

13/01605/OUT

Land at Leckhampton

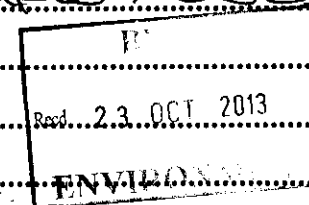
Representations

Batch 3

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)**

Comments & Observations on 650 House Application on Leckhampton Green Fields

The infrastructure plans look inadequate. The increase in traffic will cripple south Cheltenham & cause ridiculous bottlenecks on Shurdington Rd. Air quality is already a problem & this will worsen with this silly plan. The timing of the application is poor: it should be considered after the JCS is finalised.



Name

[Redacted Name]

Ref. 13/01605/OUT

Address

24 Church Road GL53 0PR

The li

BUD

Recd 23 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

* Material objections *

Comments & Observations on 650 House Application on Leckhampton Green Fields

- * Kidnappers Lane into Church Rd will be closed.
- * An additional (est) 1000 vehicles all will exit onto Sherbington Rd
- * Another developer has already described this road network as 'broken' & 'is over capacity' the argument being used is that the network & we cannot make it any worse.
This is crazy & precisely why we need the JCS transport plan & traffic modelling for Leckhampton before this application goes to committee.
- * Air pollution levels already break ECA levels in winter months on Church Rd & the A46; the whole of Cheltenham has been made a Air Quality Management Area in response to the problem.

Ref. 13/01605/OUT

[Redacted Name]

6 CHARNWOOD RD CHELTENHAM
GL53 0HJ

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I have yet to see a full IMPACT ASSESSMENT.
using clear, open, unbiased (independent) evidence
in relation to the following environmental aspects:-
FLOODING - run off to surrounding fields & dwellings;
TRAFFIC - increase on current levels on A46 ^{Church Road} ~~Leckhampton~~ ^{Leckhampton} ~~Leckhampton~~ ^{Leckhampton}
AIR QUALITY - already above EU levels along A46 at rush hour.
SECONDARY SCHOOLS - Bournside & Balcanal both full.
WILDLIFE - reduce rare bird species, destroy more hedgerows.

Name

Address

20 THE LANES

GL53 0PU.

Recd	23 OCT 2013
FAX	

Ref. 13/01605/OUT

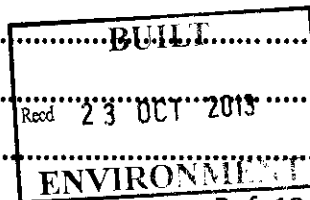
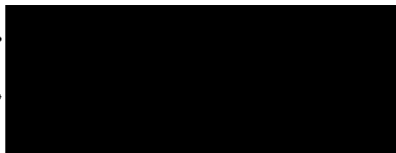
PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Brown field sites MUST be used
first
Estimates of housing needs
MUST be backed by verified
= statistics
There is not the infrastructure to
support new houses in this area

Name

Address



Ref. 13/01605/OUT

GLSODER NO 61

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Extra vehicles all exiting onto Shurdington Rd.
Woodlands Rd becoming a 'rat run'
Insufficient senior school places.

BUT

Recd 23 OCT 2013

ENVIR

Name

Ref. 13/01605/OUT

Address

25 WOODLANDS ROAD CHELTENHAM

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Dear Sir,
Apologies for the late dispatch of this card.
I would like to say that I am pretty disgusted with
the Lib dems behaviour in this matter, and although
I have supported you & voted for you for years, I
can no longer do so. The roads around the area
are already too busy at peak times, and the schools,
I hear, are already full.

Name

[REDACTED]

Address

63, LECKHAMPTON ROAD.
GL53 0RS.

BUILT	
Recd 23 OCT 2013	Ref. 13/01605/OUT
ENVIRON	

BUILT

Recd 23 OCT 2013

Danielle Lockie from
NEWTON ST. BOSWELL
A Sheriff in

Royal Mail
Bainbridge

Delivered by

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

We are opposed to this development for the following reasons.

• **Traffic** The roads are already saturated in this area at peak times and the increase in cars (~1000) resulting from this development would be intolerable.

• **Education** Although providing a much needed primary school, any more residents would further compromise secondary education.

• **Environment** Additional houses would affect air pollution, flood risk and visual impact.

• **Infrastructure** The way this development would link to existing facilities in Chattenham has not been thoroughly considered so the benefit to Chattenham is not demonstrated.

Name

Ref. 13/01605/OUT

Address

6 LARCH RISE CHATTENHAM GL53 0PY

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- ① - The application should not be considered until the JCS ^{part 1} for the area has been finalised. This to include transport environment and the full infrastructure to support such a development has been considered.
- ② The 650 house would "produce" c1000 additional cars which would gridlock the area.

Name

Address

[Redacted Name]

8 The Spindles
Cheltenham GL53 0QD

Ref	23 OCT 2013
ENV	

Ref. 13/01605/OUT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I understand we must build more houses for an increasing population, but this amount of housing on one site seems disproportionate - the roads, local traders, schools, hospital/doctors etc (and drains?) will not cope, and the loss of the current green field site will be a considerable blow. I understand some new amenities are proposed, but this relies on people to staff them (teachers, nurses, doctors) when posts are already unfilled in many areas. The level of opposition risks the creation of 'them v. us' and an 'estate' on the edge of town. A smaller number of houses would seem far easier to assimilate into a single community!

Name



Address

20 Hall Rd, Leckhampton GL53 0HE

Ref. 13/01605/OUT
Recd 23 OCT 2013
ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

THE building of above will virtually make us
prisoners - My husband is wheel chair bound
severely disabled and it will be harder to go to
hospital or for ambulances to reach us - If Church
Rd or Shurdington Rd are closed the developers will
be responsible for any accident happening to him -
It will be virtually impossible to go shopping
into Cheltenham, so to the doctor and dentist
this is madness - Network will not be worse it will
come to a STANDSTILL - If measures are not taken
we will see BUILT

Name MEDLEY GREEN FARM
Address CRIPPETTS LANE ←
LECKHAMPTON GL 51 4XT

Ref. 13/01605/OUT
Recd 23 OCT 2013
ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

*I object to this due to environmental pressures,
congestion and loss of green belt.*

BUILT

Recd 22 OCT 2013

ENVIRONMEN

Name

[REDACTED]

Ref. 13/01605/OUT

Address

*8. Justice Way, Up ~~Hampton~~ Hatherley,
Cheltenham*

BUILT

Recd 23 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION ~~KNYBOPPERS LANE~~
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

The land between the Slindin Road,
Chum Road and Elm Lane is a very precious
space for the whole area south of Chettonham.
The small holdings are vital and should be
increased, not developed, once land is
developed it is lost of growing food, recreation,
agriculture forever. These houses MUST NOT
be built, infrastructure also cannot support
the burden of so many people in an already
over developed area. The natural space must
be kept.

Name

[REDACTED]

Ref. 13/01605/OUT

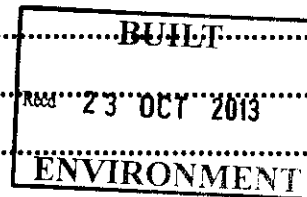
Address

28 Flooded Park Road,
GL53 0SY.

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I do appreciate that housing is needed, but the road
infrastructure is never going to be sufficient for absorbing
so intensive a development off the A46.



Name



Ref. 13/01605/OUT

Address

28 MOOREND PARK RD., Cheltenham GL53 0JX

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

① Greenbelt guidelines / provision is just that, why is being disregarded?

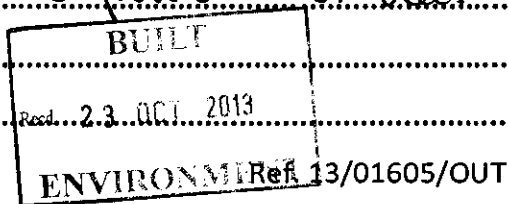
② This is not the best area for development, for how long can we keep going covering our green fields with buildings.

③ All this does make any sense to the public who views appear to be disregarded.

Name

Address

91 PILFORD RD LECKHAMPTON



PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- Green field sites should be sacrosanct.
- Already many new houses + flats have been built (and are being built) in the Cheltenham area.
- I can't believe that the population is scheduled to expand so rapidly!

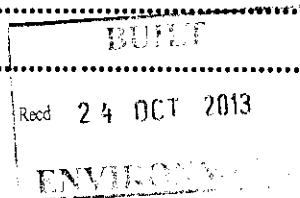
[P.S. I'd also daft to close B&A Corner to traffic.]

Name



Address

21 Arthur Bliss Gardens



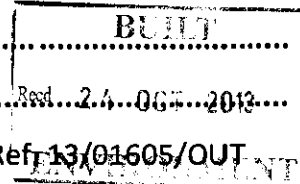
Ref. 13/01605/OUT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- TRAFFIC ALREADY FAR TOO BUSY
FAR TOO CONGESTED AT THE
BEST OF TIMES. THE PROPOSED
DEVELOPMENT WOULD 'BREAK THE
ROAD NETWORK'

ONCE OUR COUNTRYSIDE IS DESTROYED,
IT IS TOO LATE. DONT LET THIS
HAPPEN.



Name

Address



8 BRIZN LANE, LECKHAMPTON
GLOS ONG

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- This number of houses is Not needed. Our beautiful Country side should be protected and not even more of it ruined by Greedy developers.
- At peak hours, the Shurdington Road is already at its peak Capacity. The development would mean a huge increase in traffic, posing a massive problem, not to mention the safety aspects.
- This development should Not go ahead!

Name



Address

8 Sycamore Lane, Cheltenham
GL53 0NG

Ref. 13/01605/OUT

Recd 27 OCT 2013

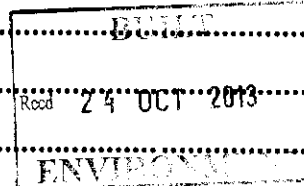
ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am concerned about the narrowness of
the Lane, it needs to be widened.

What will happen to the farm land? and
the livelihood to those who run the farm?



Name

Address

44 Westbury Rd GL53 9EW

Ref. 13/01605/OUT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I oppose this planning application

I believe it will significantly affect the area in a
detrimental manner

Recd 24 OCT 2013

ENV

Name



Ref. 13/01605/OUT

Address

57 THE PARK
CHERTONAR GL50 2SA

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I do not think this development is appropriate on the site proposed. The roads in this area, particularly Leckhampton Lane, are already congested and the development would exacerbate this problem. The streets around Leckhampton Primary School are already very dangerous. There is significant publicly-owned land that could be released to meet any real needs in the area without using green belt land. What a legacy for the next generation!

Name

Address



24 Pilford Road Cheltenham

BUILT

Recd 24 OCT 2013 Ref. 13/01605/OUT

ENVIRON

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

AREA IMMEDIATELY OUTSIDE PROPOSED DEVELOPMENT

WHAT PRESENT REALISTIC PROJECTIONS ARE THERE REGARDING
INCREASED TRAFFIC FLOW (PARTICULARLY ON SHURDINGTON ROAD,
& ENTERING AND LEAVING THE ESTATE), AIR QUALITY AND
ACOUSTICS.

AREA WITHIN THE PROPOSED DEVELOPMENT

CONSIDERING THE VICINITY, IS IT NECESSARY TO HAVE 3
STOREY BUILDINGS, SHOWN IN THE LOCAL CENTRE

WHAT SPECIFIC PROVISION IS MADE FOR GYPSY TRAVELLERS
& TRAVELLING SHOW PEOPLE.

Name

Address

20 HAWKSWOOD RD
THE WOODLANDS.

BUILT

Recd 24 OCT 2013

Ref. 13/01605/OUT

ENVIRON

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I AM APPALLED & SHOCKED BY THE
POTENTIAL PLANNING APPLICATION TO A DEVELOPMENT
OFF KIDNAPPERS LANE, GLENSHAW, WHY SHOULD
I ADD TO THE CARBON FOOTPRINT BY THE CHASING OF
FAM WAYS AT BOTH ENDS & FURTHER TRAVEL TO GET
TO WORK IN GLENSHAW. THE ROADS ARE OLD, SHALE
AND VERY RURAL. NOT MADE FOR MANY EXTRA CARS.
WHEN WORKING IN THE MORNING YOU CAN SEE
THE EXHAUST FUMES ALREADY - WHAT IS MORE IN THIS
AREA WE MUST OBSERVE & FIGHT THIS SURELY DANGEROUS

Name

[REDACTED]

Address

27 ISLINGTON LANE

GL53 0NQ

Recd 24 OCT 2013

2013

13/01605/OUT

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PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I AM VERY CONCERNED ABOUT THE EXTRA CARS ON
STANDINGTON / BATH ROAD WHICH IS ALREADY PROBLEMATIC.

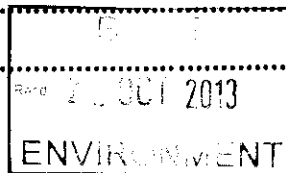
ALSO, ANOTHER SENIOR SCHOOL WOULD HAVE TO BE
BUILT IN LECKHAMPTON AREA AS BACCHAMPS &
BOUNDSIDE ARE ALREADY ONSITE.

Name



Address

MANARATH WAY



Ref. 13/01605/OUT

BUILT

Recd 25 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- ① I use these fields almost every day and their loss to housing will unacceptably damage my life, which involves use of these fields.
- ② As an asthmatic, regular exercise in clean air maintains my health, to which these fields contribute.
- ③ The increase in housing and pollution and traffic will adversely affect my health and quality of life.
- ④ Choice of address was based on proximity to open space which will be lost.

Name

[REDACTED]

Address

13 Hawkswood Road

Ref. 13/01605/OUT

BUILT

Recd 22 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

This is a lousy idea driven by short-term political expediency.
How many times have bids to build in ~~Leckhampton~~ Leckhampton been denied?
So what has happened to make it suddenly a good thing? Leckhampton's
roads are already clogged with traffic. You want to make it worse.
The infrastructure doesn't exist to support a presumed influx of
people. Where will these people come from with no jobs to go to?
The estimates of the number of people expected to move into the area
are exaggerated. Apart from which green fields have their own value -
humans need to be connected to nature. Loss of green fields will
exacerbate loneliness.

Name

[REDACTED]

Ref. 13/01605/OUT

Address

1 JASTIN WAY, GL51 3 1/2

BUILT

Recd 22 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Please do not build on our green fields
on the edge of our town which is used
so much for recreation by all Cheltenham
residents - they are our green lungs.
The A36⁴⁶ is already choked with traffic
any more traffic will make life intolerable
& make air quality even worse.
Build on Brownfield sites not our
precious green belt. We do not
need this amount of houses.

Name [REDACTED]

Ref. 13/01605/OUT

Address [REDACTED] 1 Cheltenham Gardens Cheltenham Lane, Cheltenham
GL53 9FB.

BUILT

Recd 22 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Why must the Government encourage small families +
controlling immigration instead of accepting
every rising populations. What about the wildlife living
in Kidnappers Lane area. No one seems to care.
Instead there'll be more Squeaked hedgehogs and
traffic pollution. As a cyclist I dread this
Kidnappers Lane will be like a hideous Gallagher
Retail park and Shurdington Road like the
Teddeshbury road, what a dreadful thought.
We have to stop the greed that's running our countryside.

Name

Ref. 13/01605/OUT

Address

522 Old Bath Road Cheltenham -

BUILT

Recd 22 OCT 2013

ENVIRONMENT
KIDNAPPERS LANE

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Insufficient transport network to accommodate the new development; roads and rail.

Insufficient employment local to the area.

The population estimates are potentially flawed.

Existing road network is insufficient for the current traffic levels.

The proposal is entirely inconsistent with the needs of the local population.

The proposal will ruin an area of outstanding natural beauty.

Name

Ref. 13/01605/OUT

Address

12a Moorend Street, Cheltenham, Glos.

BUILT

Recd 22 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- THE CURRENT ROAD INFRASTRUCTURE IS ALREADY AT ITS CAPACITY - ADDING TO THE OVERALL TRAFFIC LOAD BY DEVELOPING 650 HOMES AND ASSOCIATED DEVELOPMENTS WILL MAKE A BAD SITUATION WORSE
- THE ADDITIONAL LOAD WILL ALSO FURTHER ADD TO THE ESTABLISHED PROBLEM OF AIR QUALITY ON CHURCH RD & THE A16
- THE AREA ~~HAVE~~ ^{DOES NOT} HAVE SENIOR SCHOOL PLACES TO ACCOMMODATE THE INCREASE BROUGHT THROUGH THE DEVELOPMENT OF THE 650 NEW HOMES

Name

[REDACTED]

Ref. 13/01605/OUT

Address

36 Hall Road.

BUILT

Recd 22 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

ENVIRO

13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Ref: 13/01605/OUT

I am writing to object to the proposal to build 650 houses, a junior school, a drs surgery and a GP hospital on Glebe land adjoining the A46 Shrewsbury Road.

This is unique land of great beauty with a valuable network of footpaths crossing it and with high grade agricultural land which has been strip farmed since 13.

This application is very premature. We have no transport, T.C.S or pollution conclusions yet in place. We have no final plans to address the long standing problem of the A47 'in Balloon' dangerous junction. There can be no justification for such an early application.

Name

Address

127 Chwel Road

Leckhampton GL53 0NJ

other than hoping to beat Rose burning issues.

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Recd 22 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

ENVIRON

13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I OBJECT TO THE PROPOSED HOUSING DEVELOPMENT ON
THE FOLLOWING GROUNDS

- TRAFFIC FLOW THROUGH SHURDINGTON WILL INCREASE
CAUSING MORE CONGESTION. ALSO ON ROADS ACROSS TOWN.
- I LIKE THE GREEN SPACE TO THE EAST OF THE A46
AND THIS WILL BE RUINED. THIS SHOULD REMAIN GREEN BELT.
- CATCHMENT AREAS FOR SECONDARY SCHOOLS ARE ALREADY
ESTABLISHED, A STRATEGY FOR SCHOOLING HAS NOT BEEN PROPERLY ESTABLISHED
- CHURCH LANE TRAFFIC CALMING PROPOSALS ARE NOT
DEFINED, MOST LIKELY THIS WILL INVOLVE SPEED HUMPS
ALONG THE LENGTH OF THIS ROAD

Name

Ref. 13/01605/OUT

Address

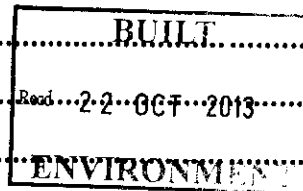
22 BRIZEN LANE GL53 0NG

18/10/13

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

LOCAL INFRASTRUCTURE ESPECIALLY PLACES IN SCHOOLS,
DOCTOR SURGENIES AND TRAFFIC VOLUMES ARE
ALREADY UNDER STRAIN



Name



Ref. 13/01605/OUT

Address

12 MOONBEND RD, GL53 0HD

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

MASSIVE TRAFFIC PROBLEMS - 0
ALERTY TAKES OVER 30 MINS
FROM OUR HO-VE TO MOOREND IN
SUNDAY BETWEEN 8-9 AM.

THIS WOULD BE MADNESS!!!!!!

SCHOOL PLACES ARE ALERTY AT
BREMERS POINT.

Name

[REDACTED]

Address

22 THE LANES, LECKHAMPTON,
CIRENCESTER, GLOS

BUILT
Ref. 13/01605/OUT

Recd 22 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

..... This is going to totally ruin the
..... character of the area, which people
..... like to live in because of the easy
..... access to and walks in local fields.
..... The roads, particularly Church Rd
..... and the A46 won't be able to
..... cope.

BUILT

Recd 22 OCT 2013

ENVIRONMENT

Name

Ref. 13/01605/OUT

Address

516 Moorend Rd, Cheltenham
GL53 0HD

B

Ref. 22 OCT 2013
PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

- We strongly object to the above planning application, as local residents.

• This application is premature and should NOT go before the Planning Committee until the Joint Core Strategy for the area of Cheltenham, Tewkesbury + Gloucester City has been finalised.

All aspects of planning transport, environment and population estimates included in the housing target must be verified first.

• This application would have a hugely negative impact on the local community, if granted.

Name

[REDACTED]

Ref. 13/01605/OUT

Address

40... Mourend West, Leckhampton, Cheltenham

BUILT

Recd 21 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

How many more houses do you Councillors want to
build in Leckhampton? We pay your wages and the
people of Leckhampton DONT WANT these houses
The roads can't take anymore traffic, the schools
are full & where are the NEW JOBS in Cheltenham
to justify these houses

Name

[REDACTED]

Ref. 13/01605/OUT

Address

15, The Close, Leckhampton
Cheltenham

11T

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

MENT

Comments & Observations on 650 House Application on Leckhampton Green Fields

This proposal is bound to end in problems - over population in area (leading to the objections list) - There have been problems in the past over no. of vehicles currently using existing roads -

Not only will vehicles exit by the Shredington Road, but back to Leckhampton also - which has a 'bottle neck' at times by the L-Rd co-op roundabout - I agree with all the objections ~~and~~ noted I ask that you Re-think again

Name

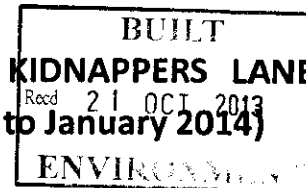
[REDACTED]

Ref. 13/01605/OUT

Address

Old Belt Rd.

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)



Comments & Observations on 650 House Application on Leckhampton Green Fields

- Shurdington Road is already over congested.
- estimated 1000 extra vehicles will compound problem.
- air pollution levels break EU levels in winter months this will only get worse.
- being a local cyclist this will make my daily commute more dangerous and unpleasant.
- As soon to be first time parents we're very concerned over schools places,
- Senior schools are already oversubscribed with no plans to expand.

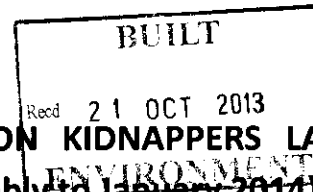
Name

[REDACTED]

Ref. 13/01605/OUT

Address

8 PEREGRINE ROAD, GL53 0LR



PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

No coherent argument has been forwarded as to why a green field site is proposed rather than a brown field site.

This plan is contrary to the Lib dem manifesto which claimed to protect the proposed sites.

The additional traffic will spoil the reason why we bought a house in this area in the first place.

Name



Ref. 13/01605/OUT

Address

15 Howard Rd.

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION, KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I would like to see the rationale for
building so many houses in a relatively
small spa town. The chaos this
will cause to an already very
congested dangerous Sudbury Road
cannot be underestimated. I take
this route every day and at Rush
hour this is a very very slow road.
I am concerned about the ability of senior
schools to take children in - Barnard is

Name

[REDACTED]

Ref. 13/01605/OUT

Address

2 JON MOORE CARRS
CROFTENDEN

Leckhampton
large school. I hope
this is not a Sarnham
initiative but this does not help!

BUILT

Recd 21 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

The cost to the environment of an extra 650 houses would be enormous. The roads in this area are already extremely busy & could not sustain the extra vehicles the houses would bring. The pollution levels in water are already above EU levels. There are no senior schools in the area to accommodate the new development. The fields are a place of beauty that contain much wildlife and are widely used by lots of walkers, myself included.

Name

[REDACTED]

Ref. 13/01605/OUT

Address

2 Twyn Terrace
Leckhampton

BUILT

Recd 21 OCT 2013

ENVIRONMENT

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)**

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am writing to OBJECT to this application.
650 houses is going to create too much extra traffic
on Shundington Rd, Church Road and Bath Rd, particularly
during the rush hour.
It will destroy beautiful fields with a lovely view
up to the hill and looking down you will see just
tiled roofs and tarmaced roads and street lights.
There are not sufficient places at secondary
schools in this area. This development could
mean 400 extra children. Totally unsustainable!

Name...

Ref. 13/01605/OUT

Address

BATH ROAD LECKHAMPTON

BUILT

Recd 21 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am very concerned by this outline planning application. This number of houses, retail units and other buildings are not appropriate on these green fields and in this setting so close to an AONB. These particular fields are so separate from the town that over 1000 more cars will have to use the nearby roads - adding to the frequent stationary traffic on Shurdington Rd and congestion on Church Road. Air pollution, speeding etc. will also be an added problem for Church Road which already experiences these problems.

Name

Address FOXFIELD HOUSE
CHURCH ROAD
LECKHAMPTON
GLOS. GL53 0QJ

Ref. 13/01605/OUT

Please do not create
such an ugly settlement
on such a beautiful site
- what is driving this?

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION **KIDNAPPERS LANE**
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am not happy with this outline planning application
because it proceeded with the already existing full transport system
in the Leckhampton area will be unable to cope with traffic volumes
in particular at peak times.
Other parts of the environment such as schools will be
further & unable to cope.

Name

[REDACTED]

Ref. 13/01605/OUT

Address

83 MOOREND RD GL53 0HB

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION **KIDNAPPERS LANE**
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

My principal objection is that granting this application will ruin a beautiful area of countryside or be irreparable. Whatever infrastructure arrangements are made, they will not cater for the increase in traffic problems on the Shurdington Road, a situation which is dire as it is at present.

Name

Ref. 13/01605/OUT

Address

187, LECKHAMPTON RD
CHELTENHAM GL53 0AD

BUILT

Rec'd 21 OCT 2013

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)**

Comments & Observations on 650 House Application on Leckhampton Green Fields

THE A38 (SHURDINGTON ROAD) IS A NIGHTMARE
ALREADY AT "RUSH HOUR". THERE'S NO INFRASTRUCTURE
TO SUPPORT THIS AND NO SECONDARY SCHOOL PLACES.

THIS HASN'T BEEN THOUGHT THROUGH

Name

Ref. 13/01605/OUT

Address

36 MODERN ST. GL53 0ET

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION ~~KIDNAPPERS LANE~~
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

TO DEVELOP THIS AREA BENEFITS ONLY THOSE WITH A FINACIAL
INTEREST IN DOING SO. BEAUTIFUL, PEACEFUL SEMI-RURAL AREA
WHICH IS CLEARLY IMPORTANT TO THE PEOPLE OF CITIZENHAM
HATHERLEY IS NOW JUST LITER SCREENED URBAN SPRAWL
WITH POORLY PLANNED ROADS - VITAL THAT LECKHAMPTON
DOES NOT GO THE SAME WAY. TO INFRINGE ON ANY MORE
SEMI-RURAL AREAS IS TOTALLY UNNECESSARY & UNACCEPTABLE
SHOWS PREJUDICE AGAINST THOSE WHO WISH TO LIVE THERE.

Name

[REDACTED]

Ref. 13/01605/OUT

Address

LARCH RISE LECKHAMPTON

BUILT

Recd 21 OCT 2013

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)**

Comments & Observations on 650 House Application on Leckhampton Green Fields

EXTRA Homes will be bringing a lot more
Traffic through Leckhampton which it hardly copes
with already.

School's will be effected - where are the new places
coming from - as all new ones being built !!!

Doctors will have far more patients - difficult to
get appointments now.

No facilities at Emergency Dept in Cheltenham
as its all being closed

Where are the Jobs coming from

Name

Address

Ref. 13/01605/OUT

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION **KIDNAPPERS LANE**
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

.....
Building more houses in an over populated area
is folly. A new school for primary children
should be a priority also secondary schools.
~~There~~ are needed to accommodate children
already living in Leckhampton and the
surrounding area.
.....
.....

Name

Ref. 13/01605/OUT

Address

KIDNAPPERS CLOSE
LECKHAMPTON

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION **KIDNAPPERS LANE**

13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

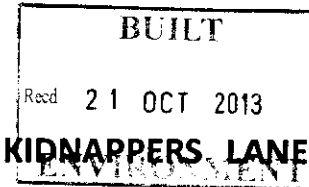
- 1) This development is unnecessary as the green housing predictions are, at best, vague and at worst over-estimated.
- 2) There is no proved need for this volume of building.
- 3) This is green-belt land. Enjoyed by locals and visiting tourists/walkers, who contribute to Cleckheaton's economy.
- 4) The flood risks in this area are very real and are at a precarious level already (my own house flooded several times in Hall Road).
- 5) Traffic in Church Road is appallingly overloaded.
- 6) Local schools are full!!

Name

Address

15 Church Rd, GL53 0PS

Ref. 13/01605/OUT



PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

More open countryside and Greenbelt land used
for housing - I object strongly to this!

Name

Address

[REDACTED]

6 FAIRFIELD AVE, GL53 7PN

Ref. 13/01605/OUT

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

Building 650 houses on Leckhampton Green Fields will spoil this beautiful area forever. As a resident living in Church Road I am only too aware of the ^{traffic} congestion on this road, ^{already} as well as Shurdington Road. There has already been development on this side of town with properties recently built on the old Delancey site and Cold Pool Lane. More building will have a devastating effect on the wildlife as well as increasing flood risks to the area, not to mention air pollution. How can Cheltenham cope

Name [REDACTED] with such an increase in population

Ref. 13/01605/OUT

Address 63 Church Road
GL53 0PF

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION IKIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

THE PROPOSAL WILL HAVE AN ADVERSE SIGNIFICANT AND
PERMANENT VISUAL IMPACT ON LOCAL LANDSCAPE RESULTING
IN A LOSS OF GREEN FIELDS, HABITAT CONNECTIVITY AND LOCAL
COMMUNITY IDENTITY. THE EXISTING SENIOR SCHOOLS WILL NOT BE
ABLE TO ACCOMMODATE THE INCREASE IN PUPILS FROM THE
PROPOSED DEVELOPMENT AND AS THE LOCAL SENIOR SCHOOLS ARE
ALREADY UNDER PRESSURE WITH EXISTING PUPIL FORECASTS
REGARDING NEW YEARLY INTAKES, ANY FURTHER INCREASE
WILL BE SIGNIFICANTLY DETRIMENTAL; RESULTING IN POTENTIAL
ADVERSE CHANGES TO THE EXISTING CATCHMENT AREAS AND -

Name

[REDACTED]

Ref. 13/01605/OUT

Address

30 HALL ROAD, GL53 0HE

-CAUSING PUPILS TO HAVE TO TRAVEL TO SCHOOLS OUTSIDE THE LOCALITY.

BUILT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

On Cooper's Edge at Brockworth, there
are very many houses built recently
and still not sold. I don't believe
we need the houses proposed for
Leckhampton at all.

The roads are in a dreadful condition
all over Cheltenham, why have it
there been attended to?

Name

Ref. 13/01605/OUT

Address

64 Westbury Rd.

Leckhampton Cheltenham GL53 9EW

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)**

Comments & Observations on 650 House Application on Leckhampton Green Fields

34,000 new houses is too many! What happened
to the plan for 17,000 on green field sites?
This degree of development on green field sites is
a tragedy for an area and not even necessary
according to recent research.
The JCS should be completed in all its steps
before the planning application is considered.

BUILT

18 OCT 2013

ENVIRONMENT

Ref. 13/01605/OUT

Name

Address



20 Maiden Way GL53 0EL

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

WE FULLY SUPPORT THE OBSERVATIONS AND OBJECTIONS
REGARDING THE ABOVE PLANNING APPLICATION SET OUT
BY THE LECKHAMPTON GREEN LAND ACTION GROUP.
WE ARE PARTICULARLY CONCERNED ABOUT THE INCREASED TRAFFIC
IN THAT AREA AND THE LOSS OF COUNTRYSIDE.

BUILT

21 OCT 2013

ENVIRONMENT

Name

Ref. 13/01605/OUT

Address

2 GREATFIELD DRIVE, CHELTENHAM
GL53 9BU

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

The area cannot cope with such a development.
The roads are already full up, there is flooding,
there is no secondary school capacity.
Cirencester needs to keep the area "green"
and undeveloped.

BUILT

21 OCT 2013

ENVIRONMENT

Name

Ref. 13/01605/OUT

Address

650 N
Leckhampton Farm Court
Cirencester G51 3GS

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

This proposal is far far too many houses
The infrastructure is not suitable and never
will be. The roads cannot take any more traffic
Even with a new primary school there will not be
enough places for the children

BUILT

Recd 21 OCT 2013

ENVIRONMENT

Name

Address



Naunton Way

Ref. 13/01605/OUT

BUILT

Recd 21 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

The existing roads will not cope with the increased traffic i.e. 2 cars per house. There will have to be another surgery for Doctors as existing ones cannot cope now. Schools will need to be built. Builders only want to build 3 or 4 bedroomed houses - 02 beds per young people are not built except social housing which in many cases is how the builders get permission!! All brown field sites should be used & perhaps builders should have to develop one per every green belt development.

Name

Ref. 13/01605/OUT

Address

BUILT

Recd 21 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am writing to express again my objection in the planning application Kidnappers Lane

- .. 13/01605/OUT
- .. Leckhampton does not have the infrastructure for this level of development, the
- .. Shurdington Road is already at capacity and will not take an approximate additional 1000
- .. cars.
- .. The Local Senior schools are already oversubscribed, so Children will have to go to schools
- .. further away, again adding to the volume of traffic.
- .. Air pollution is also another concern, and with the proposed developments this will only
- .. make matters worse. There will also be the increased risk of flooding. A brownfield first
- .. policy must be adopted, if we can regenerate run-down urban sites, this will preserve the
- .. open countryside.
- .. With this level of development you will change the look and feel of Leckhampton; this is
- .. NOT what the local people want. You must reconsider the application and get verification
- .. on the [REDACTED] population estimates contained in the housing targets.

Name [REDACTED] Ref. 13/01605/OUT

Address 18 PEREGRINE ROAD, LECKHAMPTON, CHELTENHAM, GL53 0LL.

BUILT

Recd 21 OCT 2013

ENVIRONMENT

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am deeply concerned about the vast number of houses and amenities that are being proposed for Leckhampton. As a daily commuter on the Sherbington Rd I know that that road could not cope with extra traffic. During rush hours it comes to a standstill and when there are heavy rains it floods + the road cannot cope.

Name

[REDACTED]

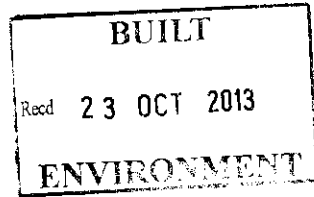
Ref. 13/01605/OUT

Address

176, Leckhampton Rd.

11 Arden Road,
Cheltenham, Glos
GL53 0HG

17th October, 2013.



CBC Planning,
Municipal Offices,
Cheltenham,
GL50 9SA

Dear Sirs,

Outline Planning Application Ref: 13/01605/OUT
Kidnappers Lane and Small Holdings

1. This application is premature, and should not go before the Planning Committee until the Joint Core Strategy for the area of Cheltenham, Tewkesbury and Gloucester has been finalised and accepted by the Inspector.
2. All aspects of planning, transport, environment and the population estimates contained in the housing targets must be verified before consideration of any application by the Planning Committee.
3. Various aspects of this planning application, are completely unacceptable:
 - i) 650 houses alone, exiting onto the Shurdington Road will cause another 1,000 or so vehicles entering a road system that has already been described by another developer, as broken. Add to this the extra chaos which will be caused by all the traffic entering the area for the GP surgery, school, care home etc. Only a madman would even suggest it. This is why it would be totally irresponsible to consider this application prior to the traffic/transport modelling results being available.
 - ii) Air pollution levels already break EU levels in the Winter months on Church Road, and the A46. The whole of Cheltenham has been made an Air Quality Management Area in response to the problem.
 - iii) The open countryside of this area has immense value to wildlife, biodiversity and the people of Cheltenham demonstrate this as it is a favourite walking and recreation area for many of the Cheltenham people and many tourists to this area, will be found walking here, with a map hanging from chains around their necks.

For this reason, Leckhampton with Warden Hill Parish Council,

has placed before the local Councils, a request for consideration of a Local Green Space area, all in compliance with the NPPF, for much of the area that the Developers now wish to build over. Full details of this proposal should be favourably considered, before agreeing to this Application.

iv) It is understood that if this Application were approved, the primary school would not be built until the second phase of the development was complete. In the meantime, where would the children go to school?. I understand there are few if any, vacancies elsewhere. Also there are insufficient senior school places, in fact, the secondary school situation is already in crisis. There is a huge outcry about lack of facilities for those already living in the area, especially when Pates bring in children from Wales and push out children here already.

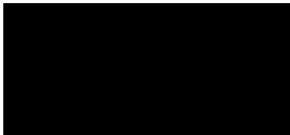
v) Much distress will be caused, particularly to older residents, by moving the Doctors' surgery away from Moored Park Road. There has already been uproar over the idea of it.

These are just a few of my objections to an ill considered planning application.

I reiterate, this application should be turned down as being premature, until the Joint Core Strategy has been thoroughly checked for accuracy and finalised and approval has been given by the Inspectorate. Also the Parish Council's request for a Local Green Space, for this area should be favourably considered before granting any housing application around the area.

Please listen to the people who live locally, not the developers nor Government Ministers, who don't even know the area and its special amenities.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]
57 Church Road

Leckhampton

Cheltenham

Gloucestershire

GL53 0PF

Email: elizabethpimley@gmail.com



22nd October 2013

Dear Sir/Madam

Re. Objection to outline planning application (Ref 13/01605/OUT) on Kidnappers Lane & The Small Holdings, Leckhampton

As a local resident and professional Ecologist, I object to the proposed development off Kidnappers Lane and the small holdings area, Leckhampton, Cheltenham, which amounts to approximately 33ha. Clearly the creation of 650 houses, retail units, offices, care home and a primary school will radically alter the rural character of Leckhampton, with the loss in quality of life for local people and a reduction in property values as the area becomes less desirable to live in with greatly reduced accessible greenspace, inflated traffic levels (estimated 1000 extra vehicles) leading to gridlocked roads (particularly Shurdington Road and Church Road) with associated raised levels of air pollution (which already break EU levels in Church Road and Shurdington Road) and over-use of public open spaces within Leckhampton by the inflated population.

Specific documented support for retaining the green fields around Leckhampton as greenspace comes from the Entec Greenbelt Review (May 2011), which recommended that the farmland south of Farm Lane be included in the Greenbelt and marked RED – no development. The AMEC Joint Core Strategy Green Belt Assessment (September 2011) reinforced this view by assessing land to the south-west of Leckhampton (west/south-west and east/south-east of Farm Lane) as having the strongest case for inclusion in green belt.

Further support comes from the National Planning Policy Framework's new 'Local Green Space' designation, for which the fields south of Leckhampton provide a perfect fit. The Green Areas Designation gives local people an opportunity to protect green spaces that have significant importance to their local communities. Further reference to this is made in the Government's Natural Environmental White Paper. The Natural Choice: Securing the value of nature (2011)¹. With this in mind a Leckhampton with

-
- ¹ Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special

Warden Hill Parish Council Neighbourhood Planning NPPF Concept Plan & Local Green Space Application² has been completed and submitted to the Council. A summary of the greenspace application is provided as an appendix to this letter as it is of direct relevance to the objection against the development and I hope it will be given thorough consideration by the planning officers.

In relation to the loss of greenspace, recent research demonstrates the health benefits to people who live near areas of green space (e.g. Natural England's Natural Health Service initiative of 2009; The White Paper 'The Natural choice: securing the value of nature', presented to Parliament in June 2011 and outlining governmental aims). These aims have been incorporated into Natural England's Accessible Natural Greenspace Standard (ANGST) which provides a series of benchmarks for ensuring access to natural green spaces near to where people live.

The green fields south of Leckhampton fulfil the ANGST criteria and provide communities that are some distance from Leckhampton Hill some much needed green space which is easy to access and walk across (in contrast to the steeper slopes of Leckhampton Hill) for less able-bodied members of the community, such as the physically disabled, the elderly and parents with young children. (The green fields around Leckhampton also reduce visitor pressure/disturbance on the Leckhampton Hill Site of Special Scientific Interest.)

In addition to the aforementioned issues, the development will inevitably have a detrimental impact on local wildlife and habitats that support them. The area proposed for development comprises a collection of semi-improved grassland meadows, several traditional orchards and small holdings bordered by numerous species-rich hedgerows and trees composed of native species (many of which are mature), with two streams traversing the area. As such these habitats provide a refuge for a variety of wildlife, many of which include species such as hedgehog and toad (both UK Biodiversity Action Plan (BAP) priority species), grass snake, slow worm, a variety of bat species, the latter three being protected under UK and/or European Wildlife legislation. Reptile surveys revealed there to be a medium population of slow worm in the area (Hankinson Duckett Associates 2011, E. Pimley, pers. comm.) and bat surveys revealed roosts for common pipistrelle, noctule and Natterer's bats, as well as use of the site by these species (as well as soprano pipistrelle) for foraging and commuting (Hankinson Duckett Associates 2011, LEGLAG 2011, 2012).

circumstances. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: where the green space is in reasonably close proximity to a centre of population or urban area; where the green area is demonstrably special to a local community and holds a particular local significance because of its beauty, historic importance, recreational value, tranquillity or richness of its wildlife; where the green area concerned is local in character and is not an extensive tract of land; and if the designation does not overlap with Green Belt.

² Mears *et al.* 2013. Leckhampton with Warden Hill Parish Council Neighbourhood Planning NPPF Concept Plan & Local Green Space Application. July 2013.

The development proposals will result in the loss of several old orchards (A UK BAP habitat) and the associated species assemblage of plants and wildlife that has developed over the years. The site contains numerous species-rich hedgerows, some of are important under the Hedgerow Regulations 1997 and some of these will be lost due to the development. These hedgerows provide important commuting/foraging routes for bats as well as shelter for a variety of small mammals and amphibians.

Several species of birds of conservation concern listed under the RSPB Red List including skylark, song thrush, house sparrow and linnet, as well as 11 species listed under the RSPB Amber List were recorded on the site during various bird surveys over the years (Hankinson Duckett Associates 2011, T. & F. Meredith, pers. comm.). The loss of the orchards and hedgerows will reduce the available habitat for song thrush, house sparrow and linnet; while the loss of the semi-improved fields will result in a loss of habitat for skylark which require large areas of open space to nest thereby preventing further use of the fields by breeding skylark. While two breeding pairs were recorded within the site (Hankinson Duckett Associates 2011), as progressively more grassland fields are built on across the county and the UK, the available habitat for this declining species is diminishing with negative consequences for their long-term survival. Hence the pressing need to preserve areas of natural green open space such as the fields south of Leckhampton in order for the long-term survival of this species.

In summary, my main objections to the development relate to the huge increase in traffic which the area cannot accommodate and associated rise in air pollution to detrimental levels, the loss of much easily accessible open space for the Leckhampton communities not to mention the loss of valuable wildlife habitat and its negative impact on the rural character of the area. In my opinion it is essential that the application should not be given further consideration by the planning committee until the Joint Core Strategy for the Cheltenham, Gloucester and Tewkesbury area has been finalised and accurate traffic/population growth estimates have been verified. In addition, the development proposals should be reviewed in the light of the recently created Local Greenspace Application in accordance with National planning guidance in the form of the NPPF³.

Should you require further information regarding any of the points I have raised in this letter, please let me know.

Yours sincerely



³ National Planning Policy Framework published on 27th March 2012

Appendix 1. Leckhampton with Warden Hill Parish Council Neighbourhood Planning NPPF Concept Plan & Local Green Space Application. July 2013.

Executive Summary

In 2012, Leckhampton with Warden Hill Parish Council (LWWH PC) and Shurdington Parish Council set up a joint neighbourhood forum (JNF) for the purpose of developing a neighbourhood plan for the area covered by the two parishes. This submission, which has been led by LWWH PC with support from Shurdington Parish Council, is the first output from the work of the JNF.

Both parish councils have been greatly concerned by the proposals for large scale development on the Leckhampton Green Field Land. They have strongly and consistently opposed such development for reasons that are brought out in this submission: the amenity value of the land; its great importance to the view from Leckhampton Hill; the history of Leckhampton village, dating back over a 1000 years; the ecology and wildlife in the area; the problems of traffic congestion, flooding and the shortage of secondary school places. LWWH PC has made detailed submissions with strong evidence to the JCS and now fears that decisions could be imposed on the area that are very damaging not only to the parishes but to Cheltenham as a whole.

Accordingly, LWWH PC has assembled the expert evidence presented in this submission both of the value of the Leckhampton land and of the dangers facing local people and the Cheltenham area, particularly from the severe traffic problems that would result from development in Leckhampton. Expert summaries of the history of the area and of its ecology and wildlife are included in the submission in sections 3.1 and 3.2. Sadly, until the 1960s, scant importance was attached to preserving the UK's historical heritage and many buildings and areas were destroyed. The cultural and economic value of historical areas is now much better understood and rightly protected. The ecological and wildlife survey prepared for the Council by three experts shows the rich diversity of habitats. Part of the aim for the Local Green Space is to enhance its value to Cheltenham as a wildlife area.

The Council has gathered the views of local residents about the future of the Leckhampton land. The survey showed overwhelming public opposition to development. Similar findings have come from polls conducted by Leglag.

The traffic surveys, model and analysis have involved considerable work by LWWH PC. The findings have been independently verified by traffic consultant Rob Williams, a director of Entran Ltd and well respected by Mark Power of Gloucestershire Highways, from whom the Council has also received valuable advice. The traffic model allows various scenarios to be examined. It shows that development on the scale currently being proposed would cause the A46 traffic queue to extend to the A417 and potentially to the M5. The time it would take to commute into Cheltenham would impose a great economic cost and would make it hard for people living south of the A417 to work in Cheltenham.

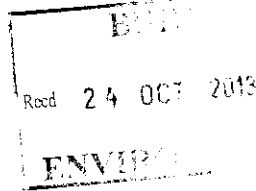
Even tighter constraints are imposed by two other factors discussed in Annex 2: the need, confirmed by Mark Power, to prevent any major increase in traffic levels on Church Road during the morning peak period, and secondly the pollution levels on the A46, particularly around the Moorend Park Road intersection, which exceed

permitted EU levels. These two factors leave little or no scope for sustainable development on the Leckhampton Green Field Land, particularly when taken in conjunction with the rise in general UK traffic levels from 2015-2025 now predicted by the Department of Transport. LWWH PC has also looked at possible new employment sites around Cheltenham being considered by the JCS to check that these do not materially alter this conclusion.

Under the NPPF a neighbourhood plan cannot be used to prevent sustainable development. Having regard to this, LWWH PC has investigated various options for the size and boundary of the Local Green Space, as described in Annex 2. For the reasons explained in Annex 2, the Council resolved at its public meeting on 25 July 2013 to include all of the Leckhampton Green Field Land in the LGS. This decision has been supported by Shurdington Parish Council in a draft letter of endorsement which is included at Annex 1 and which Shurdington Parish Council intends to formally ratify at its next public meeting.

This submission seeks to make a positive input into the Joint Core Strategy on the current strategic site allocation and to contribute to the process of updating the Cheltenham Borough Council and Tewkesbury Borough Council local plans to be NPPF-compliant.

CBC Planning
Municipal Offices
CHELTENHAM
GL50 9SA



4 Brizen Lane
Leckhampton
CHELTENHAM
GL53 0NG

23 October 2013

Dear Sirs,

Outline Planning Application (REF. 13/01605/OUT)

I strongly object to the outline planning application, Ref 13/01605/OUT, as submitted by agents for Bovis Homes Limited and Miller Homes Limited

Accordingly, I urge Cheltenham Borough Council to reject the application for the following reasons:-

1. Traffic Congestion - Health Risks & Unsustainability

- i. Traffic congestion on the A46 approach to Leckhampton is already a recognised problem and becomes very severe during peak hours. The high levels of traffic, on the A46 and Church Road, create a health risk through damage to air quality, which falls below acceptable levels in winter months, contributing to the designation of Cheltenham as an Air Quality Management Zone.

NB. The International Agency for Research on Cancer (IARC), the cancer arm of the World Health Organisation, has officially classified air pollution from traffic as a definite cause of cancer. **IARC Scientific Publication 161 "Air Pollution and Cancer" - October 2013.**

- ii. Previous reports by HM Inspectors have acknowledged that there is little scope for mitigating the impact of additional traffic on the A46 Shurdington Road and/or Church Road, and have rejected earlier development proposals in the area on the grounds of the unsustainable impact of additional traffic from proposed sites.
- iii. The additional traffic generated by the proposed 650 dwellings (i.e. up to an additional 1,000 vehicles based on the existing cars per household ratio) would exacerbate the current problems, resulting in gridlock on the A46 at peak times and a further increase in air pollution levels.

2. Flood Risk

- i. Flooding severely impacted parts of Warden Hill during 2007 but, despite the building of only a minimal flood protection scheme, the area would still be at significant risk of further flooding if adjacent land was built on. We need the existing fields to act as a natural soak-away at times of heavy rainfall. It is now accepted that periods of extreme rainfall are becoming more frequent as a result of climate change.

3. Shortfall in School Capacity

- i. Local secondary schools have been oversubscribed for some time and do not have the capacity to provide for significant additional demand. For example, both Bournside and Balcarras have indicated that they have no plans to expand despite operating close to full capacity now.

4. Amenity Value

- i. The proposed site currently provides a “green lung” on the edge of Cheltenham, comprising farm land, allotments and a number of well used footpaths. The land and boundary hedges are currently a haven for a wide range of wild life. The existing land usage delivers high natural landscape and amenity value for local residents to enjoy through their use of the footpaths and allotments.
- ii. Research has shown that the natural amenity value of green spaces provides both physical and mental health benefits for local residents. (e.g. Barton & Pretty 2010, Pretty et al 2005, Bird 2004).
- iii. This natural amenity value would be lost forever if the proposed development were approved.
- iv. In addition, the special character of Cheltenham would be diminished by more development along the currently attractive A46 approach.

5. The Proposal is Premature

- i. For the reasons set out above the proposal should be rejected now, but in any event it should not even be considered for approval in advance of the agreement of the Joint Core Strategy (JCS) by participating Authorities.
- ii. The current ***draft*** of the JCS remains subject to further consultation and many questions. A number of key underlying statistics (e.g. re traffic modelling & population estimates) require verification before the final plan can be produced.

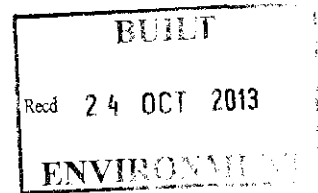
Please reject the Outline Planning Application (REF. 13/01605/OUT).

Yours Sincerely



11 Brizen Lane
Leckhampton
Cheltenham
GL53 0NG
14/10/2013

CBC Planning
Municipal Offices
Cheltenham Borough Council
Cheltenham
GL50 9SA



Objection to planning application

13/01605/OUT

Dear Sir/Madam,

May I please register my objection to any proposal or plans to build in Leckhampton.

My objections are as follows:

This site is continuous to and merges with the Leckhampton Hill landscape supporting the various species and bio diverse ecological niches of this AONB. Birds of prey are frequently seen in this site. Rare water shrews have been documented to live in the site. Regularly woodpeckers, Roe deer, pheasants, foxes, hares are spotted along with a huge variety of smaller mammals and birds and an extensive diversity of butterflies and insects. Farm animals like sheep, horses and pigs add to this very rural setting, which is very much appreciated not only by regular ramblers and visitors but also by the Leckhampton community.

The whole of the view of the Leckhampton Hill landscape would be irretrievably lost for future generations if this area were not protected.

Flooding of this site has been photographically confirmed and irrefutable. There was flooding onto Shurdington Road only recently.

The traffic problems along the Shurdington Road would only be exacerbated. As it is traffic is bumper to bumper and at a standstill at peak times. It is already impossible to turn right onto Shurdington Road from Kidnappers Lane most times of the day, meaning that traffic has to go left down Shurdington Road to turn around at the roundabout and travel back up Shurdington Road in order to head to Cheltenham centre. Local residents do not want the situation to be made worse by building new houses.

The traffic congestion of the A46 is well documented and Church Lane serves as testimony to the previous over building locally.

It is a well known fact that the local primary and secondary schools are oversubscribed and unable to meet the present needs of the community.

Similarly local medical services are already over stretched. The proposed new GP Surgery does not represent the establishment of a new GP Practice but is in fact merely the relocation of a pre-existing practice from its current premises to the new building. There is no NHS dental provision in this area.

Similarly there is scarce employment in the areas. Residents have to travel to their places of employment, mostly by car. Likewise they need to travel to the shops, largely by car. The location is too far from shops to expect people to walk or cycle when doing shopping for a family.

There would be an increase in levels of pollutants and areas further down the Bath Road have been deemed to have unacceptable levels of pollution already. This has a detrimental effect on those with lung diseases.

Lack of green spaces has been linked to increased levels of mental illness.

There would be more noise pollution, more light pollution and more dwellings in proximity to high voltage electrical cables.

The construction of houses in the area would have a devastating effect on Leckhampton. It would lose its character and identity. The development would be seen as a concrete jungle undermining the identity of Leckhampton and destroying its rural setting.

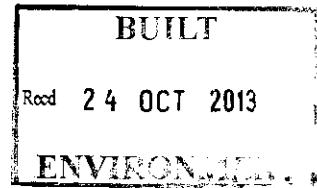
For all these reasons I object to any plans to build on this land.

Yours faithfully,

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14/10/2013

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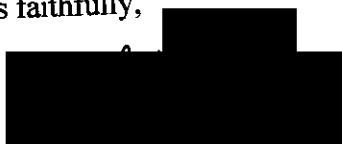
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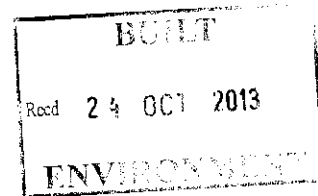
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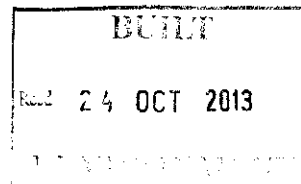
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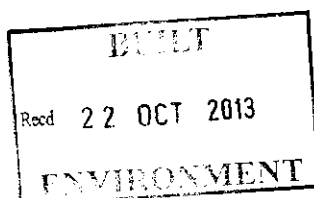
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CHELTENHAM
GL50 9SA

4 Brizen Lane
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21 October 2013

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- i. Flooding severely impacted parts of Warden Hill during 2007 but, despite the building of a minimal flood protection scheme, the area would still be at significant risk of further flooding if adjacent land, including the proposed site, was built on.

3. Shortfall in School Capacity

- i. Local schools have been oversubscribed for some time and do not have the capacity to provide for significant additional demand. For example, both Bournside and Balcarras have indicated that they have no plans to expand

despite operating close to full capacity now. These schools could only absorb students from the proposed development through redefining their catchment areas to the detriment of existing residents of Leckhampton.

4. **Amenity Value**

- i. The proposed site currently provides a “green lung” on the edge of Cheltenham, comprising farm land, allotments and a number of well used footpaths. The land and boundary hedges are currently a haven for a wide range of wild life. The existing land usage delivers high natural landscape and amenity value for local residents to enjoy through their use of the footpaths and allotments.
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5. **The Proposal is Premature**

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Please reject the Outline Planning Application (REF. 13/01605/OUT).

Yours Sincerely

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