Paul's Church, Herrington Rooms & Old School Community Centre			
St Paul's Hub			
Gas Green Youth & Community Centre			
Getting around St Paul's by car			
Getting around on foot			
Getting around by bike			
Access to public transport			
Sports facilities			
Buildings - condition			
Buildings - design			
Open spaces			
Employment opportunities			
Access to shops and services			
Facilities for older people			
Facilities for families and young children			
Facilities for teenagers and young adults			
Other – please specify:			

**5. What improvements would you suggest?**

**6. In what ways do you think pedestrian & cycle links could be improved around St Paul's?**

**7. Please describe the characteristics (such as parking, design, garden provision, infrastructure) that you feel are important in any new development in St Paul's.**

**8. How can we build a stronger community in St Paul's?**

Results of the survey and findings from the profile were considered during a workshop organised by SPRA in November 2016 and facilitated by GRCC. The community used this information to conduct a SWOT analysis and to draw out aspirations and key issues for the community.

### **Outputs from community engagement activities**

#### **A) Community survey**

In total 32 written survey responses were received and the following table provides a summary of the key results.

<b>Question</b>	<b>Key responses</b>
Q1- What are the three things you value most about St Paul's?	<ul style="list-style-type: none"> <li>• Proximity to town (12 comments)</li> <li>• Parks ( 9 comments)</li> <li>• Community spirit (11 comments)</li> </ul>
Q2- What are the three things you most like to see improved in St Paul's?	<ul style="list-style-type: none"> <li>• Crime/Safety/Antisocial Behaviour (15 comments)</li> <li>• Traffic (Inc. volume and speed) (12 comments)</li> <li>• Appearance and cleanliness (11 comments)</li> </ul>
Q4- Aspects with highest number of people indicating provision was poor	<ul style="list-style-type: none"> <li>• Getting around St Paul's by car (13 good/v good; 10 poor)</li> <li>• Access to public transport (19 good/ v good; 11 poor)</li> <li>• Buildings –condition (16 good/ v good; 11 poor)</li> <li>• Facilities for older people (14 good/ v good; 10 poor)</li> </ul>
Q6- In what ways do you think pedestrian and cycle links could be improved around St Paul's?	<ul style="list-style-type: none"> <li>• Parking and Traffic (7 comments)</li> <li>• Pavements and Road Surfaces (6 comments)</li> </ul>
Q7 - Please describe the characteristics (such as parking, design, garden provision, infrastructure) that you feel are important in any new development	<ul style="list-style-type: none"> <li>• Parking Provision (12 comments)</li> <li>• Garden Provision (5 comments)</li> </ul>

The close proximity to the town centre and the parks as well as the local community spirit featured strongly in responses to what residents most value about St Paul's. A high level of respondents' suggested addressing crime / safety /antisocial behaviour as well as traffic (volume and speed) would improve the St Paul's area. Improvements in social activities / community and parks / green spaces / play area also featured strongly as did the roads, pavements and parking. The appearance and cleanliness of the local area had a high level of importance when considering what could be improved about St Paul's. Addressing parking and traffic, pavements and road surfaces featured strongly in respondents' suggested improvements to pedestrian and cycle links. Respondents referred to parking and garden provision as being important characteristics for any new development in the area.

The full analysis report can be found in [Appendix 2](#).

The same survey was formed into an online survey by the SPRA which resulted in an additional 23 responses - a link to the results of this online survey can be found in [Appendix 2b](#). Although no summary report was produced by SPRA the community considered all the responses in the subsequent workshop as part of the final stage activity carried out by the community.

#### **B) Focus group workshop outputs**

The SWOT analysis and Aspirations are below and further outputs from the workshop can be found in [Appendix 3](#).

## SWOT Analysis

<b>Strengths</b>	<ul style="list-style-type: none"> <li>• An all-encompassing (family ties / heritage) community</li> <li>• Health services (range of medical services)</li> <li>• Close proximity to the town centre</li> <li>• Access to leisure centre</li> </ul>
<b>Weaknesses</b>	<ul style="list-style-type: none"> <li>• Separation of community – e.g. areas Cheltenham Borough Homes (CBH) managed and not integrated to the rest of the community</li> <li>• Transient population (HMO).</li> <li>• Isolation of older population with neighbours changing regularly</li> <li>• So little green space</li> <li>• Residents come a close third in terms of local control behind the University and landlords</li> </ul>
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• University Campus – integration with community residents as well as services / facilities</li> <li>• Utilisation of community buildings (the old school)</li> <li>• Street view – conservation area but limited focus on front gardens</li> </ul>
<b>Threats</b>	<ul style="list-style-type: none"> <li>• English not the 1<sup>st</sup> language for some limiting integration</li> <li>• Imbalance in population (high level of less than 24 year olds)</li> <li>• Property <ul style="list-style-type: none"> <li>○ Too many rental properties to date with the concern of the continued growth of landlord with multiple rentals pricing out local residential purchases</li> <li>○ No affordable family homes</li> <li>○ Current housing not being used properly (empty properties in non-term time) as well as knock on effect of the environment for permanent residents with rental properties deteriorating.</li> </ul> </li> <li>• Growth in university teaching in Gloucester, while student accommodation (shared Housing) is in Cheltenham has led to a growth in student car ownership and car journeys.</li> <li>• St Paul's 'rat run' for car traffic – continued issues with the CTP &amp; JCS changes being made</li> </ul>

From the workshop discussion the following visions were identified for St Paul's:

- To be a safe and welcoming community.
- To foster / encourage appropriate growth and development of the centre of the community along the St Paul's road.
- To cherish and love the St Paul's as its own area and not an extension of the town centre – creating a sense of place

The community identified three key aspirations and associated objectives:

**Aspiration 1: St Paul's will be a safe place to cycle and walk around the community to get to shops / schools and services safely and efficiently.**

The achievement of this aspiration requires the following objectives to be met:

- Efficient traffic management- especially when considering any new development/ change of use applications in and around Cheltenham
- Cycling routes and space
- Tackling 'rat run' traffic with a coordinated through traffic strategic resolution



**Aspiration 2: To ensure community cohesion in St Paul's to develop and promote a village environment along the St Paul's Road creating a sense of place and belonging.**

The achievement of this aspiration requires the following objectives to be met:

- Efficient traffic management- especially when considering any JCS bypass / traffic flow considerations (links to transportation aspiration)
- Tackling inconsiderate parking
- Availability of parking to support local demand
- Addressing street frontage including the pavements, trees and verges to make pedestrians and residents safer.

**Aspiration 3: To ensure that any further residential changes / development in and around St Paul's 'benefits' the St Paul's community – look / feel as well as tenure type.**

The achievement of this aspiration requires the following objectives to be met:

- Limit development to affordable housing that can be bought or rented by local people (ie prioritise local people)
- Enforcement of planning powers in respect to low rise two storey terrace Victorian style properties in keeping with the area
  - fit for purpose 'look and feel'
  - eco friendly
  - maintaining characteristics of conservation requirements without restricting households due to financial budgets
  - Putting a check on any increased density of occupation

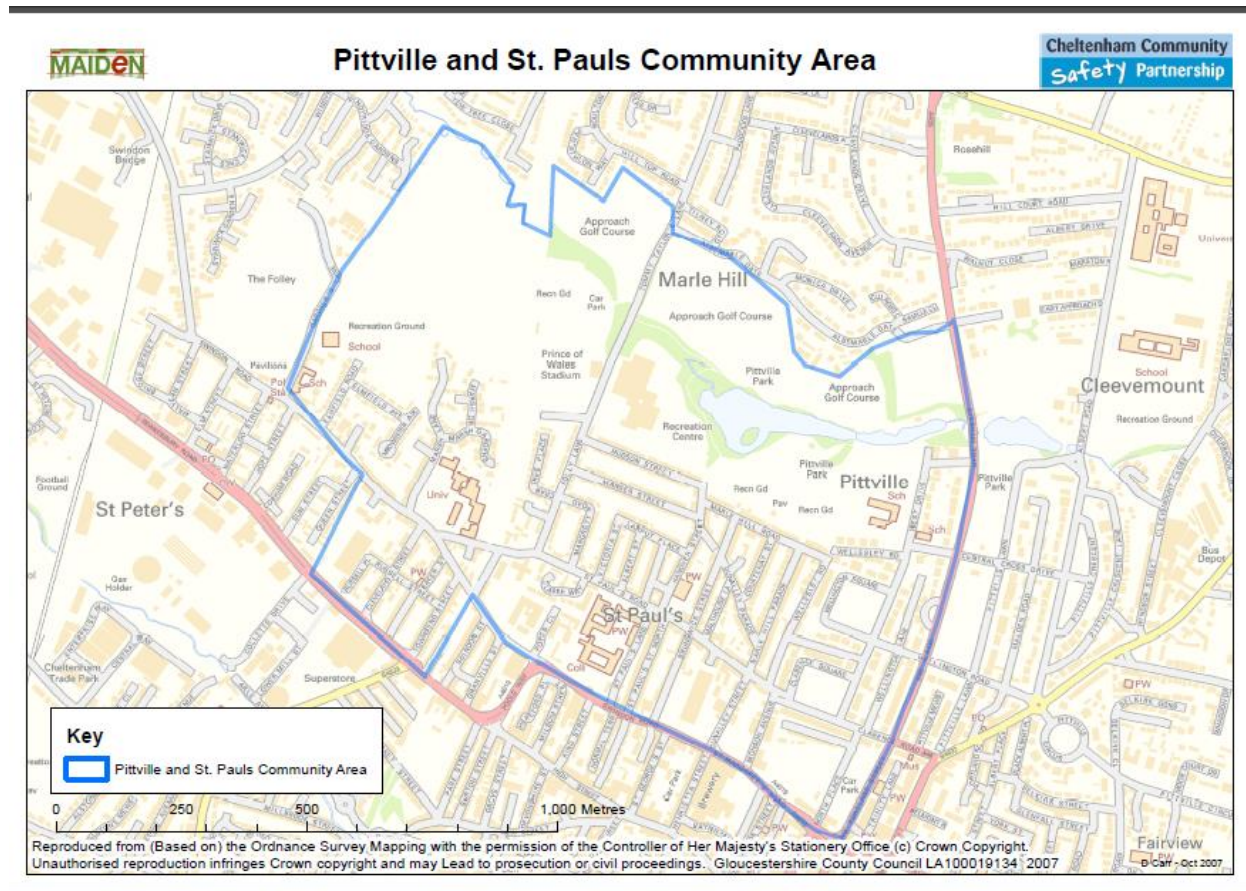
[Appendix 4](#) contains link to previous consultations carried out or responded to by the group and which are reflected in the workshop output as well as the community profile.



## Appendix 1: Community Profile

This profile has been produced by St Paul's Residents Association. GRCC provided a basic framework and some desk top researched data about the area as a starting point and the residents association reworked the section, using their local knowledge and perspectives. Any additional community commentary, giving a flavour of local feeling on topics is shown *in italics*.

There have been various boundary changes to the Neighbourhood Coordination Group (NCG) area, so for data purposes the ward of St Paul's has been used to represent the area. *As a result the St Paul's Residents Association has identified that the community profile not only relates to the St Paul's NCG localised area but also information applying to ward level resulting in this St Paul's profile also including elements of the wider area of Cheltenham.*



## People and Households

### Data

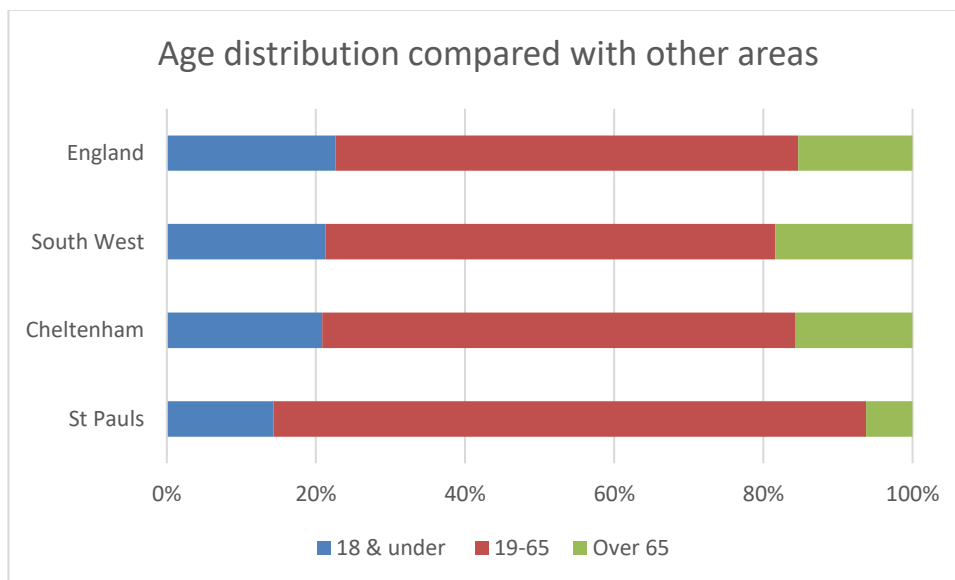
Data on people and households in Cheltenham is gathered at a parish or ward level, and for the purposes of 'best fit' data from the ward of St Paul's has been used in the following sections.<sup>1</sup>

### Key facts

The Maiden mid-2013 population estimates state that St Paul's ward has 6,509 residents and Census statistics indicate that:

<sup>1</sup> The St Paul's NCG area roughly covers census lower layer super output areas Cheltenham 004C & 004E, but even this is not an exact match for data collection, and not all data is available at this level

- around 47.6% of residents are male and 52.4% female
- there is a significantly higher proportion of people of working age in St Paul's compared to the Cheltenham, South West and England and conversely lower numbers of children and people over 65.
- at 93.51 people per hectare, St Paul's is a high density area, within the top 10% for Gloucestershire.



## **Deprivation**

The Indices of Multiple Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs), in England.

Each LSOA is graded based on where it falls in its score for multiple deprivation, across five divisions in the full range from the most severe to least severe scores for multiple deprivation. This is done using data from various sources, mostly from the 2012/13 period. There are seven domains of deprivation that make up the overall ranking of each LSOA: income, employment, education, health, crime, barriers to housing and services, and living environment.

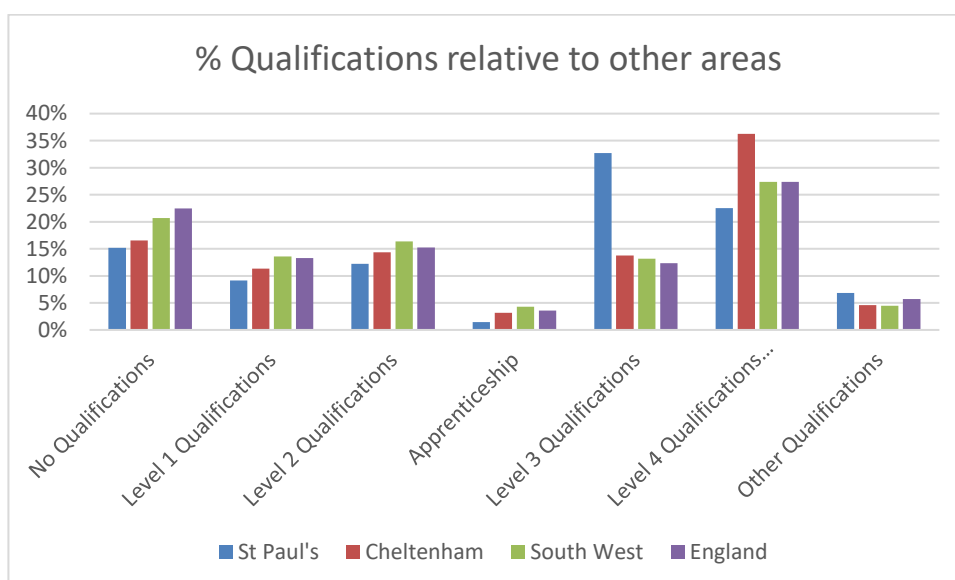
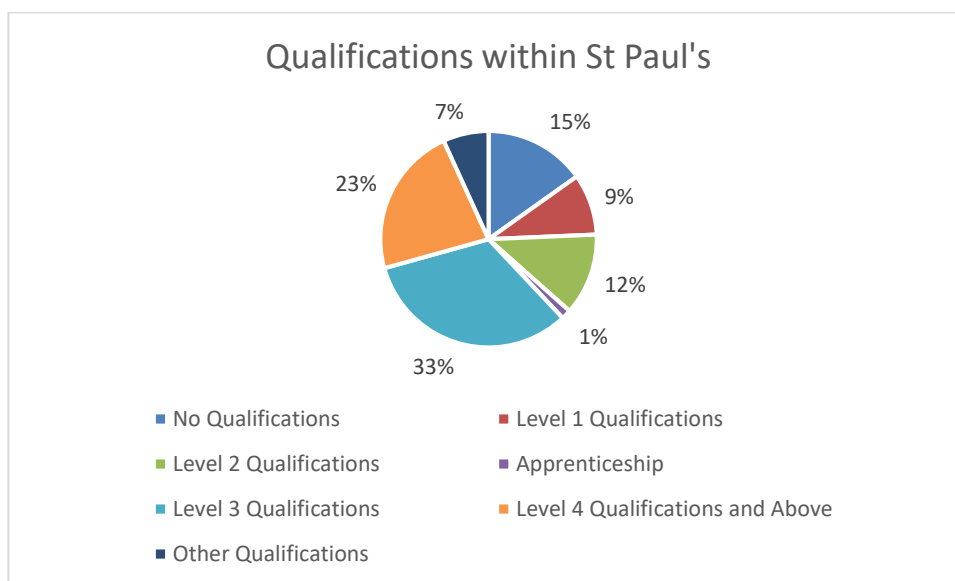
Maps produced to indicate areas of deprivation use colour coding to show which division an area falls into, with red being the most deprived, followed by orange, then yellow and then pale green and finally darker green for the least deprived quintile. The map for St Paul's indicates it is an area of relatively high deprivation with around a quarter of the area being shaded in red and a further quarter shaded orange. The remaining areas are shaded yellow. The crime rate for St Paul's is in the top 10% for Gloucestershire, being double that recorded for the county as a whole. It is also in the top 10% for numbers of pupils having English as a second language and the top 25% for numbers of pupils claiming free school meals.

## **Educational Achievement**

St Paul's has low numbers of people with no or lower level qualifications in comparison with Cheltenham, the South West and England and has a high proportion of people with a level 3 qualification equivalent to A levels - higher than the national, regional and county figures<sup>2</sup>. These figures may be slightly distorted by the number of undergraduate students living in student accommodation in the ward.

<sup>2</sup> Census 2011





(Note- A full list of levels of qualification can be found on the [gov.uk website](http://gov.uk) but in summary Level 1 equates to GCSE Grades D, E, F, G or equivalent; Level 2 to GCSE Grades A, B, C or equivalent; Level 3 to A Levels or equivalent; Level 4+ to Certificate of Higher Education, Degrees or equivalent)

## History and Heritage

A large part of St Paul's is within Cheltenham's Central Conservation area. This includes the Lower High Street, the St Paul's Road area and Old Town. The Lower High St Area is one of the oldest parts of Cheltenham, comprising a commercial street with terraced housing both sides, and a number of chapels, now mostly put to other uses. The Old Town character area is on the easternmost side of the ward and includes the Brewery Quarter.

The St Paul's character area is entirely within the St Paul's NCG area. This area is largely residential, much of the development having taken place in the latter half of the 19<sup>th</sup> century in order to provide housing for the town's artisan workers. Typical housing in these areas has been provided in narrow, densely terraced streets laid out in a compact grid pattern the streets mostly running north/south between the

two main roads, the Swindon Road and St Paul's Road. The exception is Dunalley Parade which lies diagonally across the area. Many of the houses front directly onto the street pavements and most rely on on-street parking for their vehicles.

The compact layout of the streets has left little space for trees and grass verges along them. Landmark buildings within this area include St Paul's Church, Dunalley House, Francis Close Hall and Chapel and the Elms. Francis Close Hall currently houses the campus of the University of Gloucestershire and combines a range of historic buildings with more modern University buildings in an open space setting. Public open space can be found to the front of St Paul's Church and the recently created St Paul's Walk between Hudson and Manson Streets. Pittville Park borders the St Paul's neighbourhood on the north.

*Community commentary: In recent years there has been a number of small scale infill development, mostly in back streets on former garage and garden sites, e.g. Wellesley Road, Malthouse Lane, St Paul's Lane. The conservation areas have been unevenly enforced, and not all recent development has been sympathetic, so their character has been eroded. There is some feeling in the Lower High Street that the conservation area could be a barrier to economic regeneration. A number of residents in the St Paul's area value the historic character, and there is interest by some who have attended NCG meetings in extending this further west to include streets such as Marsh Lane.*

## Physical Character

St Paul's mainly consists of residential, red brick terraced houses that were built to accommodate the town's artisan population in the 19<sup>th</sup> century. The oldest houses in the area date back to the 1830s (St Paul's Street North). The grid-like street layout and the closeness of the houses and streets gives the area a unique identity. Other important character elements include the university campus, which mixes smart modern buildings with historical 19<sup>th</sup> century grand buildings, and St Paul's Medical Centre, built in the 1990s.

Although there has been relatively little small scale modern infill development, there have been a number of larger developments such as:

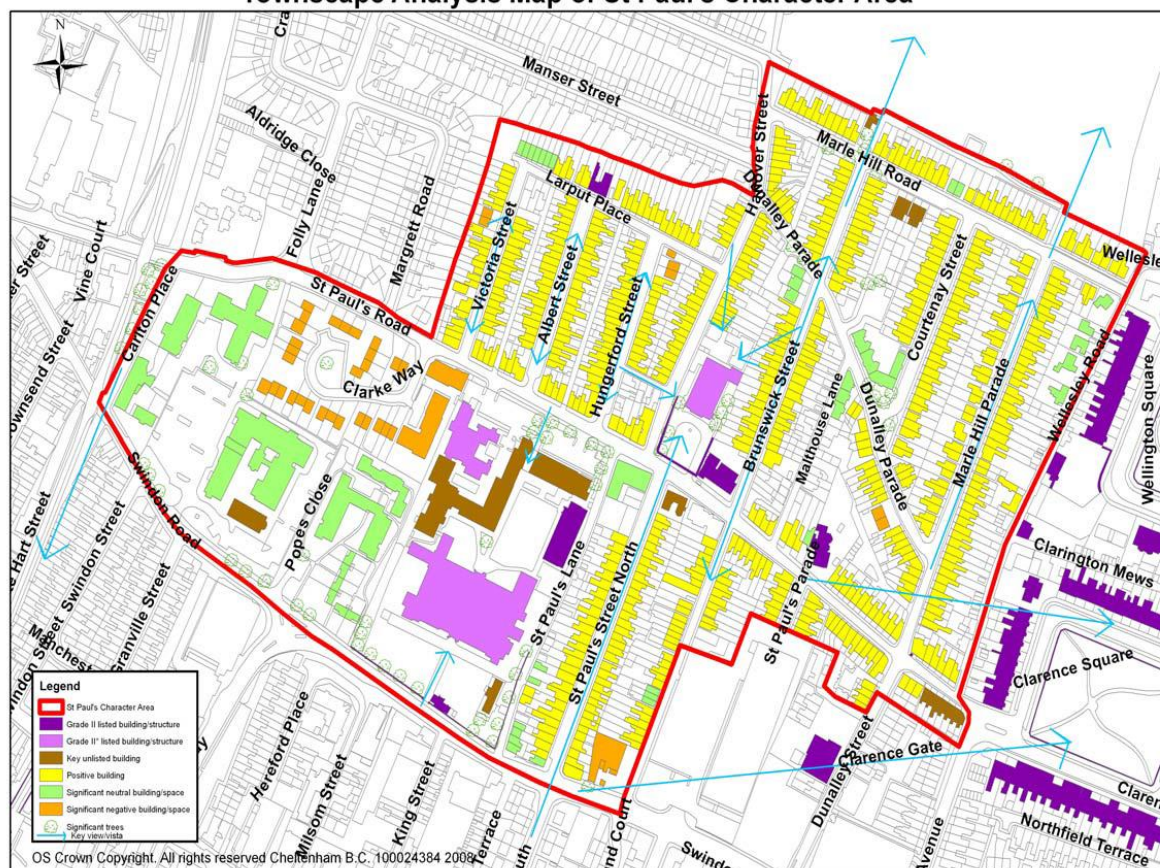
- a Holiday Inn Express,
- Pope's Close retirement development (1980's)
- a new housing development for people with learning disabilities on the site of Burkes Scrapyard in Dunalley Street
- St Paul's Medical Centre & Clarke Way on the site of the former Cheltenham Union Workhouse.

Planning permission has been granted for a supermarket on the former Black and White Site in North Place, though this has not been built out and development has stalled.

## **Recent developments**

The former Whitbread Brewery has been developed into the Brewery Quarter, a leisure destination comprising cinemas, gym, bowling alley, bars and restaurants and some retail, with the most recent phase of this taking in the north side of the High Street between Henrietta St and Bennington St. The Keg store on Dunalley Street has been developed for residential use, and the site of the former Whitbread offices on St Margaret's Road is now an NCP car park.

## Townscape Analysis Map of St Paul's Character Area



## Roads, Transport and Access

### Roads

The A4019 Northern Relief Road dominates St Paul's and is the main East-West corridor through the north side of town.

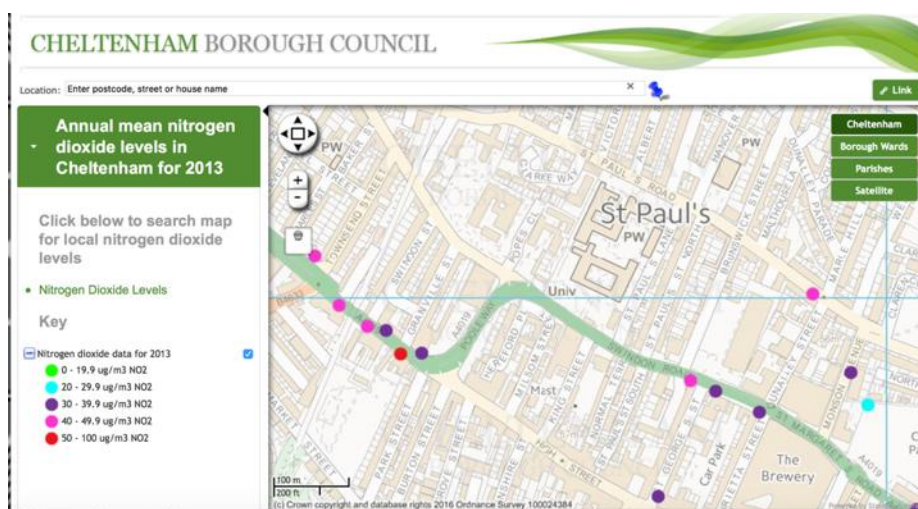
*Community Commentary:* Due to traffic volumes and a lot of unsynchronised traffic lights along the A4019, St Paul's Road, Swindon Road through Elmfield and the south side of Clarence Square are being used as a rat run. Traffic levels, speeds and noise are high which can make walking along them an unpleasant experience. Despite St Paul's Road having only one lane of traffic in places and dangerously narrow pavements, it sees rush hour traffic volumes not far below the A4019. Traffic levels are forecast to increase dramatically with the closure of Boots Corner, and no plans for mitigation are yet in place. The planned JCS development of 4500 homes in north-west Cheltenham will also increase traffic volumes.

There is a high level of vacant buildings alongside this road which also makes it unattractive. Congestion, exacerbated by several sets of poorly synchronised traffic lights, has driven traffic into residential streets, including St Paul's Road, Townsend Street, and the part of Swindon Road through Elmfield. This has a negative effect on the air quality and the quality of life for residents living on these streets.

Freight routes through the town are poorly defined and signposted, so despite weight limits and low bridges, HGVs regularly use St Paul's Road and Swindon Road through Elmfield. There is no weight limit on Townsend St, and the properties on the street shake when an HGV goes past.

The traffic causes problems with air quality. CBC readings show air quality on St Paul's Road to be as bad as and worse than the A4019.





AIR QUALITY SCREENSHOT FROM [WWW.CHELTEMHAM.GOV.UK](http://WWW.CHELTEMHAM.GOV.UK)

*The residents of St Paul's have previously asked Cheltenham Borough Council planning policy department about drawing up 'asthma maps' to show prevalence of respiratory disorders geographically, as anecdotal evidence suggest large numbers of asthma sufferers around St Paul's Road.*

*Heavy traffic also has a negative effect on community cohesiveness. The traffic noise makes conversation on the pavement difficult, and it creates a physical barrier between neighbours on opposite sides of the residential street. Studies from Bristol give evidence of the negative effects of traffic on community cohesiveness.<sup>3</sup>*

*The south side of Clarence Square falls within the St Paul's ward. This terrace forms part of a grade II listed Square<sup>4</sup>. However, it is cut off from the rest of the square by a busy road. Residents are concerned about the effect of the traffic on the historic buildings and their foundations and are in the process of applying for a traffic sensitivity order.*

*Residents have suggested more traffic calming measures on St Paul's Road to make it less attractive to through traffic and friendlier to pedestrians and cyclists. Options suggested include the introduction of pedestrian crossings, pavement widening, and blocking the road to through motorised traffic with the use of bollards midway (as is done on residential streets previously used as rat runs in Bristol).*

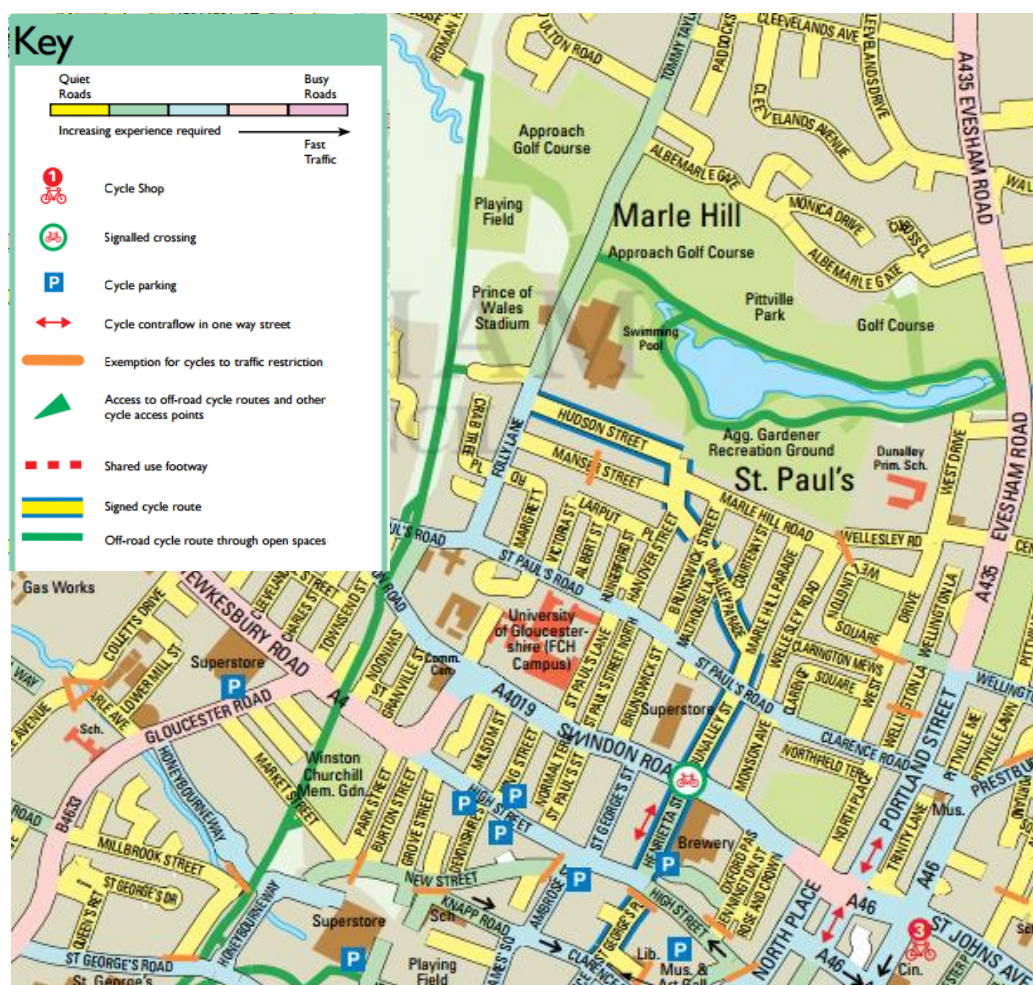
## **Cycle Ways**

Honeybourne Line, which is a converted railway line, provides a leafy off-road cycle route that runs north to south through the west side of town, and through St Paul's, with entrances on the High Street, St Paul's Road and Tommy Taylors Lane. This provides a direct traffic free route to Cheltenham Spa Railway station (less than 10 minutes). There have been talks about extending this cycle route to Bishops Cleeve. The Northern Relief road travelling east to west has cycle paths marked on it, but it is only recommended to the most confident cyclists. There are no other recognised cycle trails in St Paul's, so cyclists travelling through and around St Paul's currently use the roads.

*Community commentary: Although the residential through roads (St Paul's Road, Swindon Road through Elmfield, Townsend Street) should be reasonably cyclable, the volume of traffic including heavy vehicles combined with a poor road surface make them unattractive and only suitable for more confident cyclists.*

<sup>3</sup> Hart & Pankhurst "Driven to distraction: the impact of traffic on three Bristol streets"  
[http://eprints.uwe.ac.uk/15513/1/WTPP\\_Hart\\_PankhurstJan2011prepub.pdf](http://eprints.uwe.ac.uk/15513/1/WTPP_Hart_PankhurstJan2011prepub.pdf)

<sup>4</sup> [www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)



EXTRACT FROM CHELTENHAM CYCLE MAP ([WWW.CYCLECHELTENHAM.ORG.UK](http://WWW.CYCLECHELTENHAM.ORG.UK))

The Cheltenham Transport Plan (CTP) aimed to make all parts of the High Street accessible for 2 way cycling. Sadly, this has been severely compromised by the road design of the Lower High Street between Henrietta St and Bennington Street, where there is no space for a bike and a bus to pass each other safely. This is a barrier to cycle access to and across the town centre for St Paul's residents. The Brewery Quarter will not allow cycles to be parked on its premises (offering instead a cycle park the on the opposite side of the Northern Relief Road, next to the multi-storey car park) thus restricting sustainable transport options for its visitors and employees.

## Public Transport

Cheltenham Railway Station is within 1.3 miles or 25 minutes' walk away, and can easily be accessed on foot or cycle by the Honeybourne Line. There is a regular bus service to the station from the Lower High Street. Several local bus services can be accessed from the Lower High Street whilst the bus station is only 0.7 miles or 14 minutes' walk from the heart of St Paul's. The Swindon Village/Cheltenham town centre bus is routed through St Paul's connecting the area to employment and the retail parks in Swindon Village.

## Footpaths

*Community Commentary: Pavements within the residential area of St Paul's are narrow and uneven. This is a particular problem for older people, people with disabilities and people with young children. Gloucestershire County Council Highways has acknowledged that some narrow pavements on St Paul's Road - where it is not possible for pedestrians to pass each other without stepping into the road - are dangerous, especially given the speed and volume of traffic on that stretch. Wellesley Road, formerly a*

*service lane of garages, has now largely been developed as housing, but no pavement has been installed. All streets in the residential area should have pavements.*

*On rubbish collection days, many pavements are entirely obstructed by bins. Some wheelie bins are left permanently on the pavement as residents have nowhere to store them off the street.*

### **Street lighting**

*Community Commentary: Residents have requested better street lighting in the residential area. St Paul's was one of the first areas to be given the new LED lighting. This does not have as much throw as the older street lighting and leaves lots of darkness on the pavements. On many streets the street lighting is only on one side, which is adequate on narrower streets, but on wider ones such as St Paul's Street North it means that one side is left in darkness.*



*Given the unevenness of the pavements and obstacles this makes the street difficult to navigate after dark. A lot of the population are students or under 30, so often go out in the evening, or work in the night time economy. The area's proximity to the town centre facilitates this. However a lot of young people, especially women feel unsafe walking around the area after dark, and the poor lighting contributes to this. Evidence of this feeling unsafe can be seen the comments made in this petition:*

<https://www.change.org/p/cheltenham-borough-council-place-cctv-on-brunswick-street-st-paul-s-north-street-swindon-road-honeybourne-line-the-high-street-the-promenade-and-other-areas-to-prevent-violent-crime-in-cheltenham>

*Poor street lighting along St Paul's Road means that pedestrians are not readily visible to cars after dark, and bicycles, even with regulation lights are not easily visible. Back streets which have been largely changed into residential streets (Wellesley Road and St Paul's Lane) are particularly badly lit and feel unsafe. Un-adopted service lanes and roads have no street lighting.*

## **Community Services and Facilities**

### **Healthcare**

There are five GP surgeries, a 'walk in' treatment centre, a dental surgery and a number of complementary medical services based at St Paul's Medical Centre. The sexual health centre is very nearby on Milsom Street. There is a large NHS dentist practice at the Brewery. There are two pharmacies, one at St Paul's Medical Centre and one on Swindon Road. Cheltenham General Hospital is just 1.2 miles or 22 minutes' walk away. The nearest stop for the hospital bus service (99) is on Clarence Parade. The nearest children's hospital is in Gloucester.

### **Libraries**

There is no library in St Paul's neighbourhood area. However, the neighbourhood is 22 minutes' walk or 1.2 miles from Cheltenham's Central Library, which is co-located with the county's children's library.

### **Places of Worship**

St Paul's has four active places of worship – St Paul's Church on St Paul's Street, Gas Green Baptist Church on Russell Street and Cheltenham Hindu Community Centre and Temple on Swindon Road. The High Street Mosque lies just to the south of the ward.

### **Community Spaces and Facilities**



There are several spiritual centres to be found within St Paul's ward, including St Paul's CofE Church, Gas Green Baptist Church, the Cheltenham Hindu Community Centre and Temple, the High Street Mosque and the Cheltenham National Spiritual Church. Community centres are provided at the Hindu Temple and Gas Green Baptist Church as well as an additional Salvation Army Centre.

St Paul's Church has a number of community spaces including the church itself, the Herrington Rooms next door, and the Old School. The Old School was designated a community building in 2013 and has a trust managing it. Despite this, it is still seen by many in the area as a church rather than a community building. Recently a café set up on social enterprise lines has opened in the Old School. This may help open it up to non-church goers in the community.

Cheltenham Borough Homes operates a community hub in St Paul's Walk. This offers facilities such as job club during the day and youth clubs in the early evening. It mainly operates during office hours, so not weekends. Outside the CBH area, few people realise it exists, and it is seen as a resource for CBH tenants (primarily non- working ones due to the opening hours and nature of activities).

There is a recycling bank in the High Street car park.

The University has spaces (a bar, a chapel with meeting room, social facilities) but these are primarily for university students and staff.

*Community Commentary: A sports pavilion in Agg Gardners playing field has the potential for additional uses than just as a changing room as it is a large building. But most people would be reluctant to use it after dark, and it has only a grass path as access.*

*A community edible garden has been set up in partnership between the university and the residents association. This is quite well hidden, and has to be kept locked when not in use for security reasons.*

## **Recreation and Leisure**

Cheltenham Leisure Centre and the Prince of Wales Stadium are on the edge of St Paul's area - 0.5 miles or 9 minutes' walk away. There is a football pitch on Agg Gardners playing field, and a Multi Use Games Area. Other facilities in Pittville Park include playgrounds, boating, fishing, pitch and putt. The Brewery hosts a number of leisure facilities including a gym with a swimming pool, bowling, cinemas, children's soft play centre, bars and restaurants.

## **Green Spaces**

*Community Commentary: St Paul's has limited green space. Cheltenham Borough has listed several areas in and around St Paul's as public green space, and more are pending designation.*

Current public green spaces include Honeybourne Line, which runs through St Paul's, and Wellington Square, Clarence Square and Pittville Park (which includes play areas), which all border the ward. The green spaces at Circa Green Link (between the allotments and the stadium) and on St Paul's Walk were identified as a potential public green space and in 2015 the Local Green Spaces Study applied for designation for this area, as was Marsh Field on Swindon Road. This decision is currently pending as at preparation of this profile document.

*Community Commentary: Elmfield playing field is another area of green space enjoyed by residents, and it features a play area. This was not included in the Local Green Space designation application as it was hoping to obtain Village Green status at the time. If this is not the case then the community will explore whether it possible for St Paul's to seek Local Green Space designation for Elmfield Park or whether that is best pursued through the Big Local area's Neighbourhood Plan.*

St Paul's is home to the Midwinter allotment plot, which is a relatively large site with a very short waiting list.

## **Educational Facilities**

The neighbourhood is served by two primary schools, Dunalley Road Primary (192 on roll as of January 2016) and Gardners Primary School (184 on roll)<sup>5</sup>. Gardners Lane Children's Centre, a former Sure Start centre provides early years care and support as well as antenatal and baby care<sup>6</sup>. Dunalley Ducklings provides pre-school education from age 2. A number of children from the area also attend St Gregory's RC primary school.

St Paul's falls within the catchment area of two secondary schools, both outside the ward: Pittville School, is 18 minutes' walk or a four-minute drive from St Paul's. All Saints Academy, a faith based academy is 1.6 miles away. Despite being outside the catchment, a significant number of children in St Paul's attend Cleeve secondary school.

Pittville School does not have a sixth form. The nearest post 16 (KS5) education is at All Saints Academy.

## Economy

### Employment

A relatively high proportion of St Paul's residents are claiming benefits of some kind, being in the top quartile for Gloucestershire. The neighbourhood is predominantly residential although there are employment opportunities at the university, the Leisure Centre and St Paul's Medical Centre. In addition, it is well situated for central Cheltenham retail and administrative employment, with the town centre being 0.6 miles away and for the industrial and retail parks at nearby Swindon Village (accessible by bus).

*Community Commentary: In recent years Cheltenham has lost a number of large employers: Kraft, The Chelsea Building Society, Countryside Agency, with these sites being converted into old people's accommodation. Many of the larger insurance companies have moved to out of town sites and the number of people employed in the public sector locally (other than GCHQ) has been cut massively. New job opportunities in Cheltenham are likely to be in retail, service sector and care. These jobs though often offering flexible employment which is an advantage for some people (e.g. students) rarely provide a living wage to match Cheltenham living costs – particularly housing costs. This has led to an increase in commuting, from people living in Cheltenham to better paid jobs elsewhere, and from people working in Cheltenham who cannot afford to live within easy reach of the centre. Many people living in St Paul's in full time employment commute elsewhere for work in Gloucester, Bristol and Swindon.*

### Income

St Paul's falls entirely into Middle Layer Super Output Area (MSOA) area Cheltenham 004, which was used to analyse average household income in England and Wales 2007-8. This area is in the lowest quintile for income, with the average weekly income at £510 at that time.

### Retail

There are two convenience stores on St Paul's Road, a Matalan and a wide range of shops along the Lower High Street. The High Street and the town centre are the local shopping streets for many in St Paul's and are easily reached on foot. The town centre is mostly national chains, but the Lower High Street, Henrietta Street and Bennington Street host a number of independent shops.

*Community Commentary: The Thursday market in the Henrietta Street car park no longer operates, but Woody's has a vegetable stall there 6 days a week and this is popular with local residents.*

*There are supermarkets within walking distance at Waitrose, Lidl and Tesco, Collets Way. A car journey away there are a range of shops available at Kingsditch (these are not easily accessible by foot or bike due to traffic volumes, the absence of footpaths and car-centred design).*

---

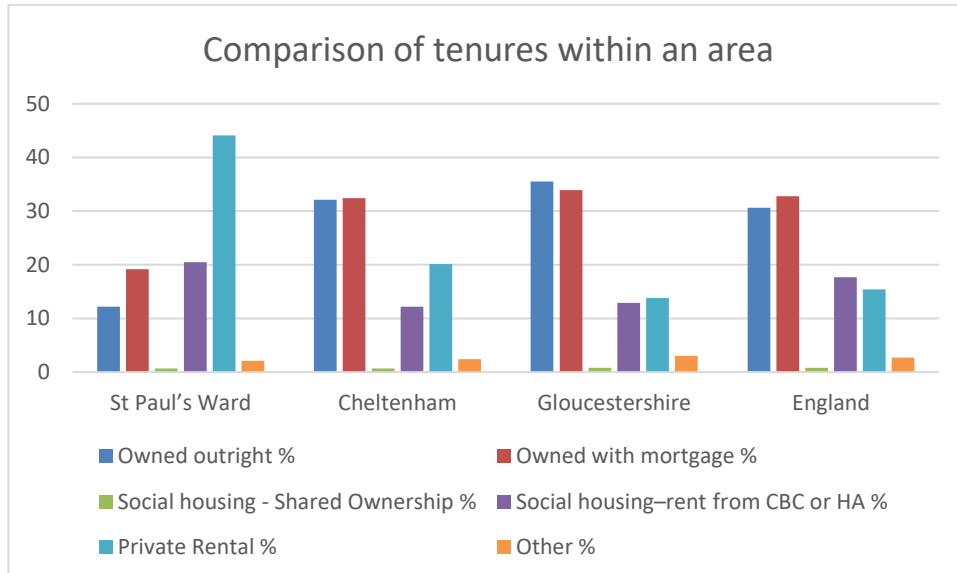
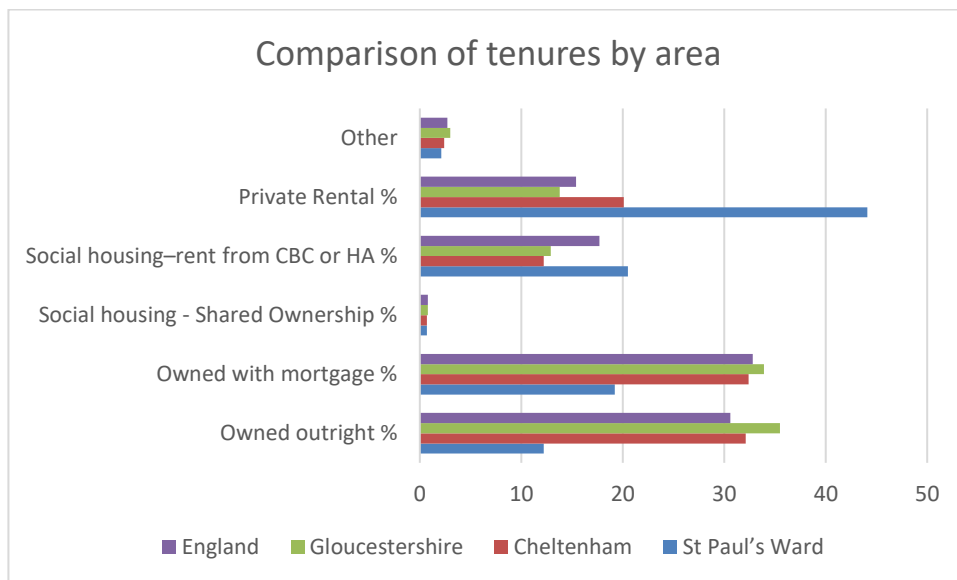
<sup>5</sup> All numbers-on-roll figures taken from latest Ofsted report as of 9/5/16 unless otherwise specified.

<sup>6</sup> <http://www.cheltcc.org.uk/gardners-lane/about-gardners-lane/overview/>

## Housing

### Housing Tenure – proportions

Across the neighbourhood, St Paul's has relatively low rates of home ownership and relatively high rates of social housing when compared with the rates for Cheltenham, the South West and England. Moreover more than 40% of residents are in private rented property, many of them being students in Houses of Multiple Occupancy.



Cheltenham Borough Council has a vacant and derelict buildings strategy<sup>7</sup> which aims to encourage owners of vacant and derelict property to bring the buildings back into use.

### Houses of Multiple Occupation (HMOs)

<sup>7</sup> [http://www.cheltenham.gov.uk/info/200077/private\\_housing/79/vacant\\_and\\_derelict\\_property](http://www.cheltenham.gov.uk/info/200077/private_housing/79/vacant_and_derelict_property) accessed 9/5/16

*Community Commentary: St Paul's has a very large proportion of HMOs, particularly in the older terraced streets. Many of these streets are over or nearing 50 % HMOs in terms of housing stock. One street is 85% HMOs. This creates a significant community imbalance. Nationally the tipping point for the level of HMOs has been identified as 10%. Many of these HMOs are student lets, but not all.*

*The effects of large numbers of HMOs are a transient, young population, many living away from home for the first time. They have little stake in the community. Landlords are largely absent. Older people surrounded by student houses and ever changing neighbours feel increasingly isolated. Non-student houses have a similar level of turnover, if not more frequent, especially where there are several sharers in the house.*

*There is no minimum room size and internal conversions are undertaken to maximise the number of rental rooms. This has led to a number of examples locally where a 2 bedroom terraced house has been converted with partition walls to house 6 tenants. This creates an over density of occupation of the house and the area as a whole, putting pressure on the whole community. They produce large amounts of rubbish. Households with little space inside lead to residents socialising outside which disturbs neighbours.*



*The potential rental yield on HMOs has driven up house prices locally, so the area is no longer an option to young couples and families looking to buy their first home. There is also a shortage of rental properties (outside the social housing sector) available/ affordable to families. A small 2/3 bedroom terraced house let as an HMO will typically house 5 tenants at a rent of over £2000 per calendar month. In St Paul's there are fewer and fewer families living in the area outside the social housing sector. This has an impact on the local primary schools. There are whole blocks of new build housing which have been bought up and let as HMOs (Marshalls Parade, Kings Court on King Street).*

*Cheltenham Borough Council is currently undertaking a review of HMOs in the ward with a view to introducing Additional Licensing and an Article 4 direction. Currently only HMOs with 5 or more tenants and 3 or more storeys are required to be licensed. Given the shortage of family homes in the area, the St Paul's community would wish to maintain the presumption against sub-division (dividing a house into separate flats) in the last Cheltenham Local Plan. Recently we have seen landlords subdividing shared houses, ostensibly to avoid HMO regulation.*

### **Student Accommodation**

There are 3 university managed halls of residence in the St Paul's area at the FCH and Hardwick campuses, housing between them 235 students (mainly first year students). There is other purpose built, privately managed student accommodation on the Lower High Street and St Georges Street. A large number of students live in St Paul's in privately rented HMO accommodation.

*Community Commentary: Students bring a vibrancy to the area and benefit the town's economy. However, too many in one area contributes to a community imbalance. Students are a community in themselves and integrate little with the settled community. Some students, believing the area is a rough area, are nervous of locals.*

*The University plans to continue to grow and increase its number of students, and will need accommodation for them. If as looks likely, there are restrictions in the future on the number of properties that can be converted into HMOs, this will necessitate the building of more purpose built residences. (This is backed up by the JCS "12.The SHMA (Strategic Housing market Assessment) indicates that additional growth in student numbers is estimated to result in about 450 new private dwellings in the private rented sector over the plan period, although this growth has largely been accounted for in the OAHN and, therefore, no additional provision is required. However, there is an additional need for campus accommodation over and above the OAHN. The JCS should reflect this by setting out clearly the potential*

*additional units of accommodation required and how and where it is envisaged this accommodation will be provided".)*

*Most future expansion of the University's teaching facilities is likely to be in Gloucester. Since a number of courses transferred their teaching to Gloucester, the St Paul's have noticed an increase in the level of student car ownership and use locally as the students continue to choose to live in Cheltenham. This puts additional pressure on parking in St Paul's and has increased the number of vehicle journeys.*

*Cheltenham and Gloucester need to work together and with the university to plan for student accommodation to match the availability of accommodation to the provision of teaching in each urban centre, and to ensure that as much as possible students are able to live near their place of study. The University of Gloucestershire aspires to be a green university, therefore should have an interest in promoting sustainable travel. There is the opportunity to improve cycle links between Cheltenham campuses and halls of residence.*

### **Halfway Houses/ Supported Housing**

St Paul's is home to a few supported housing developments. CBH has a number of old people's flats in the area and there is also some high dependency supported housing.

### **Apart-hotels**

*Community commentary: Apart-hotels are rooms/flats let for very short periods and with no management present on the premises. These create a far higher turnover of residents and a higher density of occupation than conventional HMOs. Despite causing recurrent problems for neighbours, under the current licensing/regulatory regime, Cheltenham Borough Council public protection officers have not been able to address the issues in St Paul's. For example, on St Paul's Street North, there is a block of flats let on this basis (3 two-bed flats each let as a six-way let, and a three-bed flat let as an eight-way let). These are actively promoted to stag parties at weekends, and during the week are often let to short term labourers. These premises have led to complaints of anti-social behaviour, and there is a lot of street drinking, often obstructing the pavement and making passers-by feel intimidated. Apart-hotels run on this basis are not appropriate in residential areas, and the loopholes that allow them to operate should be closed off, as they are in London for example.*

## **Community Space – Environment & Appearance**

*Community commentary: Many residents' concerns centre on the appearance of the neighbourhood. Issues such as litter, fly tipping, properties and streets looking uncared for.*





*The artisan style terrace houses can be attractive. Some have decorative brickwork; others are painted in a range of pastel colours.*



*Elsewhere whole stretches are painted in magnolia, creating far less visual interest and adding to a lack of legibility as streets become interchangeable, especially as even the front gardens contain nothing but wheelie bins*



*Front gardens where they exist are an opportunity to add colour and greenery, sadly many are full of rubbish.*



*Community commentary: There is an opportunity for this to be addressed through HMO additional licensing as in Bath which sets out expected standards for front and back gardens.<sup>8</sup> Alternatively, the local authority could exercise section 215 orders to require property owners to clear up their property.*

<sup>8</sup> [http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Housing/Landlords-and-tenants/guidance\\_1st\\_july\\_2015.pdf](http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Housing/Landlords-and-tenants/guidance_1st_july_2015.pdf)



## **Estate agent boards**

*Community commentary: With rooms in HMO rental properties being available to let once a year or more, the street scene can become dominated with estate agent 'To Let' boards. Although they should only be put up when there is a room available in the property, they can also be put up when a room will become available at a foreseeable date in the future (e.g. at the end of the academic year). This has led to some landlords leaving 'To Let' boards up for a year or more at a time. St Paul's Resident Association has anecdotal evidence from the police that this makes student properties more visible to would-be burglars, putting those tenants at greater risk of crime. The university accommodation team provide marketing for student lets, but not all landlords wish to pay the £70 fee, or meet the standards expected by the university.*

## **Parking**

There are two council car parks in St Paul's: West End, close to Poole Way (36 spaces) and High Street, off Swindon Road and behind Henrietta Street (126 spaces) with both in high demand. There is an NCP carpark on St Margaret's Road, opposite the Brewery quarter (360 spaces). Planning permission granted for the former Black & White site on North Place includes a car park.

*Community commentary: Typically housing is densely packed terrace housing or flats with little off-road parking provision. A number of former garage sites have been developed for housing without alternative parking being provided. Demand for parking comes from local residents, people working or visiting the town centre, University staff and students, and staff at the Royal Mail sorting office on Poole Way. Both university campuses and the sorting office provide some parking, but not enough, so staff and student parking puts additional pressure on parking in nearby residential streets. The density of occupation of many houses in St Paul's (a high proportion of terraced houses are HMOs shared by 4 or more adults) increases the demand for parking from residents.*

*Much of the east side of the ward already has a permit parking scheme in place. This is running at 100% capacity (permits allocated/ spaces available). Consultation is in progress on the introduction of a permit scheme in the Lower High Street area. Residents on the west side of the ward are complaining of parking pressures, made worse since the introduction of parking permit schemes elsewhere, and since much of the sorting office car park is now given over to delivery vehicles instead of staff parking.*

## **Un-adopted Service Lanes**

*Community commentary: There are a number of un-adopted service lanes in St Paul's. The council has been discussing adopting these for many decades, but it has not happened. There is a lot of fly tipping around the ward. The Borough Council is not obliged to remove fly tipped items from non-adopted lanes so they attract more fly tipping.*

## **Planning Landscape**

*Community commentary: According to data provided by Cheltenham Borough Council planning department, in the last two years, St Paul's has had the fourth highest rate of activity in terms of planning applications and redevelopment. Overall a total of 364 new dwellings have been provided, many of them being infill development or change of use (eg from retail to residential). As mentioned there has also been a trend for dividing properties into flats or converting them into Houses of Multiple Occupancy and a number of garages have been demolished to allow for the erection of new dwellings. Many of these developments have been very small and piecemeal, reducing the level of section 106 obligations and preventing a unified plan and response. These small developments have also led to a loss of gardens and garages. In some areas, particularly along the Lower High Street, planning permissions are secured but not built out, leaving empty and unsightly buildings and sites.*

Major local developments include the former Brewery site, now in phase 2 of its development, and the still to be developed North Place site (planning has been given for a supermarket, hotel and carpark).



## Appendix 2: Consultation – St Paul’s Community Survey (Results October 2016)

This report comprises an analysis of the 32 responses received by GRCC, collected largely through GRCC and SPRA attendance at the Dunalley Road School Fete in July 2016. Not every person taking part in the survey answered all the questions, or all parts of the questions.

Responses to open questions have been categorised by theme and the number of responses in each category provided, followed by a selection of comments. The full comments for each question can be found in appendix 2a.

Where applicable, responses to open questions may be divided up into different themes. For example, if someone identified ‘Access to park/town’ as one of the things most they valued about the area, rather than categorising this response under the broad theme ‘Location’ the answer could be divided into two themes:

- Proximity to park: ‘access to park’
- Proximity to town: ‘access to town’

This is intended to provide greater detail as to the views and opinions of the residents who took part in the survey than broad, overarching themes.

### 1. What are the three things you value most about St Paul’s?

The top three responses were:

- *Proximity to town – 12 comments*
- *Community spirit – 11 comments*
- *Proximity to park(s) – 9 comments*

The other things residents identified that they value most about St Paul’s are:

<i>Friends/family/neighbours – 8 comments</i>	<i>Facilities – Schools – 8 comments</i>
<i>Facilities – Park &amp; Leisure @Cheltenham – 8 comments</i>	<i>Location – general/other – 7 comments</i>
<i>Other – 5 comments</i>	<i>Facilities – Church – 3 comments</i>
<i>Facilities – other – 3 comments</i>	

#### Selected comments:

- A great sense of community
- Great surroundings (Pittville Park – Clarence, Wellington Squares)
- Living in St Paul’s is very central. I have always lived in St Paul’s
- Some helpful neighbours
- Hub – access to staff
- Location i.e. so close to town & parks
- Closeness to Medical Centre
- Pittville Park, Leisure @Cheltenham

### 2. What are the three things you would most like to see improved in St Paul’s?

The question provided examples such as “particular places/sites or community services and facilities or transport related issues or any other ongoing problems that you have noticed.”

The top three responses were:

- *Crime/Safety/Antisocial Behaviour – 15 comments*
- *Traffic (inc. volume and speed) – 12 comments*
- *Appearance and Cleanliness – 11 comments*

The other things residents would most like to see improve in St Paul's are:

<i>Parking – 10 comments</i>	<i>Pavements and Road Surfaces – 9 comments</i>
<i>Amenities/Services/community – 5 comments</i>	<i>Other – 4 comments</i>

**Selected comments:**

- Traffic – St Paul's Road/pedestrian crossing needed on Tommy Taylors Lane between leisure centre & Honeybourne
- Cars driving too fast
- Reduced traffic on St Paul's Road
- Sporadic A.S.B. lack of policing
- More lights, when dark here is dark; antisocial behaviour – children mostly
- Wider road and better condition, footpaths as well
- Potholes (all of them)
- Parking is still an issue even with permits
- More traffic enforcement in permit areas
- Scrap the parking permit!! I live nowhere near the centre
- Rubbish (especially bin days)
- Tidier front gardens (student houses)
- Should still have a pub

### 3. Please describe the improvements you would like to see

Where respondents wrote "As above", the residents' comments from question 2 have been repeated here. These answers are indicated by (*as above*) beside the response.

Theme	Number of responses
Parking	6
Appearance and Cleanliness	6
Traffic	6
Pavements and Road Surfaces	5
Crime/Safety/Antisocial Behaviour	5
Amenities/Services/Community	5
Parks and Green Spaces	3
Other	7

**Selected comments:**

- Bad parking on corners, and blocking roads emergency's not being able to get through
- Council doing more litter picking and possibly an extra bin collection for students to help contain the litter
- Fix the potholes. All of them not just some
- Pavements evened or relaid as dangerous to walk on, as well as unsightly
- Reduced speed limit on St Paul's Road
- More presence from PCSO/police around Manser Street/Hanover area to deter crowds from gateway and mopeds racing around
- Action taken on street drinking (rubbish cans & vomit, broken bottles)
- Refurbishment of Victoria/St Paul's Tavern
- Put more benches in Pittville Park
- I think compared to ten years ago it has improved a lot.
- Less HMOs. Landlords to take more responsibility for tenants and property

- Bus service along St Paul's as there is quite a lot of elderly people in St Paul's. We have no transport to town or to our Drs. Taxis become expensive when you only have your pension.

#### 4. What is your opinion on the following in St Paul's?

Respondents were asked to give a rating of 'Very good', 'Good', or 'Poor' on a variety of aspects of St Paul's. Not all of the 32 respondents gave a rating for each aspect. The ratings are set out in the table below, along with the number of respondents to each part of the question.

	Very Good	Good	Poor	Total
Play facilities	15	7	5	27
St Paul's Church, Herrington Rooms & Old School Community Centre	12	12	4	28
St Paul's Hub	10	8	4	22
Gas Green Youth & Community Centre	4	9	4	17
Getting around St Paul's by car	4	10	10	24
Getting around on foot	15	13	3	31
Getting around by bike	16	9	2	27
Access to public transport	6	13	11	30
Sports facilities	16	11	1	28
Buildings – condition	5	11	11	27
Buildings – design	8	14	6	28
Open spaces	12	10	7	29
Employment opportunities	2	10	9	21
Access to shops and services	13	11	6	30
Facilities for older people	2	12	10	24
Facilities for families and young children	10	11	5	26
Facilities for teenagers and young adults	6	8	9	23

An 'Other' option was included to allow respondents to add their own suggestions. Only two comments were received under 'Other':

- Many of the above don't apply to me. Left blank.
- *Relating to young children and teenagers:* Nowhere for these groups to meet up like years ago i.e. Scouts, Boys Brigade, Brownies, etc.

#### 5. What improvements would you suggest?

These suggestions have been divided into themes as before. Some of the answers contained suggestions which fall under more than one theme so they have divided accordingly. One answer referred back to the respondent's answer to question 2 and so the suggestions have been repeated from there. These answers are indicated within the full comments in appendix 2a.

Theme	Number of responses
Crime/Safety/Antisocial behaviour	9
Appearance and Cleanliness	9
Traffic	5
Amenities/Services/Community	4
Pavements and Road Surfaces	3

Parking	3
Other	2

#### Selected comments:

- More police patrols in the area
- More cameras to deter any bad behaviour and/or crimes
- Rubbish clearance
- A lot of the buildings are looking very old and tatty, mainly general cleanliness as mentioned overleaf
- Send the Council round to tidy up. Fine untidy properties. Get some pride back into SPI
- Holes in road, maintenance of roads and pavements
- Walking is also terrible, many holes and hills ... need resurfacing not patch work
- More community groups i.e. Toddler groups, local sports, teens
- I would suggest a play area in the new build (Crabtree Place)
- Remove all cars from the street and footpaths. Driving through should be easy (now it's blocked all the time).
- Staggered railings between north and south Hudson Street to stop speeding mopeds (Q2)
- Less student accommodation

### 6. In what ways do you think pedestrian and cycle links could be improved around St Paul's?

The suggestions made have been divided into themes, with answers split into relevant themes where more than one suggestion has been made.

Theme	Number of responses
Parking and Traffic	7
Pavements and Road Surfaces	6
Cycle Paths	4
Other	3
Signage and Lighting	2
Don't know	2

#### Selected comments:

- Pavements had to be re-done, using a pram can be a nightmare as the front gets stuck in holes, especially whilst crossing the road which is putting the baby at risk (St Paul's Road)
- Cycleways integrated into rest of cycling/transport infrastructure
- Less cars parking on footpaths
- Stopping through traffic
- Perfectly adequate already
- Speed limit in St Paul's without a doubt traffic is mad along St Paul's Road after 6pm at night some doing well over 30mph. To increase weight limit of vehicles as by St Paul's Church but not enforced. Bring it in for all St Paul's Road



## 7. Please describe the characteristics (such as parking, design, garden provision, infrastructure) that you feel are important in any new development in St Paul's

The answers have been divided into themes, with answers providing multiple suggestions being divided across the relevant themes. One respondent wrote 'As before' so the comment made by that respondent in question 6 has been included in these details.

Theme	Number of responses
Parking Provision	12
Garden Provision	5
Other	4
Design Considerations	3
Restrictions on Cars	3
Cleanliness	2

### Selected comments:

- Parking is a nightmare – drives on Folly Lane would be a big improvement
- Frustrating at times being unable to park outside your own home or at times even near
- Adequate parking – new housing at St Paul's already congested – cars parked in turning area. No more trees in parking spaces
- Fences higher in gardens due to balls, toys, etc coming into garden
- Nice front gardens, shows that St Paul's is up and coming to better things
- Needs to be a local pub as there is nowhere for local residents to socialise
- Getting potholes repaired, Tommy Tailor Lane a disgrace
- Space for recycling rubbish so that it is not left on pavements

## 8. How can we build a stronger community in St Paul's?

These responses have been divided into themes, with responses providing more than one suggestion being divided into the themes as appropriate.

Theme	Number of responses
Collaboration and Communication	7
Events and Meeting Places	6
Other	4
Cleanliness	2
Crime and Safety	2
Don't know	1

### Selected comments:

- Trips for adults & children run by Hub and as above for OAPs
- By providing a social club, like Parkland and St Marks where everyone can go
- We need to work together to that there is no us and them
- Communicate with groups such as SPRA. Listen to residents' concerns and aspirations.
- We are very happy as a family living in St Paul's. We have no problems with anything at all, only one thing that I have mentioned is the litter problems

- Reduce crime & make it more family friendly again
- Encourage young professionals with kids to live here.
- More communication between different community groups; more noticeboards; maybe a newsletter from CBC. Not everyone reads the Echo or has the internet.



## Appendix 2a – full comments

### Q1. What are the three things you value most about St Paul's?

#### Friends/family/neighbours - 8

- Friendly neighbours
- Friends
- Other family
- Friendliness
- Neighbours
- Good neighbours
- The people
- Some helpful neighbours

#### Community Spirit - 11

- Diverse community
- Community spirit
- Lovely community
- A great sense of community
- Community links
- Good community
- The community spirit
- Good spirit
- Community cohesion
- Community Association
- Community

#### Proximity to town - 12

- Location i.e. so close to town
- Access to town
- Close to town centre
- Close to town
- Close to town
- Closeness to town
- Close to the centre
- Living in St Paul's is very central. I have always lived in St Paul's
- Closeness to town
- Central location
- Near to town centre
- 5 mins from town

#### Proximity to park(s) - 9

- Close to Pittville Park
- Location i.e. so close to parks
- Great surroundings (Pittville park)
- Access to park
- Pittville park is close by
- Near a park
- Access to parks
- Close to Pittville Park
- Near to the Park

#### Location – general/other - 7

- Great surroundings (Clarence, Wellington Squares)
- Location
- Close to leisure centre
- Closeness to medical centre
- Close to shops
- Location
- Closeness to facilities

#### Facilities – Schools - 8

- Catchment for excellent schools
- Good school
- Friendly wonderful school
- Good school
- Dunally School
- Dunalley
- Dunalley School
- Ducklings Nursery

#### Facilities – Park & Leisure@Cheltenham - 8

- The park
- Great park
- Pittville park
- The park
- The park
- The recreation centre
- Pittville Park, Leisure@Cheltenham
- Leisure@Cheltenham

#### Other - 5

- Parking permits
- Attractiveness of housing
- Parking close to your home
- Nice home – eco friendly
- A roof over my head

#### Facilities – other - 3

- The shops
- Hub – access to staff
- Excellent facilities

#### Facilities – Church – 3

- Church
- St Paul's church
- Church

## Q2. What are the three things you would most like to see improved in St Paul's?

### Traffic (inc. volume and speed) - 12

- Cars driving too fast
- Speed bumps/traffic calming down Hanover and Maser Street
- Traffic – St Paul's Road/pedestrian crossing needed on Tommy Taylors Lane between leisure centre and Honeybourne
- Reduced traffic on St Paul's Road
- Traffic volume on St Paul's Road
- Lower speed limit on St Paul's Road
- Lower speed limit or crossing on Folly Lane
- Staggered railings between north and south Hudson Street to stop speeding mopeds
- Speed restriction along St Paul's Road down to 20
- Traffic volumes
- Speeds of traffic
- Stop cars speeding

### Crime/Safety/Antisocial behaviour - 15

- Drug dealing on the streets & house in Folley Lane
- Gates entrance to Pittville Park at end of Hanover Street needs CCTV
- Sporadic A.S.B. lack of policing
- Crime rate lowered
- More patrol of police (a very rare breed) (nearly extinct)
- Behaviour
- Behaviour
- Behaviour
- More lights, when is dark here is dark; antisocial behaviour – children mostly
- Children not running the streets ay 10-11pm
- Antisocial behaviour local youth & students making noise, crime
- Less crime
- Noise from student houses and them going out and coming home late early morning
- More street lighting
- Street lights (too dark)

### Appearance and cleanliness - 11

- Cleaner streets. Rubbish from students etc
- Rubbish (especially bin days)
- Tidier front gardens (student houses)
- CBH to take better care of housing stock
- Litter
- Less litter
- Litter. The place is getting really untidy. I can only do so much
- Front gardens of student houses
- Pavements with hedges/trees and weeds cleared. Growth/weeds on all pavements lower the look of the area.
- Less litter about, cig ends in particular
- Clean streets (dog mess, litter)

### Parking - 10

- Parking is still an issue even with permits
- Ease of parking for residents
- More traffic enforcement in permit areas
- Parking
- Parking could be improved
- Parking, too many people in houses with cars
- More parking spaces – use useless grass and front gardens
- Scarp the parking permit!! I live nowhere near the centre
- More careful parking – more room on pavement
- Illegal parking

### Pavements and road surfaces - 9

- Holes in road
- Roads fixed
- Bad pavements
- Potholes in road
- Better pavements
- Road surfaces
- Wider road and in better condition, footpaths as well
- Potholes (all of them)
- Pavements, roads (potholes)

### Amenities/services/community - 5

- More community focused buildings/groups that are not at the church. Would like a pub back!
- More play areas nearer Hub as it's a danger for children to go alone to the park
- Access to the Hub
- Should still have a pub
- Lazer tag

### Other - 4

- More attention to problems in council houses
- There could be more transport
- Clarence Square

- Fewer students

### Q3. Please describe the improvements you would like to see

Where respondents wrote “As above”, the residents’ comments from question 2 have been repeated here. These answers are indicated by (*as above*) beside the response.

#### Parking – 6 comments

- Parking is a pain
- More parking spaces
- Bad parking on corners, blocking roads emergency’s not being able the get through
- Front gardens should be transferred into driveways to unlock the streets and make footpaths the real footpaths – not wheels (car) paths
- Scrap the parking permit. I have to pay for people to come and visit. I have to pay to park on my own road!
- Traffic wardens late at night

#### Appearance and cleanliness – 6 comments

- Council doing more litter picking and possibly an extra bin collection for students to help contain the litter
- Improved bin collection
- Litter picker/more bins
- Less litter (*as above*)
- Clean the place up. It’s very untidy.
- Cleaning streets

#### Traffic – 6 comments

- Bicycle lane St Paul’s Road
- Reduced speed limit on St Paul’s Road
- Lower the speed limit and crossing on Folly Lane
- Staggered railings between north and south Hudson Street to stop speeding mopeds (*as above*)
- Traffic stopped on St Paul’s Road
- 20mph speed limit

#### Pavements and Road Surfaces – 5 comments

- Definitely holds and road & tarmac done in Hanover Street, especially road surfaces
- Fill in potholes
- Resurface roads and pavements
- Fix the potholes. All of them not just some
- Pavements evened or re-laid as dangerous to walk on, as well as unsightly

#### Crime/Safety/Antisocial Behaviour – 5 comments

- More to be done with drug abuse as it is worrying with having young children growing up in the area
- More presence from PCSO/police around Manser Street/Hanover area to deter crowds from gateway and mopeds racing around
- More security cameras as this place does not make me safe
- Action taken on street drinking (rubbish cans & vomit, broken bottles)
- Children not running the streets at 10-11pm (*as above*)

#### Amenities/Services/Community – 3 comments

- More play areas nearer Hub as it’s a danger for children to go alone to the park (*as above*)
- More groups in the Hub
- Refurbishment of Victoria/St Paul’s Tavern
- It would be nice to have some seats in the Square
- Bus service along St Paul’s as there is quite a lot of elderly people in St Paul’s. We have no transport to town or to our Drs. Taxis become expensive when you only have your pension.

#### Parks and Green Spaces – 3 comments

- Put more benches in Pittville Park
- More community green spaces
- More children playing out, more art & greenery

#### Other – 7 comments

- I think compared to ten years ago it has improved a lot
- Licensing for HMO properties
- Few defects in our house which has been flagged up before and still waiting for them to be repaired
- Something done about neglected pets – dogs living in sheds, constantly barking, and cats wearing sparkling collars but stealing food

- because they're starving. Limits on numbers and types of pet.
- Faster response when you report things to the council.
- Less HMOs. Landlords to take more responsibility for tenants and property
- Street lights need to be stronger

## Q5. What improvements would you suggest?

One answer referred back to the respondents' answer to Q2 so the suggestions have been included again but will be identified by (Q2) beside the relevant comments.

### Crime/Safety/Antisocial Behaviour – 9 comments

- More Patrolmen (Policemen) in Park
- More police patrols in the area
- Better policing
- More cameras to deter any bad behaviour and /or crimes
- Antisocial behaviour
- Also children's bad language & lack of respect for people's cars
- Children not running the streets at 10-11pm (Q2)
- More CCTV to stop the people egging my house and stabbing my tyres
- More community police

### Appearance and cleanliness – 9 comments

- Rubbish clearance
- A lot of the buildings are looking very old and tatty, mainly general cleanliness as mentioned overleaf
- Cleanliness/bin collections
- More litter bins
- Less litter (Q2)
- Send the Council round to tidy up. Fine untidy properties. Get some pride back into SPI
- Clean the streets
- Stop fly-tipping
- Rubbish collections weekly. Majority of households in St Paul's have no wheelie bins so use black bags etc and these are broken when put out for collection

### Traffic – 5 comments

- Traffic flows
- Staggered railings between north and south Hudson Street to stop speeding mopeds (Q2)
- Box junction at the end of St Paul's Street North, Swindon Road because you can never get out when the road is busy
- Home zones (traffic less roads)
- Less traffic

### Amenities/Services/Community – 4 comments

- More things for teenagers to stop them hanging around on the streets
- More community groups, i.e. Toddler groups, local sports, teens
- I would suggest a play area in the new build (Crabtree Place)
- More to do. More facilities

### Pavements and Road Surfaces – 3 comments

- Holes in road, maintenance of road and pavements
- Walking is also terrible, many holes and hills ... need resurfacing not patchwork
- Fix the potholes

### Parking – 3 comments

- More parking spaces
- More traffic warden patrols
- Remove all cars from the street and footpaths. Driving through should be easy (now it's blocked all the time)

### Other – 2 comments

- Less student accommodation
- Contracts enforced by CBH



## Q6. In what ways do you think pedestrian and cycle links could be improved around St Paul's?

### Parking and Traffic – 7 comments

- Less cars parking on footpaths
- Stopping through traffic
- Red routes, car free areas, bollards in SPR
- Fewer cars and heavy vehicles
- Speed limit in St Paul's without a doubt traffic is mad along St Paul's Road after 6pm at night some doing well over 30mph. To increase weight limit by St Paul's Church but not enforced. Bring it in for all St Paul's Rd
- St Paul's Road, only access to residents to reduce the amount of traffic passing through. Zebra crossing on St Paul's Road.
- Stop cars parking in pedestrian areas

### Pavements and Road Surfaces – 6 comments

- Pavements had to be re-done, using a pram can be a nightmare as the front gets stuck in holes, especially whilst crossing the road which is putting the baby at risk. (St Paul's Road)
- Pavements level would be good
- Resurfacing everywhere
- Cleaner streets
- Glass – broken – less
- Clearer road markings

### Cycle paths – 4 comments

- Cycle paths
- Cycle ways integrated into rest of cycling/transport infrastructure
- Cyclist lane
- Cycle paths

### Other – 3 comments

- The best rebuild of all – demolish all old moulded houses and build new town with nicer roads
- Perfectly adequate already
- Teach people how to ride properly and know their road signs – 1 way means 1 way not necessarily the way they are going

### Signage and lighting – 2 comments

- Better signs
- Better lighting

### Don't know – 2 comments

- Don't think there is one
- ?

### Other – 2 comments

- Less student accommodation
- Contracts enforced by CBH

## Q7. Please describe the characteristics (such as parking, design, garden provision, infrastructure) that you feel are important in any new development in St Paul's

One respondent wrote 'As above' so their answer to question 6 has been repeated here and indicated by Q6 beside the answer.

### Parking Provision – 12 comments

- Parking is a nightmare – drives on Folly Lane would be a big improvement
- Parking is key!
- Off road parking
- Frustrating at times being unable to park outside your own home or at times even near
- Parking
- Ensure there is sufficient parking in new developments
- Parking for every house – not on the street
- No permit parking
- Adequate parking – new housing at St Paul's already congested – cars parking in

### Garden Provision – 5 comments

- Nice front gardens, shows that St Paul's is up and coming to better things
- That there is green space
- Stop garden grabbing to put more buildings in St Paul's we have no more available parking spaces to take more cars etc.
- Green front gardens
- Gardens for family homes, community gardens for flats so tenants don't have to sit on front steps smoking

turning area. No more trees in parking spaces

- Parking properly and respecting people using the pavements with pushchairs/older people with trolleys, hedges cut down [and in to ? – *can't make out final part of response*]
- 1x parking per new house

#### Other – 4 comments

- Needs to be a local pub as there is nowhere for residents to socialise
- Needs to be discussed with people who live there
- HOM licensing
- Getting potholes repaired, Tommy Tailor Lane a disgrace

#### Design Considerations – 3 comments

- Fences higher in gardens due to balls, toys, etc. coming into garden
- Wide roads
- That they are not from the Alaskan Fish Cannery School of Architecture

#### Restrictions on Cars – 3 comments

- Not suitable, car everywhere
- Making sure that four or more persons living in one house, don't have a car
- Fewer cars and heavy vehicles (Q6)

#### Cleanliness – 2 comments

- Glass – broken – less (Q6)
- Space for recycling rubbish so that it is not left on pavements

### Q8. How can we build a stronger community in St Paul's?

#### Collaboration and Communication – 7 comments

- Communication
- Stick together over issues that concern us
- We need to work together so that there is no us and them
- Communicate with groups such as SPRA. Listen to residents' concerns and aspirations
- By giving out better information. Use the board by the pub, publish info on the meetings and any conclusions
- More communication between different community groups, more noticeboards, maybe a newsletter from CBC. Not everyone reads the Echo or has the internet.
- By letting people know of things that can happen. Notice board that has failed recently. Things like possible art action been talked about number of years but no action.

#### Events and meeting places – 6 comments

- More community events, less service providers
- Do events to bring people together. Put on more clubs for young children 2+ so they can get involved in community projects.
- Local pub
- Trips for adults & children run by Hub and as above for OAPs
- Community gathering
- By providing a social club, like Parkland and St Marks where everyone can go.

#### Other – 4 comments

- Behaviour courses for every child. There is a huge lack of it.
- Encourage young professionals with kids to live here
- There is a strong sense of community already
- Carry on

#### Cleanliness – 2 comments

- We are very happy as a family living in St Paul's. We have no problems with anything at all, only one thing that I have mentioned is the litter problems
- Clean it up!

#### Crime and Safety – 2 comments

#### Don't know – 1 comments

- Reduce crime & make it more family friendly again
- Really don't know.
- Move the troublemakers on. Make it safer

## Appendix 2b: Consultation – SPRA online survey

SPRA online questionnaire results a link to full spreadsheet version detailing summary of community responses can be found at:

[https://docs.google.com/spreadsheets/d/1WTP2JJpusoLm2bsiuPM7ypD\\_WeLJ5TQ2U2eBP8ISQL8/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1WTP2JJpusoLm2bsiuPM7ypD_WeLJ5TQ2U2eBP8ISQL8/edit?usp=sharing)



## Appendix 3: Workshop Output

The workshop in November 2016 was organised by the St Paul's Residents Association and attended by representatives of SPRA and local residents. A SWOT analysis was completed and a high level vision produced (see main body of report). They used this information to compile aspirations and then considered objectives which would need to be met in order to meet each aspiration.

### Aspirations

During the community vision / aspirations and key issues workshop a high level vision was discussed and from that discussion the following visions were identified for St Paul's:

- To be a safe and welcoming community.
- To foster / encourage appropriate growth and development of the centre of the community along the St Paul's road.
- To cherish and love the St Paul's as its own area and not an extension of the town centre – creating a sense of place

Aspect	Aspiration	Evidence / reference	Other points raised (e.g. potential solutions/ next steps to meet aspiration)
Transportation (Getting Around)	<p><b>High level aspiration</b></p> <p>St Paul's will be a safe place to cycle and walk around the community to get to shops / schools and services safely and efficiently</p> <p><b>The achievement of this vision requires the following objectives to be met:</b></p> <ul style="list-style-type: none"> <li>• Efficient traffic management- especially when considering any new development/ change of use applications in and around Cheltenham</li> <li>• Cycling routes and space</li> <li>• Tackling 'rat run' traffic with a coordinated through traffic strategic resolution</li> </ul>	<p>Whilst the traffic on St Paul's Road has been one of SPRA's chief concerns since its foundation in 2008 the local community continues to have ongoing concerns. Reference to Community Profile – Roads, Transport and Access and also NCG meeting notes in 2015/16.</p> <p>The most recent traffic census survey is survey carried out as part of CTP consultation.</p> <p>In addition Cheltenham &amp; Tewkesbury Cycle campaign cycle censuses.</p>	<ul style="list-style-type: none"> <li>• Restrict access to St Paul's road <ul style="list-style-type: none"> <li>○ Time of day</li> <li>○ Type of traffic</li> <li>○ Restrict/ remove 'through traffic'</li> </ul> </li> <li>• Traffic Management strategy for St Paul's Road aligned to the local environment and other means to get around the local area.</li> </ul>
Community Space - the Environment & Appearance	<p><b>High level aspiration</b></p> <p>To ensure community cohesion St Paul's community to develop and promote a village environment along the St Paul's road creating a sense of place and belonging.</p>	<p>Housing policy is integral to this aspiration. Current prevalence of HMOs has created a very transient community. Reference Community Profile – Housing and Community Space sections.</p>	<ul style="list-style-type: none"> <li>• Local survey / consultative activity (potentially in association with GRCC)</li> <li>• Local business strategy (business rates / incentives etc...) will be relevant if the business area extended to the Lower High.</li> <li>• Working closely with local partners (University / Local Enterprise Partnership and other related services)</li> </ul>

	<p><b>The achievement of this vision requires the following objectives to be met:</b></p> <ul style="list-style-type: none"> <li>• Efficient traffic management-especially when considering any JCS bypass / traffic flow considerations (links to transportation aspiration)</li> <li>• Tackling inconsiderate parking</li> <li>• Availability of parking to support local demand</li> <li>• Addressing street frontage including the pavements, trees and verges to make pedestrians and residents safer.</li> </ul>	<p>Importance of local pub to this. 2016 St Paul's Tavern designated Asset of Community Value (ACV) campaign led by CAMRA and Walklett.</p> <p>NCG Meeting records.</p> <p>(Better street lighting, Student CCTV petition, survey carried out with street watch).</p> <p>Issues raised by landscape architecture students from observation and consultation with focus groups of locals.</p> <p>St Paul's as a ward has a relatively high proportion of private rental properties (as opposed to owner occupied) and this needs to be rebalanced.</p>	<ul style="list-style-type: none"> <li>• To create a sense of belonging signage in and out of St Paul's (this was one of the options and mitigation put forward to the CTP. Sadly in practice CTP mitigation funding is inadequate for this).</li> <li>• Reduce reliance on car ownership by promoting car sharing schemes. (As many commercial car share schemes only accept drivers aged 21 or more, the University may want to look at setting up its own scheme to cater for students living in the area).</li> <li>• New houses should be built with sufficient parking only adds to demonstrable existing pressures. Additionally, residential properties without parking are only likely to be attractive to the buy to let market, not owner occupiers.</li> </ul>
Aspect	Aspiration	Evidence / reference	Other points raised (e.g. potential solutions/ next steps to meet aspiration)
Housing	<p><b>High level aspiration</b></p> <p>To ensure that any further residential changes / development in and around St Paul's 'benefits' the St Paul's community – look / feel as well as tenure type.</p> <p><b>The achievement of this vision requires the following objectives to be met:</b></p> <ul style="list-style-type: none"> <li>• Limit development to affordable housing that can be bought or rented by local people</li> <li>• Enforcement of planning powers in respect to low rise two storey terrace Victorian style properties in keeping with the area</li> </ul>	Reference Community Profile – Housing Section	St Paul's Residents Association have a meeting with CBC re future options for conservation area. Chief concerns are unevenness of application of conservation rules.



	<ul style="list-style-type: none"> <li>○ fit for purpose 'look and feel'</li> <li>○ eco friendly</li> <li>○ maintaining characteristics of conservation requirements without restricting households due to financial budgets</li> </ul>		
--	---	--	--

## Appendix 4: Previous Consultations, events and representations

The community has taken advantage of opportunities to participate in consultations by the borough or county council. In its meetings it has also considered issues raised by community members. Knowledge of these responses and issues were brought to the discussions when considering St Paul's future priorities.

### Transport

Cheltenham & Tewkesbury Cycle Campaign cycle count

- No real trends at St Paul's Road count location
- <http://www.cyclecheltenham.org.uk/counts.html>

### HGVs on St Paul's Road.

- Part of St Paul's Road has a 7.5T weight limit. HGVs also create more pollution (diesel, dust, noise and vibrations) than most other vehicles. SPRA with Streetwatch have been asking for several years now to be able to do a lorry watch (and speed watch). However due to cuts to GCC Trading Standards and Gloucestershire Constabulary this has not been possible.
- Previous local councillor worked to communicate the weight limits to SatNav companies so their route planning could be updated, but not all HGVs use an HGV specific satnav.
- The signage of the weight limit does not give vehicles enough notice in order to be able to take an alternative route. This was raised at the St Paul's NCG meeting Jan 2015. On the advice of the GCC rep at the meeting the Residents Group wrote to Highways officer for Cheltenham, giving details of the problem 26/01/2015. (No action taken).

### Air Quality

- Latest data from Cheltenham Borough Council is from 2015. Nitrogen oxides level outside 22 St Paul's Road 44.09 (i.e. over 40). This reading is only 1m from number 22's front door. [https://www.cheltenham.gov.uk/downloads/file/5237/no2\\_data\\_2015](https://www.cheltenham.gov.uk/downloads/file/5237/no2_data_2015)
- Pollution mainly comes from vehicle emissions. [https://www.cheltenham.gov.uk/info/66/environmental\\_protection\\_and\\_pollution/288/air\\_quality/2](https://www.cheltenham.gov.uk/info/66/environmental_protection_and_pollution/288/air_quality/2)

### Street lighting

- A petition for CCTV in May 2015 showed that many student residents (particularly female) felt unsafe walking around St Paul's after dark <https://www.change.org/p/cheltenham-borough-council-place-cctv-on-brunswick-street-st-paul-s-north-street-swindon-road-honeybourne-line-the-high-street-the-promenade-and-other-areas-to-prevent-violent-crime-in-cheltenham>
- At the subsequent SPRA meeting in July 2015 the issue of street lighting was also discussed and GCC representative agreed to look at it if survey undertaken. Survey undertaken in partnership with Streetwatch in summer 2015. Sent to Highways officer. Also raised in site meeting with the new Highways officer and County Councillor September 2016. (No action taken)

### Traffic issues generally

- St Paul's representation to Gloucestershire's LTP3 March 2015 (<https://drive.google.com/file/d/0B3qmGIS5oAADS3NtYXhyWk1uM28/view?usp=sharing>)
- (The LTP3 (local transport plan) outlined in the consultation included the offer of a 20mph zone and place making at the entrances to St Paul's, which we supported).

## Cheltenham – Town Centre initiatives

Initiative type	Transport mode	Initiative description	Delivery Mechanism
<b>Behavioural</b>	Thinktravel	Cheltenham Railway Station Travel Plan	o 2015/16 LSTF Funded
<b>Operational</b>	Bus	Lower High Street reallocation of inbound highway for buses and taxis	o Part of revised town centre traffic management package. Subject to outcome of Traffic Regulation Orders being granted and feasibility testing
	Highways (local)	St. Pauls area 20 mph zone	
	Highways (local)	St. Georges Place weight restrictions and remove signals for Monson Street junction	
	Highways (local)	London Road MOVA Traffic signal upgrade and right turn ban from College Road	
	Highways (local)	St. Margaret's Road Corridor - MOVA Traffic signal upgrade	
	Highways (local)	Imperial Square north turning bans	
	Highways (local)	Bath Rd / St Lukes turning bans	
<b>Physical</b>	Highways (local)	Bath Rd / Oriol Road zebra crossing	o Part of revised town centre traffic management package. Subject to outcome of Traffic Regulation Orders being granted and feasibility testing
	Active Travel	Poole Way / Kings St / St Margaret's Rd/ North Place / Brewery / Fairview Rd – pedestrian connections	
	Active Travel	Hales Road / Bath Road improved pedestrian crossing	
	Active Travel	Bath Road / High Street improved pedestrian crossing	
	Active Travel	Bath Road / Suffolk Road improved pedestrian crossing	
	Active Travel	Keynsham Road / Sandford Park improved pedestrian crossing	
	Active Travel	College Road – improved pedestrian crossing	
	Bus	Cheltenham Bus Station Improvements	
	Highways (local)	High Street / Poole Road / Albion Street – gateway scheme	
	Highways (local)	Market Street – access improvement	
	Highways (local)	Folly Lane / St. Pauls Church / Marle Hill junction improvements	
	Highways (local)	St. Pauls / Swindon Rd; St. Pauls Street North; Clarence Square – gateway scheme	
	Highways (local)	London Road / St James improvements – gateway scheme	
	Rail	Cheltenham Spa Railway Station Improvements	o Growth Fund Bid

Screenshot from Page 32 of LTP3<sup>9</sup> Consultation document

- LTP3 consultation reiterated Nov2015 – Feb 2016 with specific support for St Paul's traffic mitigation and Lorry watch removed
  - o SPRA response Feb 2016
  - o Public questions at County Council 11/5/2016 on why these issues were dropped from the reconsultation of LTP3 opened November 2015.
  - o Item 32 on agenda of 11 May 2016 meeting (<http://glostext.gloucestershire.gov.uk/ieListDocuments.aspx?CId=333&MId=8123&Ver=4>)
- SPRA representation to the JCS enquiry on traffic issues. (<https://drive.google.com/file/d/0B3qmGIS5oAADdThEaHBaZk1PR1Atakg4NUI2MUdPZ0t2Unc4/view?usp=sharing>)
- Effects of traffic on social interaction (UWE study).

## Community space

- St Paul's Tavern listed as Asset of Community Value 14 April 2016 <http://www.cheltenhamcamra.org.uk/campaign/assets-of-community-value/>
- Regular street parties hosted by the former licensee of St Paul's Tavern in Hanover Street
- The old school declared a community and church asset in 2013. Community based social enterprise café opened September 2016 <http://www.stpaulscheltenham.com/old-school>

## Green Space

- St Paul's has the least green space of any ward in Cheltenham and very little public space. (Local Green Spaces survey, 2008 Conservation Area Character Assessment.
- There are spaces nearby, particularly in Pittville Park which is valued by the community.

## Housing

### HMOs

- Tipping point at which the number of HMOs causes a community imbalance
- 10% National HMO Lobby <http://hmolobby.org.uk/lobbybalancedcomms.htm>
- 10% of Properties & 20% of Population [www.birmingham.gov.uk](http://www.birmingham.gov.uk) Planning Policy

<sup>9</sup> <http://www.gloucestershire.gov.uk/CHttpHandler.ashx?id=62921&p=0>

- 25% Bath HMO policy [http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/HMOs/hmo\\_faqs.pdf](http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/HMOs/hmo_faqs.pdf)
- Email sent to Chief Exec of CBC re HMOs when fed up that a survey of HMOs with a view to regulation had been on the council work plan for years but kept being postponed. (<https://drive.google.com/file/d/0B3qmGIS5oAADWjRFdVUzR3p6aGM/view?usp=sharing> )

#### Serviced apartments

- Following a number of complaints about anti-social behaviour, SPRA committee member contacted MP.
- Copy of reply to MP from DCLG dated 19/5/2014
- <https://drive.google.com/file/d/0B3qmGIS5oAADVkJ2amJ2U1FwVGc0eVI3a1JRaTVmTDVvcmFn/view?usp=sharing>
- Copy of email sent to The Echo by a committee member on behalf of SPRA. 8/6/14  
<https://drive.google.com/file/d/0B3qmGIS5oAADMHJaY3VmUkUxV0E/view?usp=sharing>

#### Supported accommodation

- Concerns about lack of consultation with residents and existing supported housing providers about new developments. Impact on area and existing facilities – raised at SPRA meeting related to new facility for adults with drug and alcohol problems opening on St Georges Street and its impact on Bramah House, supported housing for young adults 16-25.