

25/01031/CONDIT – Land Adjoining Leckhampton Farm Court

Proposed works:

Variation of condition 2 (approved plans) of planning permission 21/02750/FUL to allow for change in house types/design and associated site layout changes.

The application is at planning committee at the request of Councillor Horwood whose main concern relates to environmental impacts. Reference is also made to the concerns of the parish council.

Site Location Plan



Google Earth Image



Site Photos



Site Layout – Approved



Site Layout – Proposed



Proposed house type – C5



Proposed house type – M4



Proposed house type – H4

REFER TO NEWDOWN HOMES TECHNICAL / CONSTRUCTION SPECIFICATION
REFER TO STRUCTURAL ENGINEERS DETAILS / LAYOUT AND SPECIFICATION



FRONT ELEVATION



Plot:
As: 8, 124
Opp: 18

ISSUED 19.09.25

Rev	Description	Date
1	House Type roof design updated	18.09.25
2	Columns moved to rear	18.09.25
3	House Type roof design updated	18.09.25
4	House Type roof design updated	18.09.25
5	CDI added	18.09.25

**NewDawn
HOMES**

Site:
Leckhampton,
Cheltenham,
GL53 6PD

Drawing:
Elevations - House Type H4 - Red Brick

Scale:
1:100 @ A3

Date:
February 2024

Designed by:
JAY

Drawn by:
JAY

131-H4-01_E

Proposed house type – N4



Proposed house type – O4

REFER TO NEWDAWN HOMES TECHNICAL / CONSTRUCTION SPECIFICATION
REFER TO STRUCTURAL ENGINEERS DETAILS / LAYOUT AND SPECIFICATION



O4 HOUSE TYPE



Pots:
As: 5, 20, 21
Cyp:

ISSUED 10.09.25

Rev	Description	Date
1	HOUSE TYPE O4 DESIGN - ISSUED	10.09.25
2	HOUSE TYPE O4 DESIGN - ISSUED	10.09.25
3	HOUSE TYPE O4 DESIGN - ISSUED	01.09.25
4	HOUSE TYPE O4 DESIGN - ISSUED	25.08.25
5	HOUSE TYPE O4 DESIGN - ISSUED	25.08.25
6	HOUSE TYPE O4 DESIGN - ISSUED	25.08.25
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New Dawn
HOMES

Leckhampton,
Cheltenham,
GL53 0PD

Elevations - House Type O4 - Recon Stone

Scale: 1:100 @ A3 Date: February 2024

Designed by: A01 Drawn by: Design

Drawing No: 131-O4-01_D

Proposed house type – S2



Proposed house type – S3



Street Scene fronting Church Road - Approved



Street Scene fronting Church Road - Proposed



Example house type overlay



Key:
Red is approved house type/design
Black is proposed house type/design

Key Planning Matters

- Site layout and design
- Impact on Cotswold National Landscape
- Impact on Green Belt
- Impact on neighbouring amenity
- Flooding and drainage
- Parking and highway safety
- Climate Change and Sustainability
- Environmental Impacts
- Impact on trees
- Impact on Beechwoods SAC
- Biodiversity Net Gain and Ecology

Summary of recommendation:

- The Council cannot currently demonstrate a 5-year housing land supply, as such there is a presumption in favour of development
- The main benefits of the scheme are the contribution of 30 additional dwellings to Cheltenham's housing stock and 12 Affordable Units.
- In its revised form, the site layout, scale, form and design of the development is considered to be acceptable.
- The application is also considered to be acceptable in terms of impact on neighbouring amenity, BNG, ecology, impact on trees, drainage, access and highway safety.
- Increased harm to the CNL or Green Belt has not been identified and therefore a 'strong reason' for refusal is not identified, meaning the proposal complies with para 11 d) i) of the NPPF.
- Any adverse impacts of the proposed changes would not significantly and demonstrably outweigh the benefits of the scheme, therefore the proposal also complies with NPPF para 11 d) ii).

Recommendation: Given the above, officer recommendation is to permit the application subject to conditions and varied S.106 and Unilateral Undertakings with regards to Affordable Housing and SAC Mitigation

Recommended conditions:

- Time
- Approved plans
- SUD's Scheme
- Construction Environmental Management Plan
- Landscape and Ecological Management Plan
- Construction Management Plan
- site investigation and risk assessment
- hard and soft landscaping scheme
- Arboricultural Method Statement
- Arboricultural Monitoring scheme
- Landscape Maintenance and Management Plan
- external facing or roofing materials
- Hours of construction
- a programme of archaeological work
- Implementation of pedestrian link
- Access implementation
- Bicycle storage
- Travel information pack and homeowners pack
- No external lighting
- No mains gas supply
- Installation of Solar Panels

S:106's – Affordable Housing, Education and Library contributions and Beechwoods SAC mitigation

25/00650/OUT
Land On South Side Of Glenfall Way

Proposal

Outline application for the erection of four self-/custom-build dwellings. Access to be determined in detail. All other matters reserved for future consideration.



Site Location Plan



Site Aerial



Site Photographs



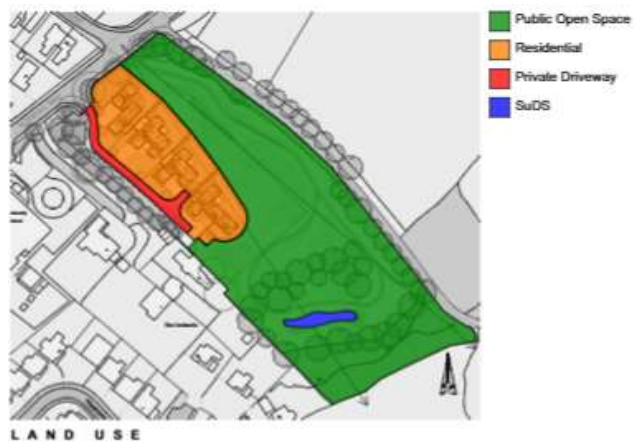
Site Photographs



Site Layout Plan



Site Strategy Plan



Parameter Plans

Proposed 4 New Dwellings
Land off Glenfall Way



combes - events architects limited 100-102 Bath Road Cheltenham Gloucestershire GL52 7LE t 01242 862737 e info@combes-events.co.uk www.combes-events.co.uk		RIBA Registered Architect No. 123456789		1. TIMBER CLADDING 2. BRICKWORK 3. SLATE ROOF 4. ALUMINIUM WINDOW 5. FFL 6. PLASTER 7. CONCRETE 8. TERRAZZO 9. GLASS 10. METAL		INDICATIVE/ILLUSTRATIVE ONLY Drawing No: Unit 1 Elevations Client: Greenfield Court Drawn by: LW Project: Proposed 4 New Dwellings Land off Glenfall Way, Cheltenham, Gloucestershire Scale: 1:100 @ A1 Date: 13/06/2024 Drawing No: 24.25.002 PL 01/02	
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Indicative Elevations Plot 1

proposed a new dwelling
Land off Glenfall Way



UNIT 2 - SW FACING ELEVATION - SCALE 1:100



UNIT 2 - NW FACING ELEVATION - SCALE 1:100



UNIT 2 - NE FACING ELEVATION - SCALE 1:100



UNIT 2 - SE FACING ELEVATION - SCALE 1:100

RIBA 105-107 Bath Road Cheltenham Gloucestershire GL53 7LE T 01242 861107 e info@rba-architects.co.uk www.rba-architects.co.uk		1. Identify the material and its appearance, colour, texture, finish, etc. 2. Obtain a sample of the material, if possible. 3. Obtain a sample of the material, if possible. 4. Obtain a sample of the material, if possible. 5. Obtain a sample of the material, if possible.		1 2 3 4 5	 1 2 3 4 5	 1 2 3 4 5	 1 2 3 4 5	 1 2 3 4 5	 1 2 3 4 5	Drawing No: 105-107 Client: Gloucestershire Drawn by: J.H.	Project: Gloucestershire Scale: 1:100 @ A1 Date: 10/05/2014 Drawing No: 105-107, 105/14
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Indicative Elevations Plot 2

Proposed 4 New Dwellings
Land off Glenfall Way



UNIT 3 - SW FACING ELEVATION - SCALE 1:100



UNIT 3 - NW FACING ELEVATION - SCALE 1:100



UNIT 3 - NE FACING ELEVATION - SCALE 1:100



UNIT 3 - SE FACING ELEVATION - SCALE 1:100

combes : everitt architects limited 105-107 Bath Road Chalfont St Giles Bucks HP8 4JL 01494 661131 e: info@combes-everitt.co.uk www.combes-everitt.co.uk		RIBA REGISTERED ARCHITECTS	INDICATIVE/ILLUSTRATIVE ONLY	Drawing No: 130-3 Elevations Client: Glenfield Court Drawn by: UN	Project: Proposed 4 New Dwellings Land off Glenfall Way, Chalfont St Giles, Bucks Scale: 1:100 @ A1 Date: 03/08/2014 Drawing No: 24.05.007 PL 0010
1. TERRAZZO TILES	2. RED BRICK	3. SLATE ROOF	4. ALUMINIUM WINDOW FRAMES	5. UPVC GLAZING	

Indicative Elevations Plot 3

INDICATIVE/ILLUSTRATIVE ONLY

Page 28

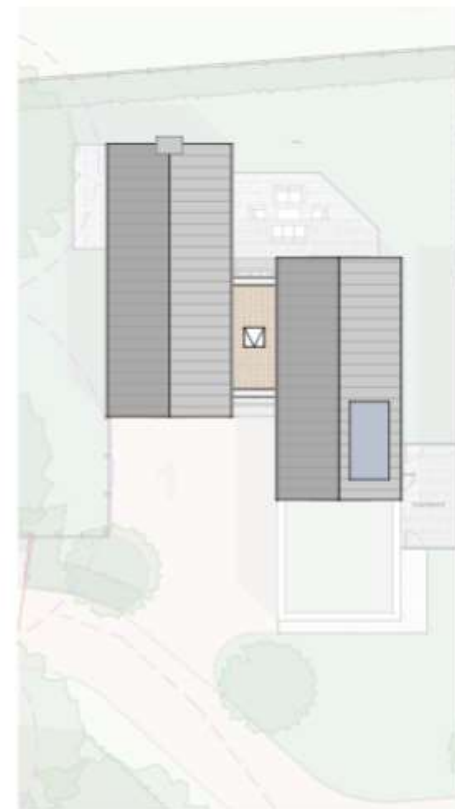
Proposed 4 New Dwellings
Land off Glenfall Way



GROUND FLOOR PLAN



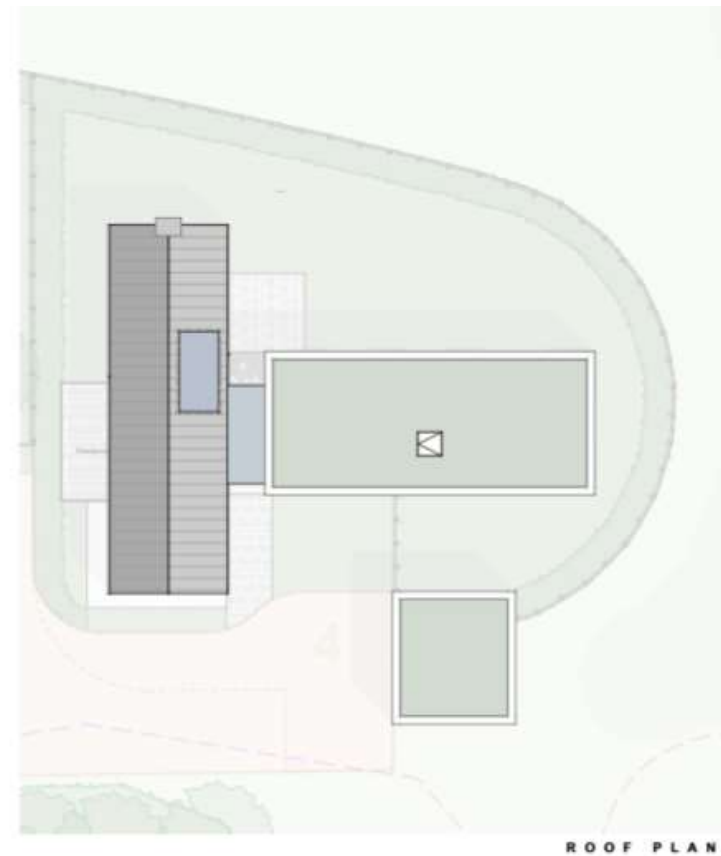
FIRST FLOOR PLAN



ROOF PLAN

GIFA
Dwelling - 305m²
Garage - 33m²

Indicative Floor Plans – Plot 1



Indicative Floor Plans – Plot 4




Street View/Long Elevations




Street View Perspectives


Plot 1													
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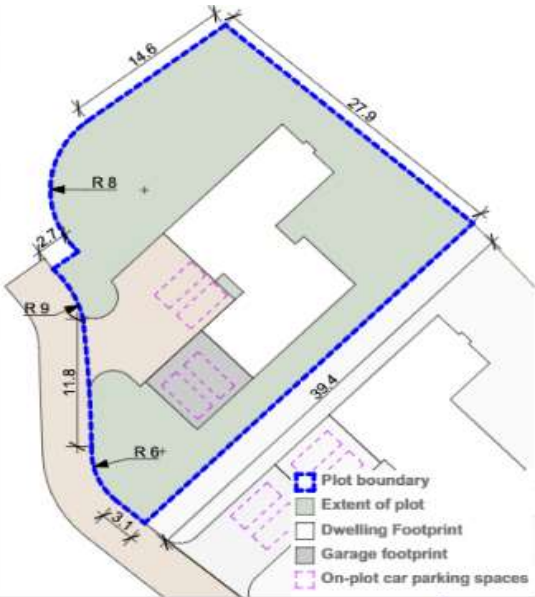


Plot 4													
Main Features	<table border="1"> <tr><td>Plot Area</td><td>1000</td></tr> <tr><td>Plot Shape</td><td>Rectangular</td></tr> <tr><td>Plot Orientation</td><td>North</td></tr> </table>	Plot Area	1000	Plot Shape	Rectangular	Plot Orientation	North						
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Plot Passports/Design Code

Plot 1			
Main Features			
Plot Area:	898m ²		
Max GIA:	338m ²		
No. of on-plot parking spaces:	4		
Dwelling Dimensions			
Footprint:	181m ²		
No. of Storeys:	2		
FFL - Eaves Height:	5.4m		
FFL - Ridge Height:	8.5m		
Roof Pitch:	45°		
Materials			
Roof:	Slate		
Windows:	Aluminium		
Rainwater goods:	Aluminium		
Walls:	To be confirmed at detailed design stage from the pallet of materials listed below:		
		1.	COMPOSITE TIMBER
		2.	NATURAL STONE
		3.	SLATE ROOF
		4.	ALUMINIUM WINDOWS/DOORS
		5.	PPC ALUMINIUM RAINWATER GOODS
Building Form and Style			
		Contemporary Residential Farm Style	
		Roof Form	
		Gabled Pitch Roof	
		Flat Roof	
		Fenestration Style	
		Minimalist modern frame style with no grilles	
		Boundary Treatments	
		1m high post and rail timber fences with hedgerows planted tight against the fence.	
		Ancillary Buildings	
		None - Integrated Garage	
		Garaging	
		Integrated Garage - provision for 2 vehicles	



Plot Passports/Design Code

Key Planning Matters

- **Principle of new housing development outside of the PUA**
Conflict with Policy SD10 of the JCS
Paragraph 11(d) and Section 5 of the NPPF
- **Impact on the scenic and landscape qualities of the Cotswold National Landscape**
Policies SD6 & SD7 of the JCS
Section 15 of the NPPF
- **Indicative architectural design and layout**
- **Ecology, Protected Species and Biodiversity Net Gain**
- **Traffic and Highway Safety**
- **Impact on Amenity of Neighbouring Land Users**

RECOMMENDATION/CONDITIONS

PERMIT subject to the completion of a s106 Agreement to include the following obligations:

- **Retention of public open space and new footpath link in perpetuity**
- **Implementation and future management of approved Biodiversity Net Gain**
- **Future management of public open spaces**
- **Delivery of self-/custom build housing**
- **Mitigation for recreational pressure on the Beechwoods Special Area of Conservation (SAC)**

Comprehensive schedule of suggested conditions