

APPLICATION NO: 16/00202/OUT		OFFICER: Mr Craig Hemphill	
DATE REGISTERED: 6th February 2016		DATE OF EXPIRY : 7th May 2016	
WARD: Leckhampton		PARISH: LECKH	
APPLICANT:	Roberts Hitchins Ltd		
LOCATION:	Land off Kidnappers Lane, Cheltenham		
PROPOSAL:	Residential development of up to 45 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Kidnappers Lane, demolition of existing buildings		

REPRESENTATIONS

Number of contributors	91
Number of objections	90
Number of representations	1
Number of supporting	0

11 Arden Road
Cheltenham
Gloucestershire
GL53 0HG

Comments: 6th March 2016

This application is premature. No decision on such an application should be given prior to Inspector Clark's report on the 650 Appeal, or Inspector Ord's recommendation within the JCS later in the year. This should be considered within a Master Plan for the area.

Any application should be made as a FULL application, for consideration. It should take into account the sensitivity of the area, and emphasis should be on additional green space and more spaced out housing.

The proposed layout shown has been done straight from a lap top configuration, with scant regard to various facts, such as cutting off part of the other section of the Berry's land - and the road junctions would cause chaos.

Finally, I take the Council strongly to task for allowing the devastation of the area, felling trees and hedges, and setting alight the area, months and possibly years before building is agreed. I consider it totally irresponsible action and done with total disregard for the residents and neighbours who now pass by a derelict site, which has been needlessly vandalised.

Finally, the application heading was incorrect. Hopefully, it will be corrected to "Berry's should a further application be submitted.

298 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AP

Comments: 29th February 2016

We strongly object to this proposal for the following reasons:

TRAFFIC

Church Road, Kidnappers Lane, Farm Lane and Shurdington Road are already heavily congested with traffic. We regularly use these routes to visit family and find the journey very daunting. With the exception of Shurdington Road the roads are far too narrow for the amount of traffic using them. In winter months we like to walk these roads (instead of the hills) but the ever increasing traffic and associated risks is taking this beautiful walk away from us.

Local Amenities

Pre Schools, Schools, Doctors Surgeries, Hospitals, Dentists in this area are seemingly full. Any request to see our doctor is met with an appointment the following week. Another 45 households expecting to use local services will only make matters worse.

We walk along Kidnappers Lane to look at green fields and hedgerows not houses and parked cars.

Comments: 8th December 2016

We wish to register our objection to the above application for 45 dwellings. Currently, Church Road is already congested. Any further building will make this situation even worse. What used to be a pleasant walk is now becoming increasingly dangerous. All surrounding roads are at their limits.

Doctors, schools, shops or hospitals are stretched enough as it is. Another 45 households is the last thing this area needs.

We tried to place our objections on line but the system did not allow us to do it.

58 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PB

Comments: 28th November 2016

I strongly object to the planning application. 45 new dwellings will be likely to have in the region of 90 additional vehicles which will add to the mayhem in Church Road and to Shurdington Road in rush hour and school times. As there is no pavement on Kidnappers Lane and it is already dangerous to walk along at busy times, children from these new homes will need to be taken to either Leckhampton or Warden Hill schools by car. This will drastically increase the amount of traffic along these routes causing delays and increase pollution.

105 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PF

Comments: 26th February 2016

I strongly object to the proposed plans for 45 new homes on Kidnappers Lane.

Firstly, this area forms part of the larger JCS site, so until a conclusion is reached on this, there should be no further developments approved.

Secondly, the road itself is not currently suitable for the level of traffic and pedestrian users using it today. An additional 45 dwellings with their associated cars can only add to the number of

vehicles on Kidnappers lane, which is too narrow for volume traffic, with no areas to pass. It would also impact surrounding roads. I live on Church Road and at peak time, traffic is at a standstill. There is no capacity for more vehicles.

In terms of pedestrian access, I see from the plans that the developer has included pavements and lighting so that there is pedestrian access from the site to Church Road. However the (new) school and bus links/shops mentioned as being the closest amenities are accessed from the other end of Kidnappers Lane where no pedestrian access exists. This means the site is not suitable and would be unsafe for those travelling by foot.

Comments: 7th December 2016

I am firmly against this development. The number of cars currently using Kidnapper's Lane is already too many for the type of road. There are a number of parts throughout the length of the road where it's impossible for two vehicles to pass and the inevitable 45+ cars this development will bring will bring more chaos, particularly during the rush hour. A number of those additional cars will be coming on to Church Road which is already at a standstill during peak times. We need to be resolving traffic flow, not adding to it.

In addition, how are the new residents expected to walk anywhere? Unless there are plans to widen the entire road and have pavement along the full length, we can't expect pedestrians to walk either up the road to Church Road (for church, schools, shop, park, allotments etc) or down the road to Shurdington Road for buses, etc. These types of properties will appeal to families - I would not walk the length Kidnapper's Lane with my two year old as it currently stands as it's simply not safe.

Finally, I believe a decision is still to be made on the Joint Core Strategy so development of this size should not be considered until the JCS situation is clear.

The Vineries
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NP

Comments: 6th May 2016

I live in Kidnappers Lane, along the narrowest part. I believe that to allow more traffic along this country lane is madness.

Talking and walking on the pavement is dangerous as cars seem to think it their right to mount the pavement at speed if facing oncoming traffic.

I understand that money is to be made by developing the area but it is thoughtless and dangerous to allow access onto the lane let alone on a BEND. Any further development along this lane should NOT have access onto Kidnappers Lane which leads to yet another extremely dangerously congested road, ie Church Road. Throughout the area there is very high pollution and danger already from speeding vehicles to pedestrians, cyclists and persons pursuing any other form of leisurely activity. The beautiful wildlife we once enjoyed is becoming less and less and the whole area is becoming totally spoiled, to the extent of people not wanting to live here. I believe that more building encouraging more vehicles of any description along the narrow Kidnappers lane may lead to human fatalities in the near future.

Comments: 23rd November 2016

I live in Kidnappers Lane and the traffic using the lane causes anxiety. Church Road is a car park at times in the day and pollution is extremely high. Additional traffic will simply add to already existing problems and 45 houses could bring another 80 cars to leave and enter the site, and this does not include visitors just residents. If this site goes ahead, which I strongly oppose, then the

entrance to Church Road should be blocked so that all traffic from the new site is forced onto the Shurdington Road, unfortunately another over used road.

The school serving the area is already oversubscribed so cars will be needed to ferry any children out of the area.

Kidnappers Lane floods and the brook flowing through the area regularly overflows, with more and more concrete where will this water go? Also the Lane is frequently awash with floodwater.

With the Redrow development under consideration this application should be put on hold until all other decisions have been made.

Hall House
50 Hall Road
Cheltenham
Gloucestershire
GL53 0HE

Comments: 23rd February 2016

I object to this application for a number of valid planning reasons:

1. The Application Site is not allocated for residential development and does not form part of a previously developed area and as such is contrary to Policy HS1.
2. Policy TP1 provides the overarching requirements in respect of highway safety stating that Development will not be permitted where it would endanger highway safety. At least 45- 90 cars and therefore at least 90- 180 journeys per day will be using Kidnappers land which is a single lane road with no areas for passing and no pedestrian path or pavement. This is clearly extremely dangerous. Further the noise and pollution created by this many journeys per day is significantly detrimental to the amenity of this semi-rural area.
3. Policy CO1 states that development will only be permitted where it would not harm(a) attributes and features which make a significant contribution to the character, distinctiveness, quality and amenity value of the landscape; and (b) the visual amenity of the landscape. This development WILL harm the character, visual amenity and landscape of this semi-rural area which if developed will be destroyed for ever as this semi- rural area creates a 'buffer' of green space between Cheltenham and Gloucester.

For these reasons the application should be refused.

149 Salisbury Avenue
Cheltenham
Gloucestershire
GL51 3DG

Comments: 23rd February 2016

I live on Warden Hill and use Kidnappers Lane at least twice a day to go to and from my mother's home. I am surprised that you would even consider an application of housing on that level with access to and from it via Kidnappers Lane. This lane has no infrastructure to take a small housing estate of this kind which will have at least 90 cars coming on to it from the 45 houses. Have you thought about where all the water is going to go once houses have been built and how are these extra cars going to get either on to Church Road or on to Shurdington Road.

Where will all the wildlife go. You are saying in documents on your website about people people having to obtain planning to concrete their drives because of flooding, wildlife and pollution - what

will this do? Has anyone considered the effects of the 2007 flooding. My road was flooded and people had to leave their homes. We have had to put a complete drainage system in our garden

If we need more housing which the council obviously think we do. Perhaps we need to look at the number of people living in Council on their own particularly the elderly in 3 bedroom houses and give these to families and also send back the migrants which are evading our towns and countryside and taking our housing.

Can you also add that where is the infrastructure coming from for schooling.

Comments: 6th December 2016

I am concerned about the infrastructure requirements for yet more housing. Kidnappers Lane is not able to take all these cars off this development. Church Road is gridlocked most days and Shurdington Road is nose to tail particularly in the morning and I am unable to turn right out of my road onto Shurdington Road.

As Salisbury Avenue is already classed as a flood plain and we already have had the flooding of 2007 and in recent months houses have flooded again where is the water going to go once the housing is built. Surely we need to think about wildlife etc.

Fairfield House
11 The Lanes
Cheltenham
Gloucestershire
GL53 0PU

Comments: 29th February 2016

Letter attached.

76 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PD

Comments: 29th February 2016

Letter attached.

Comments: 28th November 2016

Letter attached.

15 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 9th December 2016

My husband and I wish to register our objection to this proposed development. We object on the grounds of traffic on both Kidnappers Lane, Church Road and onto the A46. The roads are already at capacity and cannot cope with further traffic. The Lane is exactly that, a narrow country lane and is not suitable for a further 45 dwellings (at least 45 if not 90 extra cars). Living in Vineries Close we walk down Kidnappers Lane every day. It is already dangerous due to the speeds people drive and the volume of traffic. It concerns us in particular when we are daily walking our children to and from school. The same goes for Church Road.

The area is rural in nature. This development will detract from the area's character therefore we also object on this basis. Many of the local residents walk through this area and benefit from its natural beauty and wildlife (e.g., wild deer), including us as a family. The development will significantly detract from this. Further development in this area should be discouraged as otherwise it paves the way for further developments on neighbouring sites.

65A Moorend Crescent
Cheltenham
Gloucestershire
GL53 0EW

Comments: 22nd February 2016
Letter attached.

2 Halland Road
Cheltenham
Gloucestershire
GL53 0DJ

Comments: 22nd February 2016

Any decision on this site should be delayed until a decision has been made on the JCS. This is an attempt to bypass the JCS and should be rejected.

The additional traffic generated by the development, not to mention the demand for school places and health services locally must be taken account of properly before a decision can be made on this development. The additional rush-hour local air pollution created by this development will cause health problems for local residents.

Whilst this may count as a brown-field site I am concerned that housing development here will likely lead to further housing applications in the surrounding area. This will destroy the open spaces in the Leckhampton area which are important for local wildlife and recreation, and which are key to the character of the local area.

Comments: 28th November 2016

I strongly object to the development proposed on this site. The surrounding roads cannot cope with the extra traffic, and air pollution will be damaging to the health of local people. There will be damage to the local wildlife populations. The view from Leckhampton Hill will be damaged and the rural characteristics of the area will be further destroyed. There will be increased pressure on local schooling and health services which are already struggling to cope with the number of local residents. In addition, the hard landscaping associated with the development will add to flooding risk in the area.

85 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PF

Comments: 28th November 2016

I strongly object to this proposal for many reasons.

The land is not suitable for building numerous homes on as it floods frequently and a development of this kind would ruin the natural beauty of the area.

The local infrastructure simply cannot take any more traffic. I live on Church Road and there are already far too many cars driving along the road and parked on the road, any further development would add to the congestion and pollution on this road and on Shurdington Road. The local primary school is already over-subscribed and secondary school places in the south of Cheltenham are already limited with no plans to build a new school in the south of Cheltenham.

Furthermore, it would seem nonsensical to approve any building in this area until JCS has been finalised.

Hazelwell
Undercliff Terrace
Cheltenham
Gloucestershire
GL53 9AE

Comments: 10th December 2016

I strongly object to the building of 45 new houses on the rural edge of Leckhampton. This is on 3 main grounds:

Traffic congestion in Church Road is already very severe at peak times, and the combination of children walking to and from the local Primary School and cars trying to negotiate very narrow, congested roads already creates hazardous situations and stress for parents and drivers alike. This will be made so much worse by the addition of new housing so close to Church Road.

Local facilities, such as GP surgeries, Primary and Secondary schools etc. are already oversubscribed. Extra pressure on these services will badly affect everyone who currently lives in this neighbourhood.

This rural area, with its footpaths and country lanes is highly valued by local people as an oasis of peace and visual beauty. If we are not vigilant about protecting our countryside, together with the wildlife it supports, we will find that creeping urbanisation and development will eat up these valued landscapes piece by piece, leaving us all the poorer.

12 Moorend Road
Cheltenham
Gloucestershire
GL53 0EU

Comments: 24th November 2016

I strongly object to the proposal to build dwellings on the land off Kidnappers Lane.

The local roads are already very badly congested and in very poor condition. It often takes 30 minutes to drive 5 miles up or down Shurdington road at peak times due to the number of roads and amount of traffic linking in, adding volume and also disturbing the traffic flow. The local schools are also badly oversubscribed.

There have been and continue to be many planning applications in this area of Cheltenham, no doubt due to the high land value. However, the value for the developers does not justify the significant deterioration in living conditions for the much greater number of existing residents that would result if this application were successful.

Robinswood Cottage
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NP

Comments: 21st March 2016
Letter attached.

7 The Spindles
Cheltenham
Gloucestershire
GL53 0QD

Comments: 18th February 2016
I object to this planning application proposal.

With the controversy over recent JCS proposals to build on designated green belt land I feel it is wrong to allow this planning proposal to proceed to grant.

3 Silverthorn Close
Cheltenham
Gloucestershire
GL53 0JF

Comments: 10th December 2016
Owing to the lack of viable infrastructure, environmental and safety proposals, I (amongst many others) object to this development. Since the area of proposed development is included within the JCS, why not simply wait for the result of this? At least there would then be the possibility of a "joined up" approach to development.

103 Charlton Lane
Cheltenham
Gloucestershire
GL53 9EE

Comments: 29th December 2016
I write to object to the building of so many houses on this place of such beauty with many plants and areas of rare species. The wildlife will be disturbed.

The road access is very small and will cause traffic jams.

The schools are all full, so no room for any more.

There are no shops anywhere near.

4 Chestnut Place
Cheltenham
Gloucestershire
GL53 0QE

Comments: 16th December 2016
Letter attached.

4 Kestrel Close
Cheltenham
Gloucestershire
GL53 0LQ

Comments: 27th November 2016

I strongly object to this application based on the negative impact from traffic, the environmental impact/potential for flooding and destruction of green fields.

54 Caernarvon Road
Cheltenham
Gloucestershire
GL51 3JP

Comments: 19th February 2016

I oppose this planning application for three different reasons:

- 1) Traffic congestion - Kidnappers Lane and Church Road are already heavily congested at peak times and adding another 45 houses will only make this worse. This is also a safety concern in view of the number of pedestrians who use Kidnappers Lane which does not have a proper footpath. There are no provisions in the proposals to deal with the increase in traffic or to alter Kidnappers Lane in order to reflect a more commonly used road, i.e. increased width.
- 2) Pedestrian Use - Like many other people, I regularly walk my dogs in these fields. With other areas close by being built on, this will reduce the amount of green space we can use to let our dogs run free off the lead and away from busy roads and homes.
- 3) Wildlife - Using this road every day I've seen deer running free countless times. It will be a real shame to see these beautiful animals forced out due to another housing development in this area.

26 Greatfield Lane
Up Hatherley
Cheltenham
Gloucestershire
GL51 3QQ

Comments: 7th March 2016

I wish to object to this development in Leckhampton on the Waoku Nurseries site and land off Kidnappers Lane, Leckhampton. My key objections as follows:

- This application is premature, pre-empting the outcome of the JCS. Such piecemeal development should not be agreed at this point. The whole area of land/space at Leckhampton needs to be considered as part of the JCS strategy and the forthcoming designation of Local Green Space. Such a development at this stage would be prejudicial to a coherent plan for the area. It would also pave the way for further speculative piecemeal developments of this kind.
- Environmental - the loss of land for outdoor recreation, and of wildlife habitat.
- Traffic - the A46 is already heavily congested along with much existing pressure on Church Road and the access to Cheltenham along Bath Road. Tailbacks and delays are already common at peak times. Kidnappers Lane is also very narrow, with no footpath. It is a country lane which cannot accommodate the traffic from a development of this kind.

- Local Schools - Bournside, Chosen Hill and Balcarras Schools are already full and there are great problems with catchment areas and places at these schools, as evidenced very much recently in the press.
- Flooding - increase to flooding risks for example to Warden Hill.

10 The Lanes
Cheltenham
Gloucestershire
GL53 0PU

Comments: 27th November 2016

I strongly object to this application. The grounds for my objection have been explained in detail by many of the earlier objectors. My particular concerns are the inevitable increase in traffic, the increase in flood risk, and the amenity value of the green spaces in this area.

Marlboro
Shurdington Road
Cheltenham
Gloucestershire
GL53 0NJ

Comments: 14th December 2016

Increase in traffic flow on Kidnappers Lane and A46 Shurdington road increasing harmful pollution levels, delay to travel and increased danger to pedestrians, cyclists and existing road users.

Degradation of green space along Kidnappers Lane leading to urban sprawl between A46 and Leckhampton Village

Encroachment to whole area from incremental developments including the Redrow proposal further along farm lane leading to the whole area being developed piecemeal.

Increase pressure on local infrastructure, amenities including schools , medical and other facilities.

Increase crime and damage to local area due to volume of people.

15 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 7th March 2016

The extra traffic will add to the existing air pollution and congestion on Church Road at peak times. The closure of Kidnappers Lane to through traffic will mean that we will have to use Farm Lane to access the west of Cheltenham and Gloucester, adding to car miles and congestion on that route.

However a pavement on one side and lighting on the stretch of Kidnappers Lane near Vineries Close would increase safety and be welcome.

1 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 3rd March 2016

This development should not be given consideration until the JCS has been agreed.

By their own admissions the developers are relying on the currently rejected adjoining developments to provide the amenities needed to support it.

Kidnappers Lane is a narrow country lane which in recent years has become a rat run. It can be dangerous walking along it due to the fact that there is no footpath and vehicles travel too fast for the conditions, i.e. blind bends, single carriageway. I would object to ripping up hedgerows and mature trees, and filling in drainage ditches in order to put in a footpath as this would change the nature of this lovely country lane. The area is good habitat for wildlife and the road itself is often flooded. It is a lovely wild area for people to enjoy without having to get in their cars.

The developers make out that people would walk to the local shops on Leckhampton Road, which is unrealistic. Church Road is already extremely congested and pollution levels at rush hour are currently unacceptable. Until this traffic situation is resolved no more developments should even be considered. Contrary to the NPPF this development will discourage walking and cycling for the current users of this lane as the traffic is becoming more dangerous.

The developers also state that Leckhampton Primary school is within walking distance, but fail to point out that the school is already oversubscribed and therefore there would be no places available. Equally the same situation occurs for secondary school places locally.

Comments: 7th December 2016

In the absence of any revised plans as stated in your letter of 22nd November 2016, I refer you to my objection letter written in response to the original application.

My reasons for objecting remain the same; in fact the situation with traffic, flooding, getting a doctor's appointment etc, etc gets continually worse.

After the government (tax payer) has spent so much money on Inspector Ord's report, I hope it will be not be ignored.

The Moat
Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0QJ

Comments: 29th February 2016

Reference the above planning application for 45 dwellings at Kidnappers Lane.

I object to the proposal based on the following points:

1. The JCS for this area is not yet settled, so this is another premature application.
2. It must be carefully considered alongside all the other applications going on, as this land was originally included in a large proposal for approx 1200 houses in this area, since reduced to 650. Now it forms a separate application for 45.

3. If this proposal goes ahead the gates are open to other applications of similar size all over the area, where we have already seen potential applications from builders for up to approx 2000 houses. IN other words building by stealth would be encouraged in an area which has no infrastructure to cope with anything like that.
4. There appears to be no guarantee that hedgerows will be kept to reduce visual impact of these houses. Are they to be three storey in height? If so the visual impact is worse.
5. The housing is too dense.
6. The estate would add extra traffic to already overloaded roads.
7. It would be a noticeable out of place development by viewing from Leckhampton hill.
8. There is not enough parking allowed for, meaning that the estate would become heavily covered with parked cars. Not a nice prospect for the people living there.
9. The appeal into the Bovis/Miller 650 application is not yet known, so how can this application even be considered?

Therefore, I trust you will turn down this application.

17 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 15th February 2017

I strongly object to this proposal to build 45 new houses on the rural edge of Leckhampton. Once again I have to write objecting to further development on such a scale in the area of Leckhampton's fields. My objections are as follows.

Landscape and Protection of Rural Character

This rural area, with its footpaths and country lanes, which is greatly valued by local people for its peace and beauty, would be irreparably damaged by the proposed development, which is out of keeping with the rural character of the area. Local wildlife and the quiet and peaceful nature of the area would be damaged as a result of this development.

If incremental developments such as this and the Redrow proposal to the west of the site are permitted, it could lead to the whole area being developed piecemeal, as further inappropriate planning applications are thus encouraged. Creeping urbanisation is in danger of consuming these valued landscapes piece by piece, leaving us all the poorer.

The proposed development would additionally damage valuable and important views across Gloucestershire from various points on Leckhampton Hill.

Traffic and Air Pollution

Kidnappers' Lane is a narrow and winding country lane with awkward bends, limited visibility and poor lighting. It is used as a cut through by drivers, often impatient and travelling at excessive speed. The lane is already taking far more traffic than it can safely sustain. The addition of forty-five houses, and thus in the region of 80 or 90 more vehicles, would be unacceptable, in terms of congestion, general road safety and risk to pedestrians.

The proposed development would also add to traffic flows on Church Road and the A46 (Shurdington Road), adding to the existing excessive congestion and travel delays.

Church Road itself is in places too narrow for its existing use. Bordered, as it is, by houses on both sides air pollution is also already an issue which can only be exacerbated by the proposal.

I consider that there should be no further development in the Leckhampton fields area without a solution to the chronic traffic and air pollution difficulties.

Brownfield Development Priority

In my view, other considerations notwithstanding, there should be no permissions given for any major building on land between the A46 and Church Road/Leckhampton Lane until all brownfield land available in Cheltenham and the surrounding district have been developed. This is crucial for the future of Cheltenham. Developers cannot be allowed to dictate planning policy.

Planning Approach

I understand that the Joint Core Strategy has yet to be finalised. It seems to me wholly inappropriate to allow this application in isolation, in advance of such finalisation. I understood that the inspector considering the Joint Core Strategy had recommended against developments such as now proposed.

As there are several other residential developments proposed for the area, it is essential that the cumulative effects of these developments on traffic, landscape value, flooding, air pollution and wildlife be considered as a whole. Schemes should not be allowed on the basis that individually they do not do much harm.

Additionally, the proposed building density on the site seems to me excessive for the area.

Flooding

The area is low lying and prone to periodic flooding. There is a risk that any new houses will be inundated, as has apparently happened to about six of the houses built last year at Leckhampton View (off Leckhampton Road), since speculative builders do not appear to appreciate, or take care about, local flooding or inundation risks.

Additionally, in the absence of proper provision for surface water drainage, the proposed development could increase the risk of flooding elsewhere in the locality, particularly in Warden Hill.

This proposal should not be permitted without inclusion of provisions properly to deal with flooding risks, including means to hold the developer liable for non-performance.

Accordingly, I request that the council reject this planning application.

Flat 6
87 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JQ

Comments: 23rd November 2016

Very concerned about the proposals!

As residents of Shurdington Road we are very concerned about the negative impact the proposed developments will have on the traffic congestion in this area. The queues at the Shurdington Road and Moorend Park Road junction are already a problem. Traffic backs up as far as Kidnappers Lane at peak times and also round the Park.

I have already complained to the council about the lack of crossing priority given to pedestrians at the junction, which is used by a lot of adults and school children.

Having lived here for over thirty years we have seen the traffic getting busier and busier and we dread to think just what effect the proposals will have if they succeed. The effects on Bath Road and the Park, the main routes in to town will be horrendous.

10 Eynon Close
Cheltenham
Gloucestershire
GL53 0QA

Comments: 7th March 2016

I object to this planning application proposal on the following points:

1 - The planning application appeal decision for 650 houses (13/01605/OUT) has not been decided and my previous objections to this application still applies to 16/00202/OUT. Please refer to my previous objections to the 13/01605/OUT planning application for more detail.

2 - The Joint Core Strategy (JCS) has not been finalised and I believe any planning applications should be withheld until it has been agreed. Else why have a JCS?

8 Leckhampton Farm Court
Leckhampton
Cheltenham
Gloucestershire
GL51 3GS

Comments: 29th February 2016

Letter attached.

Comments: 5th December 2016

Letter attached.

5 Naunton Way
Cheltenham
Gloucestershire
GL53 7BQ

Comments: 26th November 2016

I object to the proposed development.

The area is too busy already and roads in the area are extremely congested.

Also, I am concerned that allowing even a relatively small development such as this will set the precedent for future expansion.

26 The Lanes
Cheltenham
Gloucestershire
GL53 0PU

Comments: 9th March 2016

Letter attached.

Comments: 1st December 2016

With reference to your letter of 22nd November regarding the above, this letter is to notify you of our objection to the revised plans for the development, on the basis that no further development should be considered until the JCS has been finalized and agreed by all relevant planning authorities.

Gorran Haven
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NX

Comments: 25th February 2016

I wish to object to this development on several grounds:

- 1) The site is unsuitable due to drainage. The lane has a constant flow of water from the fields higher up the lane at the point where the development meets Kidnappers Lane. This is a low point on the Lane and the water would settle elsewhere, causing flooding and ice. There is a flood warning sign on the road at this point now!
- 2) Traffic hazard. Access to the site is at a point where several bends in the road make safe visibility of traffic on the lane impossible. This is a dangerous point now, it will be worse with traffic entering the lane at this point.
- 3) Infrastructure. Kidnappers Lane is a semi-rural road where two cars cannot pass at certain pinch points. It is very heavily used during the commuting and school-run periods. This development will add extra traffic to the lane with no possibility of an alternate route.

Comments: 5th December 2016

I object to this application on the following grounds:

- 1) The access onto Kidnappers Lane is not suitable for a housing development because it is a pinch point in the road on a double 'S' shaped bend. Vehicles exiting the site would conflict with foot traffic, horses and bicycle users of the lane as well as other vehicles in a dangerous way, due to poor visibility and a complex junction.
- 2) Kidnappers Lane will become over congested due to busy road conditions on Church Road and Shurdington Road. There is no other exit for traffic from the development, as Farm Lane also exits on Church Road/Leckhampton Lane.
- 3) There is no footway between the proposed development and the Farm Lane junction. This means that the suggestion in the application that secondary level children could use Bournside School would put pedestrians on a poorly lit road with no footway, in the darkness during winter terms. Similarly the use of the Shurdington Road bus stops and Greatfields shops is dangerous.
- 4) The application depends on the infrastructure installation associated with the JCS developments in the area. Surely the JCS development needs to be approved/installed before this application can proceed.
- 5) The application proposes a footway between the development and The Vineries. How is this to be achieved? Is alleviating the drainage problem at Burrows fields part of the proposal. If not the footway will be unusable in wet weather.

Greenacres
1 Crippetts Road
Leckhampton
Gloucestershire
GL51 4XT

Comments: 17th February 2016

I wish to comment on the above Planning Application for up to 45 dwellings off Kidnappers Lane.

In the first place, this application concerns land that is under consideration as part of the Joint Core Strategy for Cheltenham, Gloucester and Tewkesbury. The proposed strategy is currently being examined by a Planning Inspector. It would therefore be premature to determine this application until the Inspector's final report has been written and considered by the Councils, which may not happen until towards the end of this year, or even later.

Any decision should therefore be deferred until this has happened. If the Applicant is not prepared to wait, the application should be refused.

Secondly, I have two personal objections to the application, relating to the effect that building here would have on the landscape and to the transport consequences of such a development.

My landscape objection is that development here would detract from the views that I currently enjoy when walking on Leckhampton Hill and other high points in the neighbouring Cotswold Escarpment. Although this site is relatively small in relation to other proposed developments in the area, it would be part of a creeping urbanisation of a green corridor. At some point this must be stopped, or the whole landscape will lose its tranquillising quality.

My second objection is that development on this site would increase the traffic problems in the area. Both Church Road and the Shurdington Road are very congested at certain times, causing pollution and danger to all road users, including pedestrians and cyclists as well as motorists. I myself use Church Road frequently in all three modes of transport, and also frequently use the Shurdington Road as a motorist.

Thank you for considering my submission.

45 St Michaels Road
Cheltenham
Gloucestershire
GL51 3RP

Comments: 21st March 2016

Letter attached.

Comments: 12th December 2016

I affirm my opinion about ANY MAJOR development on land between A46 and Leckhampton, that ALL Brownfield Land available in |Cheltenham and surrounding district should be developed before GREEN OPEN SPACE is covered in houses, tarmac and concrete.

Recently after the heavy rains ALL the watercourses draining off this land were in full spate and will only be added to by further buildings.

These houses aren't LOW COST HOUSING which is needed. Brownfield sites could provide that.

57 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PF

Comments: 12th December 2016

We object to the Hitchins Application for the following reasons:

1. The Application is premature, because development in this area will be subject to the overall conclusions of the JCS, which has not been finally decided;
2. As there are several other residential developments proposed for the area, it is essential that the cumulative effects of these developments on traffic, landscape value, flooding, air pollution and wildlife are considered;
3. The planning inspector Elizabeth Ord has recommended that Leckhampton be removed as a strategic housing site and total housing for the area be substantially reduced, which clearly has implications for this development when considered with other proposed developments;
4. The proposed development would damage important and valuable views across Gloucestershire from various points on Leckhampton Hill
5. The proposed development would cause a significant increase in traffic on a narrow country road, causing danger to pedestrians and cyclists; and would also result in extra traffic in two other local roads which are already severely congested in peak periods, causing additional air pollution as well as danger to cyclists and pedestrians;
6. The proposed development could increase the risk of flooding, particularly in Warden Hill.
7. It appears from the plans that this development is set up as a two phase project, with the location of public open space and LAP sited for a future road location enabling development of the remaining site - clearly such a large scale development would be highly inappropriate for the area for the aforementioned reasons.

24 The Close
Cheltenham
Gloucestershire
GL53 0PG

Comments: 29th November 2016
Letter attached.

4 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 6th March 2016

I object to the above planning application. It has to be considered alongside the other applications for the area and after the inspection for local green space has been decided upon.

This country lane is unsuitable for any developments. It is a winding often single carriageway lane, flanked by mature trees and hedgerows with ditches running between these and the road. The construction of a footpath would involve significant destruction of these features, and change the nature of this open countryside. The developer states that this is virtually a brownfield site but there is no consideration of the above, which would be required in making this a safe site for dwellings.

Any further traffic increase and the associated pollution would make this lane even more hazardous for all road users, and add to the already seriously congested Church Road.

Having lived off this road for 45 years I have witnessed the road and surrounding fields being flooded at all times of the year.

Another 45 houses will add to all the overstretched amenities locally i.e school places, doctors etc.

2 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 9th December 2016

I object to the I revised plans as submitted by Robert Hitchins.

*This application is premature and should not be considered until work on the Joint Core Strategy has been completed.

*This development would increase the amount of traffic considerably along Kidnappers Lane adding to the hazardous nature of the rat run that the Lane has become. Kidnappers Lane is narrow with sharp bends with just enough room for cars to pass and in one section one car only. Locals consider the lane now hazardous to walk along.

*Traffic from the development onto the A46 and Church Road would add to the already considerable congestion and pollution. Highways authorities themselves confirmed the roadway system in Church Road is broke. Getting out onto either road at peak times is a nightmare with long traffic queues. In addition pollution on both roads is already significant and further increase in traffic will degrade air quality even further.

*Development would affect the overall feel of the Lanes as a means of recreation and wellbeing for communities in Leckhampton and Warden Hill. To allow the loss of this site would encourage other developers to break up the small holdings piecemeal. Already fences have gone up restricting access to fields previously open.

* It is a good opportunity to fill this site with new woodland to compliment the rural aspect of Kidnappers Lane.

1 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 8th December 2016

Kidnappers Lane is not wide enough to take the additional traffic which will result from this development, particularly at the Church Road junction. This application should not be taken in isolation and should be part to the JCS which should ensure proper access to the development.

Sheepshead Row
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NR

Comments: 17th February 2016

I object strongly to proposed development 16/00202/OUT on grounds of drainage issues and traffic.

The Flood risk assessment states that the proposed development would not be at risk of flooding but does note that some water would be discharged to the existing ditch. Currently (Feb 2016) the ditches on each side of Kidnappers Lane are inundated as they are during the autumn/winter months every year. There is currently a flood warning sign positioned at the site of the proposed access to the development. The blocked ditches, combined with water running down Kidnappers Lane from Church Road lead to water lying on the highway surface and large deep puddles collecting. In cold weather the entire surface is black ice posing a danger to all road users. Additionally the large puddles cause a lot of erosion to driveways entering this section of Kidnappers Lane, as cars drive through the standing water at high speed. A walk to work or school along Kidnappers Lane is even more dangerous than usual. Water from the proposed development discharging into the ditches would cause the flooding to worsen.

The application also notes that "Development will not be permitted where it would endanger highway safety, directly". Photograph 3.3 is of a section of the southern part of Kidnappers Lane. The traffic survey notes a rate of 250 vehicles per hour during morning peak. The section in the photograph is not wide enough for 2 vehicles to pass and there is no pedestrian path. Personal experience has shown that walking to school and work at this peak time is horribly dangerous. Pedestrians need to avoid on average 4 cars per min. Increased traffic from the development will have a significant impact on pedestrian road safety.

Clayfield
Farm Lane
Leckhampton
Cheltenham
Gloucestershire
GL53 0NN

Comments: 7th March 2016

We wish to object to the proposed development of 45 dwellings on Kidnappers Lane, ref no 16/00202/OUT.

Our reasons are as follows:

1. The application itself states that "The application site comprises part of land allocated for strategic development of 1,124 dwellings for 'South Cheltenham - Leckhampton' in the emerging Joint Core Strategy (JCS)". As such this application should not be considered until the JCS has been determined and the independent examination completed. The JCS may remove this area from development and so all pre-emptive applications should be rejected until the JCS is determined. The application states that many mitigating features will be provided by the wider development of this area, but these are as yet unproven and so by definition this application cannot yet be considered.

Amenities in this area are already at full stretch and so if the JCS does approve development then a coherent plan should be adopted for the entire area rather than a piecemeal approach.

2. The application itself states that "The application site formed part of the larger area of land which was the subject of a planning application submitted by Bovis Homes Limited and Miller Homes Limited for up to 650 dwellings" which was refused by Cheltenham Borough Council and so should stay refused.
3. The Gloucestershire Local Transport Plan (LTP3) states that the transport network should be 'safe'. Although the proposed plan shows a small amount of pavement will be provided outside the development it does not continue for the entire length of Kidnappers Lane in both

directions, meaning that to walk to schools, shops, doctors, dentists etc residents would have to walk in the road. Kidnappers Lane is a narrow winding road with awkward bends, limited visibility and poor lighting, and is used as a rat run at peak times & throughout the day by impatient drivers travelling at high speeds. Most new residents would use their cars for most journeys, which would add considerably to the congestion on Church Road and the A46 Shurdington Road.

4. The nearest Primary School (Leckhampton) is already consistently over subscribed and these houses would in most school years be too far away to obtain places there, meaning that children would be allocated places to schools on the other side of the A46. Without adequate pavements along Kidnappers Lane to walk safely (and targeted pavement widening along the A46 to make walking for children safer) all journeys would be undertaken by car.
5. Secondary school places on the south side of Cheltenham are already insufficient and under scrutiny, further housing in this area will add to this unresolved problem.
6. The nearby Hatherley Brook regularly overflows onto Kidnappers Lane, and the whole area is subject to flooding with signs already in place. Large scale development of this area will only worsen this and impact on flooding in Warden Hill as happened before.

Comments: 11th December 2016

My objection covers two points.

The application is premature, in that it should follow the JCS so that any applications are considered in the context of a holistic development strategy.

Traffic. The roads (A46 and Church Lane) around Kidnappers Lane are already heavily used. The prospect of 45 new homes and the likely 90-100 new cars using the roads is worrying, as the roads are regularly at a standstill and nose to tail at peak times.

Nambour
Farm Lane
Leckhampton
Cheltenham
Gloucestershire
GL53 0NN

Comments: 3rd March 2016

Any development in the Kidnappers Lane will just cause more congestion on the roads into Cheltenham with cars sitting in traffic jams spewing out pollution.

Where are the local jobs for these residents without traveling in a car .

The Gov Inspectorate Mrs Ord report says the area should be kept as GREEN SPACE not built on.

Build down near Kingsditch .

Lantern Lodge
Farm Lane
Leckhampton
Cheltenham
Gloucestershire
GL53 0NN

Comments: 13th December 2016

Please accept this objection to the above development on the grounds of environmental impact to the local area.

this whole area of Leckhampton was once a thriving market gardening and working farm lands, that is until developers bought interest in the land. The JCS review dismissed this and surrounding area as development and as such I trust that the committee will deny the application. The area is already under threat from Tewkesbury Borough Council and their developers, and these small applications are just the thin edge of the wedge.

Please protect this farming land and encourage it to be worked as it was intended

Green Acres
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NP

Comments: 15th December 2016

Letter attached.

8 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 23rd February 2016

I was surprised to see a copy of this letter to my mother at 8 Vineries Close, Leckhampton.

I live on Warden Hill and use Kidnappers Lane at least twice a day to go to and from my mother's home. I am surprised that you would even consider an application of housing on that level with access to and from it via Kidnappers Lane. This lane has no infrastructure to take a small housing estate of this kind which will have at least 90 cars coming on to it from the 45 houses. Have you thought about where all the water is going to go once houses have been built and how are these extra cars going to get either on to Church Road or on to Shurdington Road. Where will all the wildlife go. You are saying in documents on your website about people people having to obtain planning to concrete their drives because of flooding, wildlife and pollution - what will this do? Has anyone considered the effects of the 2007 flooding. My road was flooded and people had to leave their homes. We have had to put a complete drainage system in our garden

[text removed]

Avenoke
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NL

Comments: 17th February 2016

Thank you for your letter regarding the above planning application.

I wish to object on the basis of the increased traffic on the road past our house at Avenoke, Kidnappers Lane.

I have two small children (7 & 11 years) and Kidnappers Lane is already a treacherous road to cross to go to School or come home. In wet or muddy conditions we or they are unable to walk on the grass (as there is no footpath on our side of the road) so the children have to cross twice on a blind bend. I am most unhappy that the traffic volume be increased with 45 dwellings as this will cause further danger to my children.

I am also concerned about the pollution, already a recognised concern in this area. I am also worried that this opens the floodgates for the planners to build on the rest of the green space along kidnappers or Farm Lane, which we very much wish to avoid.

Please feel free to visit if you wish.

St Brizen
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NL

Comments: 21st March 2016
Letter attached.

Orchard View
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NL

Comments: 25th February 2016

We object to this application due to the need to await judgement on the JCS, this is a case of trying to circumvent due process and should it go ahead it would likely encourage further small development requests, and risk death by a thousand cuts. Local amenities are already stretched, and without investment this situation will worsen.

As we live on kidnappers lane, we are concerned by the increase in traffic noise and pollution this development will cause. In addition a lack of pavement on already narrow stretches of road with greater traffic volumes will lead to increase risk to pedestrians, and even vehicles due to subsequent wear and tear on road surfaces; especially as a result of trucks and machinery.

Furthermore, increased traffic will only cause further exacerbation to the congestion at the junction between kidnappers lane and Shurdington Road during rush hours.

104 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JH

Comments: 9th March 2016
Letter attached.

Firth Lodge
106 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JQ

Comments: 9th March 2016

Letter attached.

11 Highwood Avenue
Cheltenham
Gloucestershire
GL53 0JJ

Comments: 7th March 2016

I am against any development on the land between Shurdington Road and Church Road in Leckhampton. The reasons for my objection are as follows.

- This is valuable Green Belt land around our town, and the loss of habitat would be disastrous to local wildlife. In addition, many people, including myself, use that land for walking and for leisure, and its loss would lessen our quality of life in this area. We buy our meat from local butchers who source from livestock kept in the fields that are proposed to be built over.
- Shurdington Road, Bath Road and Church Road are already groaning with traffic at maximum capacity. More cars will bring these roads to a gridlock situation; the smallest disruption through accident or road works already cause tailbacks that can stretch for miles, and that even during the weekend.
- There is already a flood risk in this area, and a stream that runs along side this area which in times of heavy rain already floods our garden. Building more houses and the services to provide them will result in more run-off, and risk flooding to the new homes and existing homes.
- Bournside, Chosen Hill and Balcarras Schools are already at capacity.

There are relentless applications to build on this area. Although this is a smaller application, I fear it is the thin end of the wedge and approving it will give a green light to further efforts by developers to fill up the remainder of the land in this area. We should signal that no new building should be allowed here.

Comments: 27th November 2016

I strongly object to any building of a significant number of properties in this area.

This appears to be a minor revision and the original concerns of residents remain.

I am against any development on the land between Shurdington Road and Church Road in Leckhampton. The reasons for my objection are as follows.

- This is valuable Green Belt land around our town, and the loss of habitat would be disastrous to local wildlife. In addition, many people, including myself, use that land for walking and for leisure, and its loss would lessen our quality of life in this area. We buy our meat from local butchers who source from livestock kept in the fields that are proposed to be built over.
- Shurdington Road, Bath Road and Church Road are already groaning with traffic at maximum capacity. More cars will bring these roads to a gridlock situation; the smallest disruption through accident or road works already cause tailbacks that can stretch for miles, and that even during the weekend.
- There is already a flood risk in this area, and a stream that runs along side this area which in times of heavy rain already floods our garden. Building more houses and the services to provide them will result in more run-off, and risk flooding to the new homes and existing homes.

- Bournside, Chosen Hill and Balcarras Schools are already at capacity.

There are relentless applications to build on this area. Although this is a smaller application, I fear it is the thin end of the wedge and approving it will give a green light to further efforts by developers to fill up the remainder of the land in this area. We should signal that no new building should be allowed here.

46 Merlin Way
Cheltenham
Gloucestershire
GL53 0LU

Comments: 1st December 2016

We wish to object to the proposed development of 45 dwellings at land off Kidnappers Lane, Cheltenham for the following reasons:

- The increase in traffic will lead to further congestion on Church Road, which will already have been worsened by the development opposite Vineries Close.
- The increase in traffic will exacerbate the air pollution on Church Road - already above acceptable EU levels, and a potential health threat to pupils of Leckhampton Primary School
- The increase in traffic will be a safety hazard to pupils of Leckhampton Primary School
- The increase in traffic on Kidnappers Lane (narrow and with sharp bends) will create an even greater hazard for walkers than at present
- There may be no/little capacity at Leckhampton Primary for additional intake

23 Highwood Avenue
Cheltenham
Gloucestershire
GL53 0JJ

Comments: 23rd November 2016

Although this appears to be a relatively small development it is the thin end of a wedge. Any building within a rural site like this makes it easier for future developers to join it to existing sites, gradually filling in the whole area.

Reports commissioned by the developers say that any increase in traffic levels would be insignificant. But, there is already far too much traffic on Shurdington Road and Church Lane leading to unpleasant levels of air and noise pollution, and increasing the danger for cyclists and pedestrians.

8 Arden Road
Cheltenham
Gloucestershire
GL53 0HQ

Comments: 22nd February 2016

Letter attached.

12 Moorend Grove
Cheltenham
Gloucestershire
GL53 0EZ

Comments: 20th February 2016

We object on grounds of traffic increase.

Kidnappers Lane to and from Church Road is already a heavily used 'cut through' from Shurdington Road. This development will seriously increase traffic and make an already congested area even worse.

Is it the Councils intention to increase the size and number of roads (including Kidnappers Lane) to take the increased volume of traffic? This will be an undoubted scar on a rural area.

Comments: 30th November 2016

Although I am supportive of the need for more housing, I am against the proliferation of this type of development which will be for higher income families and therefore will bring at least a further two cars per family unit to the area. This will have a further serious effect on the traffic in the area of Church Road and in my road (Moorend Grove, and Moorend Park Road). I think that it is fundamentally wrong for there to be a creeping increase in small developments of significant extra vehicle loading on adjacent streets. If this (and others) are permitted the Council should insist on shutting off access to the adjacent roads mentioned above, and only access to Shurdington Road possible, otherwise new 'rat runs' will result.

Brook Cottage
Crippetts Lane
Leckhampton
Cheltenham
GL51 4XT

Comments: 29th February 2016

Letter attached.

5 Pickering Close
Cheltenham
Gloucestershire
GL53 0LE

Comments: 28th February 2016

I object to the proposed development on the following grounds.

- (1) Kidnappers Lane is a small road, which will not be able to support the additional traffic that will arise from an extra 45 houses. This will have a particularly high impact at the ends of Kidnappers Lane, where it meets the A46 at one end and Church Road at the other: these roads are both very busy at peak travelling times and traffic turning in and out of Kidnappers Lane will cause additional congestion on these important routes.
- (2) The proposed building work is a piecemeal approach to development of this area. This encourages other inappropriate development nearby, which exacerbates any problems with transport and other infrastructure. The end result is a series of disconnected small residential streets that are difficult to walk through and do not feel like a coherent region of Cheltenham.
- (3) The proposal makes no attempt to provide the supporting services that the residents will need, such as schools, healthcare and shops. Many of these services are already overloaded and new development should be halted until these problems are resolved.
- (4) This development will have a detrimental impact on the appearance of the adjacent fields and affect the views from the nearby Area of Outstanding Natural Beauty.

Comments: 26th November 2016

I object to the proposed development on the following grounds:

- It makes no attempt to address the highly-congested roads in this area and the additional traffic will make the existing situation worse.
- It does not consider that a coherent plan for the area is currently being produced, including the JCS. This particular application attempts to circumvent this legitimate regional planning activity by generating "facts on the ground" which are likely to result in much larger developments nearby that are inappropriate and do not have the necessary infrastructure to allow the local area to cope with the increased traffic, schooling and healthcare demands.
- This area is near to an area of outstanding natural beauty, which we should be protecting for the benefit of everyone in Cheltenham.
- The proposed estate is just another housing estate. Any attempt to build in this area should try to build houses that are interesting to look at, support the development of a community and have some kind of connection to where they are being built.
- This area is prone to flooding as the result of run-off from Leckhampton Hill. Even if the developers protect this site, the reduction in water-absorption will increase the risk for houses further downhill.

2 Jasmin Way
Up Hatherley
Cheltenham
Gloucestershire
GL51 3HZ

Comments: 17th February 2016

The Shurdington road is severely congested as it is, especially at peak times. If you add another 45 dwellings working on an average of 2 vehicles per house hold you are adding c90 vehicles into the mix which will cause pressure on the road network and aggravate local residents.

23 Hawkswood Road
Cheltenham
Gloucestershire
GL51 3DT

Comments: 28th November 2016

Letter attached.

48 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PB

Comments: 26th February 2016

The principal problems with building on this site arise both from the relatively isolated nature of the site (not being adjacent to established development) and the nature of the land itself.

Access to the site is on a right-angled corner with no sight lines round the corner. The road itself is narrow enough that two-way traffic is not possible near where the footway ends at Vineries Close and difficult along the whole length of the road for anything as wide as many of today's family cars. Overtaking a stationary waste disposal vehicle (for instance) is only possible if it is parked off the road on private access. Most of Kidnappers Lane has ditches or high hedges each side which makes it impossible to use verges for passing. Cyclists and pedestrians are both obliged to use the roadway and have no safe refuge from heavier traffic to either side on much of

the road. The alternative route between Shurdington Rd and Church Rd (ie Farm Lane) is just as narrow in places, but because it does not have such sharp bends it is not quite so hazardous.

The GCC collision survey is clearly incomplete: I have seen occasional evidence of collisions on KL, but presumably they were not major enough to be reported to any official channels.

Traffic flows along Shurdington Rd and Church Rd are already intolerably heavy at peak times. Church Rd itself is too narrow for two-way traffic to flow with parked cars, and the inexorable increase in cars parked on the street has exacerbated this problem. The ban on heavier vans using part of the road is not always respected, even at peak times, and the number of car journeys to Leckhampton School and the increasing flow down Leckhampton Hill are all factors which make movement along Church Rd in either direction very slow at times. Shurdington Rd feeds into the busy Bath Road, so that although SR itself could flow freely this is prevented by the situation on Bath Road.

Access from the site by residents is likely to be almost exclusively by car, even if a dedicated footpath direct to Shurdington Rd were planned, which it is not. There is no nearby public transport to Bournside, Balcarras or Pates secondary schools. Warden Hill primary school requires crossing the A46, Leckhampton primary school is beyond most parents willingness to walk (and is oversubscribed anyway), Morrisons is also a long walk and other supermarkets are much further away, the nearest "local" shops are in Warden Hill; none of these facilities is accessible by public transport from the Shurdington Rd. Many major employers in the Cheltenham area (such as GCHQ) are not on these bus routes either. The roads are already full, even an extra 45 dwellings' worth of traffic is unacceptable without considerable improvements to the road system in Cheltenham.

Several references have been made in the application documents to community facilities which may be provided by other development nearby. Such development is by no means certain, and may not include all (or indeed any) of the facilities to which reference is made. I believe this application must stand on its own without reference to speculation on future development beyond its boundaries.

The green space within the development includes a large pond and no play facilities. Is this acceptable with the likelihood of small children having no alternative public green space nearby? There is no provision for a playground.

As for the flood risk, photographs of the area in 2007 would not have shown much land in the general area above the water, and I understand the subsequent flood defence work immediately to the north of the Shurdington Rd was in response to the risk of flooding from surface water in the general area which includes the site.

Comments: 1st December 2016

Letter attached.

2 Blackthorn End
Leckhampton
Cheltenham
Gloucestershire
GL53 0QB

Comments: 17th February 2016

I have two objections I to this application. I accept that the application is for a small number of houses but it is part of the JCS area and if approved will give leverage to the JCS and the issue with the JCS is traffic. The Shurdington Road is already very busy with queues sometimes back beyond the Up Hatherley Way round about on the A46. To avoid these queues some of the traffic

uses Church Road which has already got traffic, parking and pedestrian issues. These queues cause severe pollution to the neighbourhood including a nearby primary school.

Secondly as already stated this plan is part of the JCS area, which is still under consideration. Therefore it is premature to consider this planning application until the JCS consultation is concluded.

Comments: 3rd December 2016

A decision on this planning application is premature until the JCS is agreed.

18 Peregrine Road
Cheltenham
Gloucestershire
GL53 0LL

Comments: 4th March 2016

I am writing to object to the proposed development by Kidnappers Lane, Leckhampton. As you are aware there is a strong feeling among residence that if you build on the green fields, it would harm the rural character and appearance of the area.

Leckhampton and indeed Cheltenham does not have the infrastructure for this level of development, schools health service, road network.

The A46 is already at capacity with solid traffic queues at peak times. The Bath road is also seriously congested, with no way of widening these roads.

The local schools are all full, with places in high demand. The hospital and A&E have been down graded with cases being sent to Gloucester.

Risk of flooding, significant water runoff is generated from Leckhampton Hill. In 2007 floods, even the fields couldn't protect some houses in Warden Hill.

Please look at the evidence published by inspector Ord and the designation of local green space, listen to the people of Leckhampton and do right for the town, don't sell of our precious land for short term financial gain.

Comments: 27th November 2016

I am writing to object to the proposed development by Kidnappers Lane, Leckhampton. As you are aware there is a strong feeling among residence that if you build on the green fields, it would harm the rural character and appearance of the area.

Leckhampton and indeed Cheltenham does not have the infrastructure for this level of development, schools health service, road network.

The A46 is already at capacity with solid traffic queues at peak times. The Bath road is also seriously congested, with no way of widening these roads.

The local schools are all full, with places in high demand. The hospital and A&E have been down graded with cases being sent to Gloucester.

Risk of flooding, significant water runoff is generated from Leckhampton Hill. In 2007 floods, even the fields couldn't protect some houses in Warden Hill.

7 Pilford Close
Cheltenham
Gloucestershire
GL53 9HA

Comments: 20th February 2016

I currently live in Leckhampton and have young children. The schools in that area are over subscribed (both Infant, Junior and Secondary). Adding further family homes in this area will make this issue worse. There is also a stretch on Doctors and dentists in the area, these houses will just add to this problem.

Kidnappers Lane is not made for a high volume of traffic and floods often.

If new houses go in then amenities need to go in to support these.

12 Fairfield Park Road
Cheltenham
Gloucestershire
GL53 7PQ

Comments: 4th December 2016

Whilst the revised application is for a fewer quantity of houses the original reasons for the rejection of the application are still valid.

- 1) This is the wrong place for such a significant development due to the lack of effective infrastructure in the locality.
- 2) Development increases traffic and congestion to an unacceptable level - particularly on church road

This application should again be rejected.

1 Merestones Close
Cheltenham
Gloucestershire
GL50 2ST

Comments: 9th March 2016

Letter attached.

Comments: 5th December 2016

Letter attached.

83 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BS

Comments: 9th December 2016

Letter attached.

14 Pilford Road
Cheltenham
Gloucestershire
GL53 9AQ

Comments: 9th December 2016
Letter attached.

Suffolk House
166 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AA

Comments: 25th February 2016
I wish to object to this application on a number of grounds

1. Drainage - this lane is well know for standing water with relatively little rainfall and often floods- surely it is a bad idea to concrete it over further?
2. Road is very narrow with several tight bends- in places it is difficult for two cars to pass- access onto Church Road is already at a standstill during peak times- it cannot take further congestion
3. Schools- Leckhampton School and other neighbouring primaries are already full- this year an additional class was put on but the head made it clear this would be a one off. Secondary Schools in this area are massively oversubscribed and further building would result in some children having to travel to the other side of Cheltenham to school- a long way from their own catchment area

22 Campion Park
Up Hatherley
Cheltenham
Gloucestershire
GL51 3WA

Comments: 19th February 2016
The development will create more traffic in Kidnappers Lane which is a dangerous narrow lane where some people speed round the bends in the middle of the road. The development will result in about 70 extra cars used by the 45 house owners plus all the visiting cars and delivery vans and lorries. Accidents will happen and people will get injured. It will also increase traffic on adjoining and nearby roads which already suffer from congestion at peak times.

The Cottage On The Green
Badgeworth
Cheltenham
GL51 4UL

Comments: 14th March 2016
Letter attached

9 Liddington Close
Cheltenham
Gloucestershire
GL53 0AH

Comments: 21st March 2016

Letter attached.

18 Eynon Close
Cheltenham
Gloucestershire
GL53 0QA

Comments: 7th March 2016

I am writing to object to this application. It is premature and should not be considered until the JCS, Local Green Space application and 650 Appeal have all been reported upon.

The green spaces along Kidnappers Lane are an enormously important area for the residents of Leckhampton as well as those in adjoining residential areas. Not only do they preserve the character of the area, but they are also a valuable community asset in terms of both mental health and well being and enabling young people to learn about nature, wildlife and local food sources. These green spaces also soak up a significant amount of water that runs off Leckhampton Hill and help to reduce flooding in the surrounding areas.

The traffic from such a development would feed into Shurdington Road, Church Road and Leckhampton Road, all of which already experience considerable congestion, especially at peak times and in the event of road accidents both locally and as far away as Birdlip or the M5.

Also, local primary and secondary schools are already oversubscribed and such a development adds pressure to local education and health services.

Comments: 26th January 2017

I write to strongly object to the above Planning Application 16/00202/OUT for the Robert Hitchings Ltd development of up to 45 dwellings on land at Kidnappers, Lane, Cheltenham.

Firstly, the application is premature and no development should be permitted in the area until the Joint Core Strategy has been finalized and the Local Green Space application has been fully considered.

Local amenities and services will be unable to cope with additional numbers. There are currently insufficient senior school places and local primary schools are full.

There is no local access to public transport and consequently this is likely to result in at least an additional 90 (and possibly more) cars on local roads thus adding to the already severely congested roads - Shurdington Road and Church Road in particular. Additionally, Kidnappers Lane is a relatively narrow country road and only a very small section has a pavement. Consequently the increased traffic would pose an additional risk to other road users, be they pedestrians, cyclists or drivers.

The development is out of keeping with the rural character of the area and local wildlife would be damaged as a result of this development. Green spaces are important for positive mental health and the quiet peaceful nature of this area would be eroded by this development. Further, if approved, it would encourage further inappropriate planning applications

18 Brizen Lane
Cheltenham
Gloucestershire
GL53 0NG

Comments: 7th March 2016

I object to this planning application proposal because the JCS is still ongoing. This application is far too premature and nothing should be decided until the 650 appeal decision and also until the JCS is finalised.

The same objections apply to this application as did for the Planning Application 13/01605/OUT which was for residential development at Leckhampton of up to 650 dwellings plus facilities. Please dig out my objections to this application which you will still have.

Comments: 11th December 2016

I wish to comment on the revised Planning Application for up to 45 dwellings off Kidnappers Lane.

This appears to be a minor revision and all the original comments and concerns of residents appear to remain, as does my original comments submitted on Monday 7th March 2016.

My previous submission stated "I object to this planning application proposal because the JCS is still ongoing. This application is far too premature and nothing should be decided until the 650 appeal decision and also until the JCS is finalised. The same objections apply to this application as did for the Planning Application 13/01605/OUT which was for residential development at Leckhampton of up to 650 dwellings plus facilities. Please dig out my objections to this application which you will still have".

In addition, I would like to add that as far as this application being premature it is also speculative before the JCS is finalised.

I don't see the need to develop my own arguments because they have already been made in many of the comments already submitted.

I would just like to reinforce some of the most important arguments which are:

- this area is near to an area of Outstanding Natural Beauty which we should be protecting for the benefit of everyone in Cheltenham.
- development here would detract from the views that are enjoyed when walking on Leckhampton Hill and other high points in the neighbouring Cotswold Escarpment. Although this site is relatively small in relation to other proposed developments in the area, it would be part of a creeping urbanisation of a green corridor. At some point this must be stopped or the whole landscape will lose its tranquillising quality.
- many people, including myself, use that land for walking and for leisure, and its loss would lessen our quality of life in this area.
- development on this site would increase the traffic problems in the area and make the existing situation worse. Both Church Road and Shurdington Road are highly congested at certain times causing pollution and danger to all road users, including pedestrians and cyclists as well as motorists.
- the loss of habitat would be disastrous to local wildlife.
- This area is prone to flooding as the result of run-off from Leckhampton Hill. Building more houses, and the services to provide them, will result in more run-off risking flooding to the

new and existing homes. Even if the developers were to protect this site, the reduction in water-absorption will increase the risk for houses further downhill.

- There is a lack of schools in the area....Bournside, Chosen Hill and Balcarras Schools are already at capacity. Also no doctor's surgery, very little employment, no nearby shops and lack of community facilities.

5 Arden Road
Cheltenham
Gloucestershire
GL53 0HG

Comments: 2nd March 2016

I wish to object to the proposed development on 3 main grounds.

1. This application is premature, as it pre-empts the JCS; as such it should be considered as part of the coherent JCS.

My detailed objections relate to amenity and traffic.

2. Amenity. There is no provision for any local amenity (eg school, local shop)for the proposed development which would therefore be completely dependent on facilities in Leckhampton and Warden Hill.
3. Traffic. The proposed development if likely to generate at least 67 and probably as many as 90 cars (at an average of 2 per household) and the traffic resulting from this will be significant, given the nature of Kidnapper's Lane - a winding country road.

Transport planning policy emphasises that transport should be safe and sustainable. The traffic resulting from this development would be neither. The exit envisaged onto Kidnapper's Lane would be hazardous, despite the proposed realignment of the access road.

Transport policy states that developments should be designed to encourage walking, cycling and travel by public transport. This development cannot do that; virtually all journeys would be by car, due to distances and the unsuitability of Kidnapper's Lane for day-to-day walking.

The developers describe people walking or cycling along Kidnapper's Lane to Church Road and even to Shurdington Road with the aim of visiting Morrisons at Hatherley - 2km away. No-one will be walking to Morrisons, especially in view of the return journey, which is uphill all the way and entails carrying heavy bags of shopping. All these journeys, whether a weekly shop or a top-up, will be carried out by car.

This proposal needs to take a much more realistic view of the traffic implications on Kidnapper's Lane and other local roads.

Comments: 8th December 2016

I wish to object to this application, for the following reasons.

1. The application is premature; it does not form part of the JCS, currently under development. I t should form part of the JCS deliberations.

My main objections are on the grounds of traffic and amenity.

- A. Amenity. There is no provision for any local amenity (eg school or local shop) in this development, which would therefore be completely dependent on facilities in Leckhampton and Warden Hill.
- B. Traffic. The development would generate 67-90 cars (average of 2 per household) and the resulting traffic would be significant, given the nature of Kidnapper's Lane - a winding country road. Transport planning policy emphasises that transport should be safe and sustainable. The traffic resulting from this development would be neither. Transport policy also states that developments should be designed to encourage walking, cycling and public transport. This development cannot do that. Virtually all journeys would be by car, given the distances involved and the unsuitability of Kidnapper's Lane for day-to-day walking. The notion put forward by the developers of people walking to Shurdington Road and even Morrisons is ludicrous and clearly unworkable.

The Old Rectory
Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0QJ

Comments: 23rd November 2016

I strongly object to the proposal.

As others have commented, this application would set a precedent within an area for which there is an outstanding application for a much larger set of dwellings. Allowing this application to proceed, would be the thin end of the wedge.

The JCS for this area is not yet settled, so this application should not be considered until that is resolved.

The roads in this area are already subject to gridlock at peak times. Adding anywhere between 50 and 100 cars daily would increase the likelihood of this occurring in an area with many school children on foot while traffic is pouring out exhaust gases.

The proposed plan does not relate to the surrounding village in any way that makes sense from a social perspective. It is entirely isolated, without pavements to link it to schools, shops, doctors etc.

We trust you will reject this application.

30 Moorend Grove
Cheltenham
Gloucestershire
GL53 0HA

Comments: 2nd March 2016

This application should not be considered until the JCS, along with designation of Leckhampton Green Space, is settled.

It surely must also be considered alongside the many other neighbouring developments already proposed, for their overall impact on environment, traffic and infrastructure.

This application has access from Kidnappers Lane. ANY substantial further increase in traffic on this narrow, winding lane would be foolish and dangerous - the lane is barely wide enough for two

cars, let alone delivery vehicles which would service this substantial new housing estate. development.

4 Blackthorn End
Leckhampton
Cheltenham
Gloucestershire
GL53 0QB

Comments: 2nd March 2016

We have been living here for past 5 years. We have moved to this house aiming to get a catchment to nearest primary school for my son. Unfortunately the school was oversubscribed and we did not get a place. We have no other option apart choosing the private school far away 2 miles (St Edwards).With current population and peak hr traffic we not able reach school on time through both Shurdington and Leckhampton roads.

As schools are oversubscribed with current population we are worried for secondary school places. Already current year local secondary schools are oversubscribed and children in our area not secured places in local secondary schools. With every time local build application my stress and anxiety levels are going up and causing nightmares to daily life.

We also worried for my second child to get into primary school. We cannot afford both private option.

My childrens and we enjoy the local Green fields and walks. They certainly enjoy nearest pig farm .My son is very good in school nature knowledge as he spending time in green fields ,plants and animals .

With increase of further homes and cut of green fields more risk to cause flooding in the Leckhampton area. I am not sure will council take responsibility of causing floods in our area if causes flood in near future and provide compensation.

Please strongly reject this development .This will increase local traffic and no places to local schools and loss of green fields .

Foxfield House
Church Road
Leckhampton
Glos
GL53 0QJ

Comments: 13th April 2016

Letter attached.

St Brizen
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NL

Comments: 23rd November 2016

It is sheer madness to allow extra traffic to pour into this country lane. That shouldn't need explaining to any person with a grain of intelligence. Access directly from Shurdington Road

would stop the builders' plans to spoil the existing environment. They merely want the 'Kidnappers' cache for getting higher prices!

3 The Spindles
Cheltenham
Gloucestershire
GL53 0QD

Comments: 25th November 2016

Regarding this plan in Kidnappers Lane, I wish to re-record our objection to this proposal for the following key reasons:

- it is premature as the JCS is still an ongoing process
- how would this 45 house development fit into the recommendations of Inspector Ord regarding circa 200 houses in the Leckhampton area?
- within the overall strategy of the JCS - there has to be ultimately an over-arching road/traffic strategy specifically for Kidnappers Lane (and Farm Lane).....how does this plan fit into the yet to be agreed traffic strategy

4 Blackthorn End
Leckhampton
Cheltenham
Gloucestershire
GL53 0QB

Comments: 5th December 2016

We have been living here for past 7 years. We have moved to this house aiming to get a catchment to nearest primary school for my son. Unfortunately the school was oversubscribed and we did not get a place. We have no other option apart choosing the private school far away 2 miles(St Edwards).With current population and peak hr traffic we not able reach school on time through both Shurdington and Leckhampton roads.

As schools are oversubscribed with current population we are worried for secondary school places. Already current year local secondary schools are oversubscribed and children in our area not secured places in local secondary schools. With every time local build application my stress and anxiety levels are going up and causing nightmares to daily life.

We also worried for my second child to get into primary school. We cannot afford both private option.

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With increase of further homes and cut of green fields more risk to cause flooding in the Leckhampton area. I am not sure will council take responsibility of causing floods in our area if causes flood in near future and provide compensation.

Please strongly reject this development .This will increase local traffic and no places to local schools and loss of green fields .

The Moat
Church Road
Leckhampton Cheltenham
Gloucestershire
GL53 0QJ

Comments: 29th November 2016

1. Under the Strategic review. Inspector recommended only 200 houses fronting Shurdington Rd. If you allow 45 Houses on Kidnappers Lane site, this will give the possibility of ongoing infill between the two.
2. There is the problem of 377 houses on the Tewkesbury Crippetts cross Rd site about to go ahead against local wishes and Inspectors advice. Too much traffic already in this area. Do not add anymore.
3. This site was originally taken out of the strategic plan!!
4. Bearing in mind the 4 large houses being completed up the Road in Kidnappers Lane, there is a danger of creeping urbanisation by the back door. Don,t allow that to happen.
5. Still a problem with primary and secondary schooling, overloaded doctors surgery and flooding in the local area.

22 Campion Park
Up Hatherley
Cheltenham
Gloucestershire
GL51 3WA

Comments: 2nd December 2016

It is madness to erect 45 dwellings on Kidnappers Lane which is a narrow quite dangerous lane with several bends in it used by a lot of pedestrians and cyclists as well as cars. 45 dwellings will result in about 80 extra cars using the lane on a regular basis plus all the extra cars, vans and lorries visiting the houses. Even if the width of Kidnappers Lane was increased and a pavement created (which I believe is not going to happen), the extra vehicles generated by the new houses will create extra chaos and traffic problems on the already chaotic Church Road (which adjoins Kidnappers Lane and which is a nightmare to drive down most of the time) and on Shurdington Road which is already reduced to a crawl during rush hours.

Residents of Vineries Close and
Kidnappers Lane
Leckhampton

Comments: 8th December 2016

Petition attached.

15 Gabell Road
Cheltenham
Gloucestershire
GL53 9FA

Comments: 9th December 2016

I write to ask you to reject the above planning application 16/00202/out.

The extra traffic generated will make Kidnappers lane a very difficult road to use albeit some widening is included in the application.

It is a useful access to the M5 from South Cheltenham and traffic will pass through Leckhampton which is already an over busy road where one has to stop frequently as there is only clear passage for one vehicle.

There are build ups already at the junction of Leckhampton Road and Charlton Lane and this will exacerbate the existing problems. There will be enormous queues during building work which will no doubt require a new drainage system.

The are is unsuitable for further development.

15 The Close
Leckhampton
GL53 0PH

Comments: 9th December 2016

I am writing to object, once again, to the application to build a new residential development in Leckhampton. Having been a resident of Leckhampton for the past 40 + years, I feel I have the necessary knowledge of the local area to say that the proposal to build 45 houses is not appropriate for the local area is ridiculous. I understand the new proposal suggests there will be fewer houses, however I still object for the following reasons:

1. Traffic - Church Road cannot cope with any more traffic, the congestion during rush hour and school pick up/drop off already causes significant issues (people mounting the pavement to pass, wing mirrors being hit etc.) As a resident of The Close, it can be impossible to even leave The Close for Church Road particularly at the busiest times of day. This also impacts on the safety of the children at the local primary school and elderly residents.
2. There is no infrastructure - the local primary school does not have enough places to cope, neither does the local doctors surgery. It cannot take any further people within the catchment area.
3. Leckhampton's identity - this may not be something planners consider (although it SHOULD BE!) Leckhampton is an area that benefits from green open spaces, part of the reason it is a nice place to live is because there are places to take my grandchildren for walks in the countryside. Further development of this area will turn Leckhampton into urban sprawl (similar to that of Hatherley, and this needs to be stopped!!!)

I firmly object to the revised proposal.

Home Orchard
127 Church Road
Leckhampton
Cheltenham
GL53 0NY

Comments: 27th January 2017

I have made comment about the above proposed development but received no acknowledgement so wish to repeat my concern about this proposal.

As a planning officer the road infrastructure is, I believe, not of major concern at this initial proposal.

However, whilst I understand the need for affordable houses in the area, may I, once again object to further development on such a scale in Kidnappers Lane. This poorly aligned road is already taking far more traffic than it can safely sustain.

I live on the corner of Kidnappers and have done so for 47 years. My single original entrance at 45 degrees to Church Road / Kidnappers Lane is now dangerous. Should more traffic use this route regularly I will have to change my entrance to further into Kidnappers Lane where I have a chance to see more clearly approaching vehicles.

One or two houses would be a problem, forty houses, with the likelihood of 80 more vehicles would be a nightmare. There are already four huge extra homes built on Church land opposite my home. This will inevitably mean regular car movements.

I have waited for a transport plan for the area to be published. Despite many promises this plan has not materialised. Until there is some solution to the overloading of Church Road with traffic there should be no further development.

Church Road itself is not wide enough in places to meet the requirements of a highway. Bordered, as it is, by houses on both sides pollution is also an issue. With a school, a village hall, a Sue Ryder home, a church and subsidiary roads, including Kidnappers Lane any further development would, in my opinion, be a planning disaster.

The site of course has been cleared of trees and greenhouses to enable development and will need managing. However building on any scale will be unwise and, on a large scale, a disaster.

I look forward to your response,

17 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 15th February 2017

I strongly object to this proposal to build 45 new houses on the rural edge of Leckhampton. Once again I have to write objecting to further development on such a scale in the area of Leckhampton's fields. My objections are as follows.

Landscape and Protection of Rural Character

This rural area, with its footpaths and country lanes, which is greatly valued by local people for its peace and beauty, would be irreparably damaged by the proposed development, which is out of keeping with the rural character of the area. Local wildlife and the quiet and peaceful nature of the area would be damaged as a result of this development.

If incremental developments such as this and the Redrow proposal to the west of the site are permitted, it could lead to the whole area being developed piecemeal, as further inappropriate planning applications are thus encouraged. Creeping urbanisation is in danger of consuming these valued landscapes piece by piece, leaving us all the poorer.

The proposed development would additionally damage valuable and important views across Gloucestershire from various points on Leckhampton Hill.

Traffic and Air Pollution

Kidnappers' Lane is a narrow and winding country lane with awkward bends, limited visibility and poor lighting. It is used as a cut through by drivers, often impatient and travelling at excessive speed. The lane is already taking far more traffic than it can safely sustain. The addition of forty-five houses, and thus in the region of 80 or 90 more vehicles, would be unacceptable, in terms of congestion, general road safety and risk to pedestrians.

The proposed development would also add to traffic flows on Church Road and the A46 (Shurdington Road), adding to the existing excessive congestion and travel delays.

Church Road itself is in places too narrow for its existing use. Bordered, as it is, by houses on both sides air pollution is also already an issue which can only be exacerbated by the proposal.

I consider that there should be no further development in the Leckhampton fields area without a solution to the chronic traffic and air pollution difficulties.

Brownfield Development Priority

In my view, other considerations notwithstanding, there should be no permissions given for any major building on land between the A46 and Church Road/Leckhampton Lane until all brownfield land available in Cheltenham and the surrounding district have been developed. This is crucial for the future of Cheltenham. Developers cannot be allowed to dictate planning policy.

Planning Approach

I understand that the Joint Core Strategy has yet to be finalised. It seems to me wholly inappropriate to allow this application in isolation, in advance of such finalisation. I understood that the inspector considering the Joint Core Strategy had recommended against developments such as now proposed.

As there are several other residential developments proposed for the area, it is essential that the cumulative effects of these developments on traffic, landscape value, flooding, air pollution and wildlife be considered as a whole. Schemes should not be allowed on the basis that individually they do not do much harm.

Additionally, the proposed building density on the site seems to me excessive for the area.

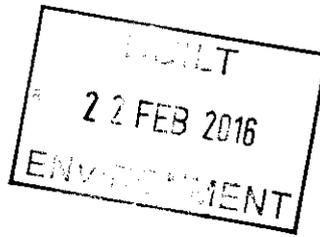
Flooding

The area is low lying and prone to periodic flooding. There is a risk that any new houses will be inundated, as has apparently happened to about six of the houses built last year at Leckhampton View (off Leckhampton Road), since speculative builders do not appear to appreciate, or take care about, local flooding or inundation risks.

Additionally, in the absence of proper provision for surface water drainage, the proposed development could increase the risk of flooding elsewhere in the locality, particularly in Warden Hill.

This proposal should not be permitted without inclusion of provisions properly to deal with flooding risks, including means to hold the developer liable for non-performance.

Accordingly, I request that the council reject this planning application.



76 Church Road
Leckhampton
Cheltenham
GL53 0PD
18th February 2016

Reg 16/00202/OUT

Planning: Environmental & Regulatory Services
Cheltenham Borough Council
Cheltenham
GL50 1PP

Dear Ms Crews,

Yesterday afternoon I went for a walk around Kidnappers Lane between 2pm and 2.45pm and during the time I walked the length of Kidnappers Lane from Church Road to the junction with Farm Lane (approx 10-15 minutes) I was passed by 20 cars - and this is during what could be considered as a 'quiet' time of day! Yet an application for planning to build 40+ houses on this stretch of lane is to be considered!

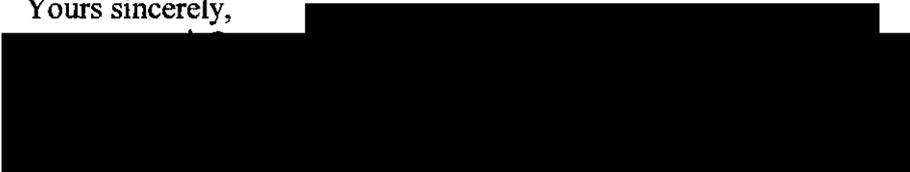
This would mean 40-70 extra cars using this stretch of lane which is narrow with severe bends and frequently waterlogged (as it is at present). Ultimately these cars have to emerge onto the Shurdington Road or Church Road - both of which have reached saturation point for vehicles at the present time.

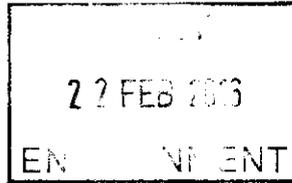
The residents of Church Road are also very unhappy about the severe pollution levels, (which personally affect me as I suffer from COPD and I am unable to work in my front garden at times of heavy traffic); and also the shaking of houses which are built close to the road.

This doesn't even consider the potential danger to the children attending Leckhampton Primary School. Some might even say that this is an accident waiting to happen with the increased traffic when children are being brought to and collected from school.

I urge the Planning Committee to see sense over these issues and reject such a planning proposal.

Yours sincerely,





8 Leckhampton Farm Court
Farm Lane
Leckhampton
Cheltenham
Glos
GL51 3GS

To: Tracey Crews
Director of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

18th February 2016

Dear Ms Crews

Your letter dated 15th February 2016 regarding the planning application 16/00202/OUT refers.

We object to this planning application due to concerns we have about traffic volumes adding to the congestion on Church Road, the safety of pedestrians due to the lack of pavements on the narrow road and blind bends, the reliance on the private car due to the lack of public transport, the lack of school places locally, and the many environmental and visual impact considerations which have been expressed in copious quantities as part of the JCS process.

A key and relevant issue with this planning application is also that the JCS examination in public is still not complete. As has already been clearly demonstrated, the Tewkesbury Borough Council planning decision for SD2 (west of Farm Lane, Leckhampton) was premature, bearing in mind the Inspector's preliminary findings which suggest that development on this land may be unsound. Tewkesbury planners unfortunately chose to overlook the many and valid considerations and objections to this application and have allowed SD2 to be trashed in the process.

It would be extremely disappointing if Cheltenham chose to follow the same path and ignore the ongoing JCS examination which is objectively evaluating the many concerns already expressed regarding development in this area.

The Inspector appears to be taking a level-headed and practical view, and decisions about planning on any land currently being considered by the examination in public should either be postponed or refused. Councils in some other parts of the country have put a moratorium on planning decisions for any application for more than 10 dwellings, pending completion of their proposed planning strategies. Cheltenham Borough Council (and other parts of the JCS) should consider doing the same.

It is unfortunate that the inspection is taking so long but Cheltenham Borough Council should have regard to its own responsibilities in this respect, especially regarding its

unprofessionally tardy responses to reasonable and foreseeable data requests from the Inspector.

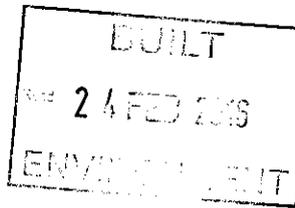
Making precipitate decisions on individual planning applications whilst simultaneously displaying a lack of urgency in helping to achieve the required overall master planning strategy is unacceptable, undemocratic and somewhat disreputable.

The decision on this application should therefore be refused or at the very least deferred.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Ref 16/00202/OUT



11, The Lanes,
Leckhampton.
Glos GL53 0PU.
22 Feb 2016.

Mr. Craig Atchfull.
Cheltenham Borough Council,
PO Box 12. Promenade,
Cheltenham. GL50 1PP

Dear Sir,

Regarding development of 45 Dwellings
on existing building site of Waski Nurseries.
My objections are:

These proposals will only
add to an already serious traffic problem
along the A46 Shurdington Rd.

We hope you will take into account
that this development will destroy an
area of natural beauty which is
appreciated by many people. My
other objection is the pressure which is
already on inadequate services -
Schools / Medical Services.

With kind regards,



- 3) create a risk of flooding
- 4) reduce the local amenity of open space, making it further to walk to get into the country for people living in Warden Hill and nearby
- 5) too near the A.O.N.B.

All these considerations have been the main core of objection to development in Heckhampton for some years. It is not a suitable place for more housing.

Yours faithfully,

[Redacted Signature]



Brook Cottage
Coipetts Lane,
Heckhampton
GL51 4XT

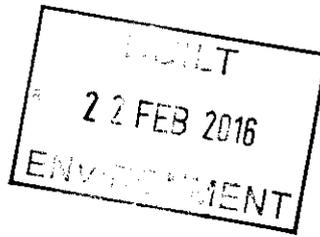
21st February, 2016

Planning Officer,
Cheltenham Borough Council,
Ref: 16/00202/OUT.

Dear Sir,

With reference to the above planning application, I am writing to express my objection to 45 dwellings being built there or anywhere else in Heckhampton for the following reasons:

- 1) it would encroach on the rural character
- 2) create more traffic. Roads in the area are already blocked at peak times



76 Church Road
Leckhampton
Cheltenham
GL53 0PD
18th February 2016

Reg 16/00202/OUT

Planning: Environmental & Regulatory Services
Cheltenham Borough Council
Cheltenham
GL50 1PP

Dear Ms Crews,

Yesterday afternoon I went for a walk around Kidnappers Lane between 2pm and 2.45pm and during the time I walked the length of Kidnappers Lane from Church Road to the junction with Farm Lane (approx 10-15 minutes) I was passed by 20 cars - and this is during what could be considered as a 'quiet' time of day! Yet an application for planning to build 40+ houses on this stretch of lane is to be considered!

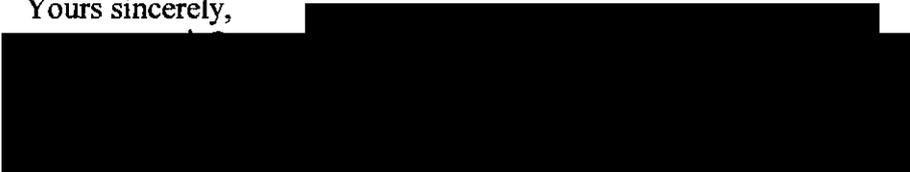
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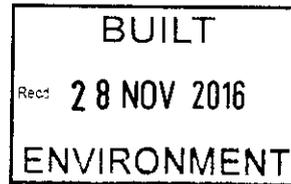
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I urge the Planning Committee to see sense over these issues and reject such a planning proposal.

Yours sincerely,



The Planning Officer
Cheltenham Borough Council



76 Church Road
Leckhampton
Cheltenham
GL53 0PD

Ref:16/00202/OUT

Tel: [REDACTED]

24-11-2016

Dear Sir,

I am writing to you in reference to your recent communication concerning the revised plans for the proposed development of 45 dwellings at lands off Kidnappers Lane Cheltenham, Ref 16/00202/OUT.

It would appear that all previous petitions to limit/stop housing development in this area are once again being ignored.

As a long term resident of Church Road, I have lived with, and seen, the huge increase in traffic along the road and suffered the accompanying increase in air pollution.

The peak time traffic at 8-9am, plus the considerable input of the Leckhampton School traffic, and the later peak from 4-7pm are especially bad and gridlock situations occur.

The proposed development of some 45 dwellings will mean that a further 90+ cars, service vans etc will enter this oversubscribed road system either along Church Road or Shurdington Road and can only add to the present chaos!

Church Road especially is not designed to carry the weight of such traffic and I can only hope that this letter will be one of many protesting against such development.

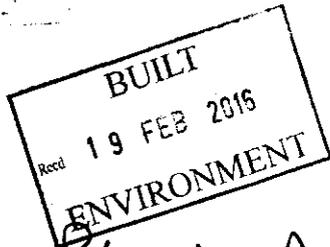
Yours sincerely

[REDACTED]



65a Moorend cres
Leckhampton
Chelt GL53 0EW

18 Feb 2016



Objections to Planning Appl. Ref: 16/00202/OUT

- ① 45 new dwellings will probably generate 90 new cars using Kidnappers Lane, Church Rd + Shurdington Rd. There is no more space for this extra traffic.
- ② Kidnappers Lane has been under some degree of water for over 12 months, mainly due to run-off from the hill. As wet summers are being predicted as the norm in future, in this area which has flooded fields all winter it does not seem a good idea to build such a large estate. Where will the surplus water go?
- ③ The last thing developers have on their mind is the destruction of wildlife habitat. But we should consider it seriously, as we hear so much about dwindling numbers of birds, bees, insects + many other creatures and plants. You can't lay it all at the door of farmers + their methods of farming. Roads, houses, parking spaces — all add to the destruction, as trees, hedges and fields are grubbed up.
- ④ The Commute — why build dwellings on the

edge of ~~the~~ towns, requiring time-consuming, pollution-producing car travel to employment. Surely it would be better to build nearer to the town centre (as many builders are doing in the High St) and make more apartments.

Yes it would be better, but you can make more money from a "des. res" with semi-rural aspects. I would be interested to know how many of the 45 or so houses will fall into the 'affordable' price range, that first time buyers or people on low incomes could even dream of owning. Not many, I bet.

So, those are my 4 objections - the traffic chaos - the flood prospects - the destruction of habitat - the unsuitability of siting an estate.

I doubt that even if hundreds of people raise similar objections, that the proposal will be rejected; developers hold all the cards, and they have unlimited powers, it seems.



9 Shiddington close
Leckhampton
Cheltenham
GL53 0AH

BUILT
7 MAR 2016
ENVIRONMENT

Your ref: 16/00202/OUT 4* March 2016

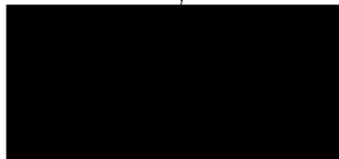
Dear Ms. CLEWS,

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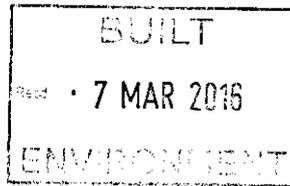
The danger to children walking along that Lane will be the extra traffic and the fact there are not any footpaths for walkers.

Having lived in this house for the past fifty years my late husband & I have seen the road aspect in that area change enormously.

Yours sincerely



Cheltenham Borough Council Planning



Robinswood Cottage
Kidnappers Lane
Cheltenham
GL53 ONP
05 March 2015

Dear Sir

Planning application 16/00202/OUT

I wish to object to the above planning application for the following reasons.

It is premature and is attempting to pre-empt the JCS which is still awaiting decision.

Kidnappers Lane and surrounding fields are a well-used green amenity for local people and support a variety of wildlife. It is adjacent to the AONB and views from Leckhampton Hill would be affected. It would also affect views from the local area towards the Hill, especially if 3-storey housing is built. Mature trees on the site have already been removed.

The development would result in increased traffic on a narrow and winding lane, emerging onto narrow bends causing an increased hazard to pedestrians and other road users, especially during the rush hours when it is used as a rat-run. Traffic would be exiting onto Church Road or Shurdington Road which are already at a standstill at peak traffic times and there would be an increase in air pollution to local residents.

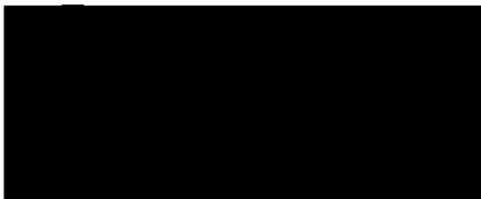
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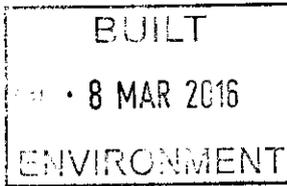
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The local schools are already over-subscribed so children would need to travel by car. Claims that people from the proposed development would walk or cycle to local amenities are unrealistic.

Approval of this application would set a precedent for other developments and the character of the area, cherished by local people, would be adversely and permanently affected. Localism and the Local Green Space submission need to be supported.

Yours faithfully





45 St Michaels Road
Woodlands
Cheltenham
GL51 3RP

Planning Dept.
Chelt Boro Council

Ref 16/00202/OUT
Waoku Nurseries, Ltd. Leckhampton

I object to this and any other development on the Leckhampton side of the A46.

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As a whole the combined housing will be a big blot on the landscape and visually impair the views of the Scarp.

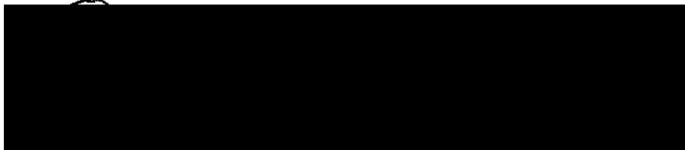
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On another matter for general planning consideration. Thought should be given to making it mandatory for any new build, housing or commercial should install solar panels to contribute to power and reduction in harmful emissions.

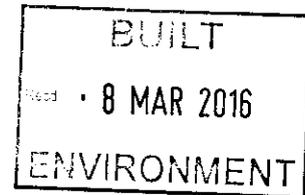
Yours sincerely,



St Brizen, Kidnappers Lane, Cheltenham, GL53 0NL

Dear Sir

PLANNING OBJECTION 16/00202/OUT



I wish to register the following objections:

1. Traffic flow

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Road widening: Inevitable road widening with pavements and roundabouts to allow for increased traffic and pedestrians would ruin the entire rural aspect, making Kidnappers Lane into a busy bypass, linking to Hatherley Way, the Golden Valley and the M5 motorway. Cheltenham would lose a prized local asset.

The need to plan the right access/exit point for a new estate: Planners seem to be short sighted. There is little evidence that they have been proactive in planning the right access point by taking into account the long run designs/plans for the whole surrounding area. All the nurseries will be built on in due course, bringing hundreds of extra cars and pedestrians.

Putting the access/exit to the estate on the Shurdington Road, where people can quickly reach amenities at Warden Hill and Bath Road, leaving only pedestrian access in Kidnappers Lane, would maintain some of the area's charm, keeping it pleasantly 'rural' for both existing and new residents.

Robert Hitchins will demand access to Kidnappers Lane because they can charge an extra premium for that location. This should not be seen to influence the planners.

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Kidnappers Lane is an area where rural meets town, and holds an interesting historical connotation. It gives Cheltenham a charm, and its value should not be dismissed. (Profit orientated developers will dismiss it). Once wrecked by road widening schemes and heavy traffic flows, another of the town's assets will be lost forever, (like the Gloucester mess).

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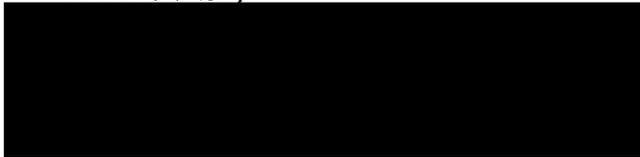
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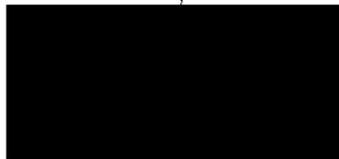
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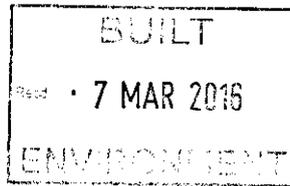
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Cheltenham Borough Council Planning



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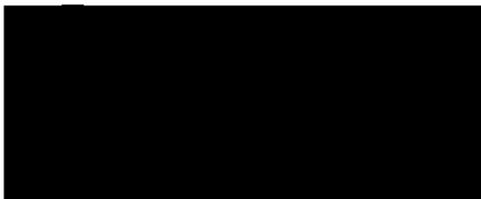
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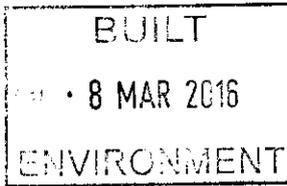
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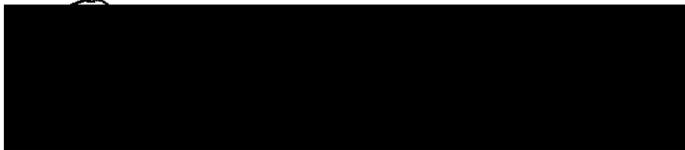
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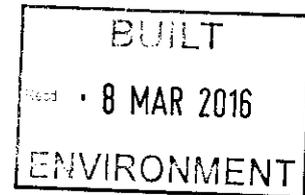
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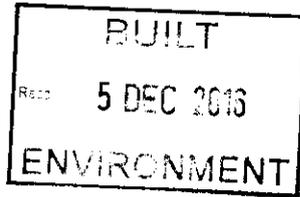
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Yours faithfully





8 Leckhampton Farm Court
Farm Lane
Leckhampton
Cheltenham
Glos
GL51 3GS

To: Tracey Crews
Director of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

1st December 2016

Dear Ms Crews

RE 16/00202/OUT

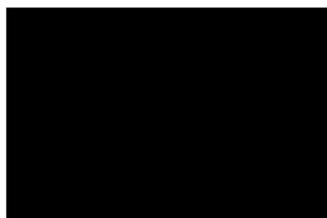
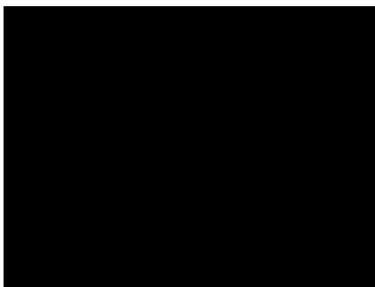
Your letter dated 22nd November 2016 refers.

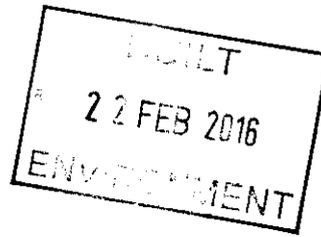
Your letter suggests that there are revised plans for the proposed development of 45 dwellings etc. etc. at land off Kidnappers Lane, Cheltenham.

We have searched your website under your given reference and have not found any revised plans. All we have noted is an undated letter to you from Robert Hitchins, which you appear to have added to your website on 21st November 2016, and which requests that their planning application 16/00202/OUT, "as originally submitted" is determined at the next possible planning committee. There are no other documents that we can see despite your annotation suggesting "Revision" and "Additional information".

In the absence of any revisions, therefore, please note that the entirety of our original objection letter to you dated 18th February 2016, which was added to your website in February 2016, still applies. The only point we would add, and which you will already be aware of, is that Inspector Ord has not included the nursery in the area for development of 'in the order of 200 dwellings'.

Yours sincerely





76 Church Road
Leckhampton
Cheltenham
GL53 0PD
18th February 2016

Reg 16/00202/OUT

Planning: Environmental & Regulatory Services
Cheltenham Borough Council
Cheltenham
GL50 1PP

Dear Ms Crews,

Yesterday afternoon I went for a walk around Kidnappers Lane between 2pm and 2.45pm and during the time I walked the length of Kidnappers Lane from Church Road to the junction with Farm Lane (approx 10-15 minutes) I was passed by 20 cars - and this is during what could be considered as a 'quiet' time of day! Yet an application for planning to build 40+ houses on this stretch of lane is to be considered!

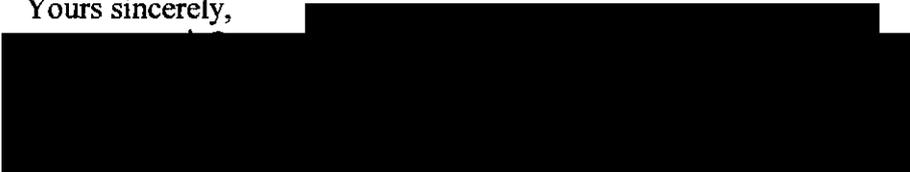
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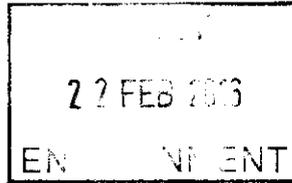
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Cheltenham
Glos
GL51 3GS

To: Tracey Crews
Director of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

18th February 2016

Dear Ms Crews

Your letter dated 15th February 2016 regarding the planning application 16/00202/OUT refers.

We object to this planning application due to concerns we have about traffic volumes adding to the congestion on Church Road, the safety of pedestrians due to the lack of pavements on the narrow road and blind bends, the reliance on the private car due to the lack of public transport, the lack of school places locally, and the many environmental and visual impact considerations which have been expressed in copious quantities as part of the JCS process.

A key and relevant issue with this planning application is also that the JCS examination in public is still not complete. As has already been clearly demonstrated, the Tewkesbury Borough Council planning decision for SD2 (west of Farm Lane, Leckhampton) was premature, bearing in mind the Inspector's preliminary findings which suggest that development on this land may be unsound. Tewkesbury planners unfortunately chose to overlook the many and valid considerations and objections to this application and have allowed SD2 to be trashed in the process.

It would be extremely disappointing if Cheltenham chose to follow the same path and ignore the ongoing JCS examination which is objectively evaluating the many concerns already expressed regarding development in this area.

The Inspector appears to be taking a level-headed and practical view, and decisions about planning on any land currently being considered by the examination in public should either be postponed or refused. Councils in some other parts of the country have put a moratorium on planning decisions for any application for more than 10 dwellings, pending completion of their proposed planning strategies. Cheltenham Borough Council (and other parts of the JCS) should consider doing the same.

It is unfortunate that the inspection is taking so long but Cheltenham Borough Council should have regard to its own responsibilities in this respect, especially regarding its

unprofessionally tardy responses to reasonable and foreseeable data requests from the Inspector.

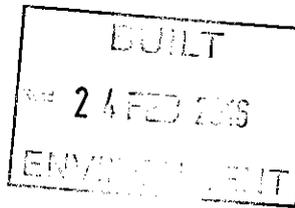
Making precipitate decisions on individual planning applications whilst simultaneously displaying a lack of urgency in helping to achieve the required overall master planning strategy is unacceptable, undemocratic and somewhat disreputable.

The decision on this application should therefore be refused or at the very least deferred.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Ref 16/00202/OUT



11, The Lanes,
Leckhampton.
Glos GL53 0PU.
22 Feb 2016.

Mr. Craig Atchfull.
Cheltenham Borough Council,
PO Box 12. Promenade,
Cheltenham. GL50 1PP

Dear Sir,

Regarding development of 45 Dwellings
on existing building site of Waski Nurseries.
My objections are:

These proposals will only
add to an already serious traffic problem
along the A46 Shurdington Rd.

We hope you will take into account
that this development will destroy an
area of natural beauty which is
appreciated by many people. My
other objection is the pressure which is
already on inadequate services -
Schools / Medical Services.

With kind regards,

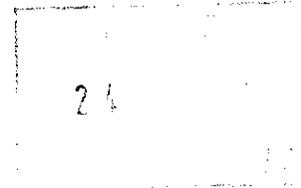


- II
- 3) create a risk of flooding
 - 4) reduce the local amenity of open space, making it further to walk to get into the country for people living in Warden Hill and nearby
 - 5) too near the A.O.N.B.

All these considerations have been the main core of objection to development in Heckhampton for some years. It is not a suitable place for more housing.

Yours faithfully,

[Redacted Signature]



Brook Cottage
Coipetts Lane,
Heckhampton
GL51 4XT

21st February, 2016

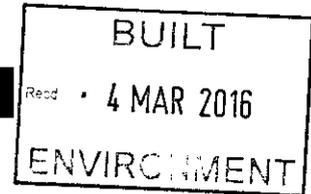
Planning Officer,
Cheltenham Borough Council,
Ref: 16/00202/OUT.

Dear Sir,

With reference to the above planning application, I am writing to express my objection to 45 dwellings being built there or anywhere else in Heckhampton for the following reasons:

- 1) it would encroach on the rural character
- 2) create more traffic. Roads in the area are already blocked at peak times

26, The Lanes,
Cheltenham,
Glos.
GL53 0PU



Planning Dept.
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP.

1st March 2016.

Dear Sirs,

Yr. Ref. 16/00202/OUT

Proposed residential Dev/Imp. 45 dwellings- etc.- Kidnappers Lane Cheltenham.

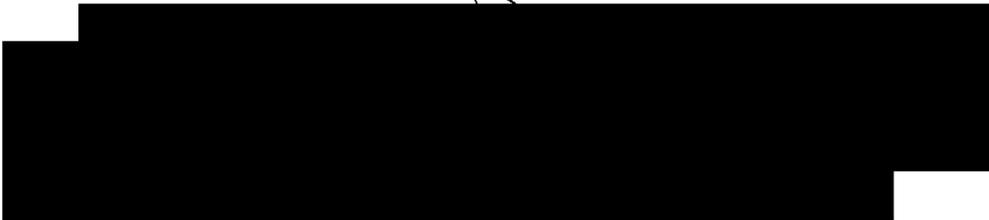
With reference to your letter of 15th February 2016 regarding the above, please note our objections to the proposed scheme for the following reasons:

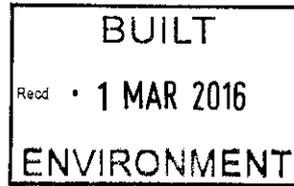
A general loss of amenity for residents of this town.

Loss of more 'green space' surrounding our town.

Apart from the above, the main objection however would be because of the impact on traffic on the surrounding area, already badly 'clogged up' at times, in particular on Church Road.

Yours faithfully,





Autumn Fall
104 Shurdington Road
Cheltenham
Glo'shire
GL53 0JH

The Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 1PP

Attention of Ms Tracey Crews (Director of Planning)

29 February 2016

Dear Madam

**Objection to - Planning Application No 16/00202/OUT
at Kidnappers Lane, Cheltenham.**

1. We send this letter to register our Formal Objections to the above Planning Application.
2. Firstly we cannot understand how this Planning Application is being considered at this date, as the Formal Decision Process of the **Joint Core Strategy (JCS)** is still underway – and especially as the location of this actual planning application is right at the very heart of the JCS area. **Hence we feel that this Application is Premature.**
3. It is also our considered opinion that this **Planning Application should NOT be viewed in isolation**, as we understand there are now planning applications in existence for the areas of Cheltenham, Gloucester and Tewkesbury, which will “if Approved” significantly increase traffic movements and thereby certainly adversely impact on the use of the busy A46 Shurdington Road and other local minor roads in this locality.
4. Likewise there is also currently an **Appeal** being considered for the proposed building of some 650 homes at this nearby location. The original application was Refused for “significant reasons” by the Cheltenham Borough Council Planning Committee in 2014 and the Appeal against that decision was heard in 2015 – **the final decision is still being considered by the Appeal Inspector.**

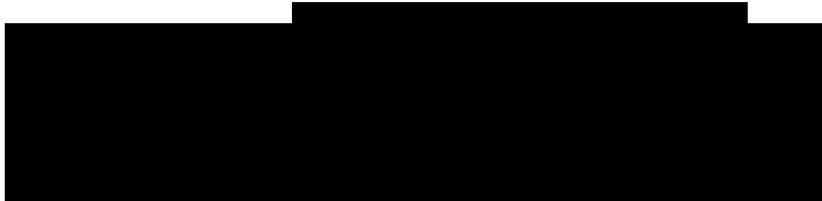
5. In addition to the above important facts - we also base our Objections to the current application on the following grounds:

- (i) The increased vehicular and pedestrian use of the minor roads in the Leckhampton area are likely to cause additional road dangers and delays.
- (ii) The use of the A46 Shurdington Road is already at a maximum capacity during rush hours and additional vehicles joining from minor roads will certainly increase the delays and road safety dangers.
- (iii) The current levels of Pollution caused by vehicles in this general location are already at very high levels and we believe are now over the maximum allowed.
- (iv) Destruction of the enjoyable countryside and wildlife.
- (v) Insufficient school places for the increase in children numbers.

6. Final Comments

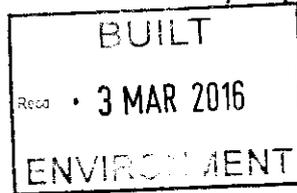
We trust you will carry out all the necessary research into this issue and also that you will give our views very careful consideration, as it is our strong wish that the **Planning Application is REFUSED.**

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

Chettenham Borough Council
Planning Mr. C. Hemphill
Chettenham

106. Stroudway 15. RJ
Chettenham
GL53 0SH.
1/3/16



Dear Sir

16/00202/OUT.

45 extra houses, travel county lane.
Traffic to local schools, as Sue Ryan
hospice, and more than enough,
for children walk to school, parents
going to primary school also on
this lane, plus dog walkers,
on this dark dirty wet road.

No to application.

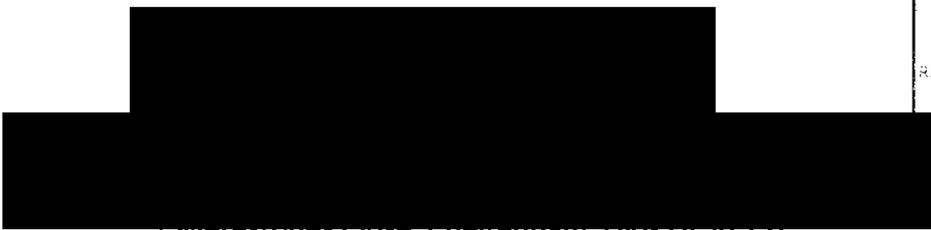
Yours faithfully



BUILT

4 MAR 2016

ENVIRONMENT



1 Merestones Close, Cheltenham, Glos GL50 2ST

3 March 2016

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: cmhyett@virginmedia.com

Dear Sir

Proposed development of up to 45 dwellings at Kidnappers Lane, Cheltenham
Planning Reference: 16/00202/OUT

I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Our area is situated a little way away from the proposed development, but we know that if it proceeds there is a significant risk of an adverse impact for us, and are writing to express our concerns on behalf of our membership.

The Association has previously written to you in connection with an earlier proposal (13/01606/OUT) located next to the current application site, and many of the issues originally expressed remain extremely relevant to this new proposal. Attached are copies of the earlier letter and a letter written to the Planning Appeal Inspector, which will provide background information.

The close proximity of the two sites means that there are many factors which are common to both of them, and it is difficult to see how a decision could be made on this latest application, without first knowing the outcome of the earlier, much larger one. An overall, more comprehensive stance taking all aspects of both applications into account seems the obvious approach to take.

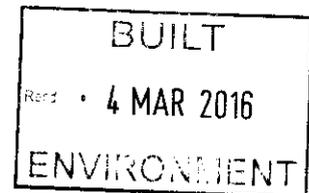
Surface water drainage

As before, this remains an area of major concern for us, and our members. The developers have provided a report for their site detailing their proposals for drainage which concludes that the site is at very low risk of flooding. This has appraised their site in isolation however, and is not a comprehensive approach as mentioned above. We need to avoid a proliferation of individual schemes, as all surface water from these eventually drains into the subsidiary streams of the river Chelt, and will flow through the Merestones area. Along their length there have been instances of flooding, both domestic and otherwise, on several occasions over the past few years – these are not isolated occurrences. The proposed development, despite the mitigation measures proposed, can only increase the volumes of water flowing downstream, and therefore increase the risk of more frequent floods in the future.

We therefore feel, as indicated previously, that there should be an independent audit of the run-off calculations for the entire development area, also investigating the implications downstream of both sites throughout the entire length of the outfall – something, we suspect, has received little thought as yet.

Highways issues

We are not experts on highways matters, but Kidnappers Lane is a busy but narrow road, and the junction at the northern end with Shurdington Road is a difficult one at the best of times. The proposed access to the site not only opens onto this narrow road, but is also to be located very close to what would be a much busier junction with the Bovis/Miller site next door if this proceeds. This seems to us to be quite a dangerous approach, and, if either/both of the two proposals are to be allowed, then it is surely essential



that there is some joined up thinking regarding the access arrangements, and improvements to local roads and junctions to ensure a safe flow of traffic.

Green Space

Our understanding is that the approach to Local green space is still to be finalised, but we feel strongly that the whole area adjacent to Kidnappers Lane, with its network of footpaths and links towards Leckhampton Hill has been a much used facility for local residents for many years. It would be a travesty if this was totally lost to the town, and we believe that at least some of the area covered by the two planning proposals should be set aside for Local Green Space purposes. Again, this needs to be viewed in conjunction with the earlier application.

Other issues

We have previously raised concerns about traffic volumes along Shurdington Road, upon which the two proposals can only have an adverse impact, and also local schooling, where little real thought seems to have been given as to how children from the proposed developments will get to school. Our earlier thoughts are equally relevant to this application.

Summary

This proposal is unfortunately timed, coming as it does ahead of the Planning Appeal outcome for the neighbouring site, and we would have hoped that a developer who was understanding and mindful of the impact upon local residents, would have sought to work with the Council in conjunction with the earlier appeal process.

As this does not appear to be the case, we summarise our views as follows (these points incorporate those made to the earlier application as they remain relevant).

If the development is to be permitted, we believe that the Council should:

- Require the developers to fund an in-depth report by an independent Civil Engineer to check the calculations, and look in detail at the implications downstream of the site. Taking their recommendations into account, the developers should deposit substantial commuted contributions to clear stream banks of undergrowth and other obstacles from all downstream watercourses, not just at construction stage, but also for the future. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding which would arise if this development proceeds.
- Insist upon a detailed look at overall traffic flows both along Kidnappers Lane and into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development(s). The developers should be required to contribute towards the cost of such improvements.
- Ensure that the Local Green Space issue is taken into account before any development is permitted in the area.
- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible.

We remain happy to discuss any of the above issues and to clarify any of the points raised if required.

Yours faithfully
Chris Hyett,
Chairman, Merestone Residents Association

BUILT
4 MAR 2016
ENVIRONMENT

1 Merestones Close, Cheltenham, Glos GL50 2ST

23rd October 2013

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: cmhyett@virginmedia.com

Dear Sir

Proposed development of 1.94ha land at Kidnappers Lane, Shurdington Road, Cheltenham
Planning ref: 13/01606/OUT

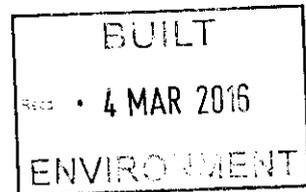
I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Whilst our area is situated a little way from the proposed development, we are certain to be affected in several ways if it proceeds, and a number of issues cause us concern.

Our thoughts and concerns largely revolve around three main areas:

Surface water drainage

The Hatherley Brook and its tributaries flows through the Merestones area, so is directly affected by surface water drainage from the proposed development site. We note the various proposals to create catchment ponds and the reference to discharge points Leckhampton 1,2,3. It is clear from the plans that Leckhampton 2 feeds immediately into the Hatherley Brook, and then through the Merestones area. What may not be so readily appreciated, however, is that Leckhampton 3 also flows through part of the Merestones estate to also join Hatherley Brook at a lower point, whilst still within the Merestones area. This means that the vast majority of surface water from the proposed site will combine together, and flow along much the same route.

Both streams (Leckhampton 2 & 3) have suffered from flooding in the past few years, (not just in 2007), and just a few hours continual rain is often sufficient to raise the water flows to concerning levels – this already happens several times a year. The situation is not helped by blockages caused by overgrown trees/fallen branches and undergrowth due to a complete lack of maintenance by the Borough Council over many years, and these can greatly restrict the free flow of water and lead to localised flooding. As an example, one particular blockage has been reported on two occasions (dates available) to no avail. Here one senses that there is a complete lack of clarity concerning areas of administrative responsibility between the Borough and Severn Trent, and we feel this is an opportunity to clarify these anomalies once and for all.



Whilst the proposed ponds in the new development may temporarily hold back any extreme volumes of water, the fact remains that all of this water will eventually have to flow down the same watercourses, and these volumes will inevitably be much greater than currently.

If these proposals proceed, without any additional work being undertaken downstream of the development, we believe there is a real risk of flooding, not just within our area, but also in the other areas further down the brook.

Traffic issues

The A46 Shurdington Road is currently a very busy route into and out of Cheltenham, particularly at peak times when queues of traffic build up in both directions. In both morning and evening peaks, there is usually a slow crawl of continual traffic in both directions, often extending several miles from the Brockworth by-pass through Shurdington and on into Cheltenham.

The proposal seeks to create a new junction between Woodlands Road (an already busy interchange) and Moorend Park Road, and will divert there not only all traffic from the new development, but also the existing traffic in the Kidnappers Lane area. This will create substantial volumes of vehicles at peak times, all trying to access Shurdington Road, in many cases crossing the existing outbound flow of traffic towards Cheltenham, almost certainly resulting in greatly increased congestion.

We believe more thought needs to be given to this aspect, and improvements made to local traffic systems to increase capacity and reduce delays, especially at junctions.

Schooling

Whilst the proposal includes some provision for new schools for younger children, it simply assumes that children of secondary school age will go to existing schools within Cheltenham. There is a suggestion that the nearest school is Bournside, and that it can be accessed via the St James' primary school area. As it is likely that many parents will use private vehicles to take their children to school, the impact upon traffic levels seems at best to have been put to one side, and at worst ignored completely. St James School itself is already scheduled to increase substantially in size over the coming years and is facing considerable pressures on vehicle access and parking, where already major issues are emerging. To encourage residents of the proposed new development to use the St James school route is nothing short of lunacy.

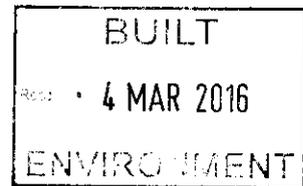
What is needed is a more coherent approach, which minimises any impact on traffic volumes arising from the school run.

Summary

This is a major development, which will have far reaching repercussions on existing local residents for many years into the future. Being aware of the Joint Core Strategy Agreement between the adjacent Local Authorities, and also future housing requirements, we are not against the proposal in principle, as we accept that some development will be necessary over the coming years.

We do believe, however, that it is essential to ensure such a development takes into account the needs and lives of those already living in the area, and not just the landowners, developers and future homeowners of the proposed development.

In particular therefore, we strongly feel that the Council should:



- Require the developers to deposit substantial commuted contributions to clear stream banks and undergrowth of all downstream watercourses, not just at construction stage, but also for the future. Thought should also be given to implementation of sensible long term landscaping schemes. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding.
- Insist upon a detailed look at overall traffic flows into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development. The developers should be required to contribute towards the cost of such improvements.
- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible. For example we view the provision of a free bus service from the development to Bournside, Balcarras & Pittville schools (journeys which already affect the Leckhampton area) essential.

We hope you will agree that our views are constructive, and that they can be taken into account when the application is being considered. Should you wish to consult with our committee on any point, please do not hesitate to contact us.

Yours faithfully

Chris Hyett
Chairman Merestones Residents Association



BUILT
4 MAR 2016
ENVIRONMENT

The Planning Inspectorate
03/18 Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Reply to:
1 Merestones Close
The Park
Cheltenham
GL50 2ST
Email: cmhyett@virginmedia.com
9th February 2015

Dear Sir/Madam

Town & Country Planning Act 1990
Land at Leckhampton, Shurdington Road, Cheltenham
Planning Appeal Bovis Homes/Miller Homes, reference APP/B1605/W/14/3001717

I wrote on behalf of the 200 or so Merestones Residents Association members last October in connection with the original planning application received for the above development. Whilst I understand that the original letter will be passed to you, I enclose a further copy and am writing now to add to some of the comments originally made in respect of one particular issue. I would ask that these comments be taken into account also.

The original letter was written in a positive vein, accepting that some development is necessary in the future, but at the same time wishing to ensure that existing residents do not have to pay a heavy price as a result. The thoughts originally expressed remain relevant, but having had some time to reflect on the matter, we are increasingly concerned regarding the potential for increased flooding downstream of the proposed development. We originally highlighted the blockages seen in the streams in our area and the lack of proper maintenance, but added to this, there is the fact that past high water levels have been held back by bridges and other road crossings, directly leading to flooding of nearby properties. The reality is that the culverts under the roads were not designed to take the extreme levels already seen, and it is our concern that the proposed development has the potential to accentuate this issue.

We understand that the developers have carried out their own research in respect of the drainage issues from their site, and have proposed an approach to deal with this. Our members are not convinced that their original documentation fully appreciated all the issues however, and we consider that this matter is sufficiently important that some form of independent assessment should be undertaken. This would be very reassuring not just to our members, but also the hundreds of other homeowners who live downstream of the proposed development who will be at risk if the calculations are wrong. In addition, we would have thought this process should be very useful to Council Members and Officers, as well as the Planning Inspectorate, as it would provide confirmation (or otherwise) that the issue has been properly addressed and that existing Cheltenham residents have been properly protected.

We would therefore strongly suggest that the developers be required to fund an in-depth report by an **independent** Civil Engineer, to look at the proposals and check the existing calculations, whilst at the same time examining the implications downstream of the site - something we suspect has received little thought as yet.

Some of our members would be very happy to meet with Council Officers and the independent engineer to help clarify the points which have been raised.

Kind Regards

Chris Hyett
Chairman Merestones Residents Association.

9 Shiddington close
Leckhampton
Cheltenham
GL53 0AH

BUILT
7 MAR 2016
ENVIRONMENT

Your ref: 16/00202/OUT 4* March 2016

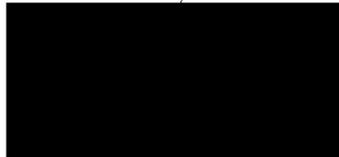
Dear Ms. CLEWS,

I object to the proposed development of up to 45 dwellings off Kidnappers Lane as there is already far too much traffic travelling between Shiddington Road (Trunk Road A.46) and Church Road, Leckhampton, especially during school term times.

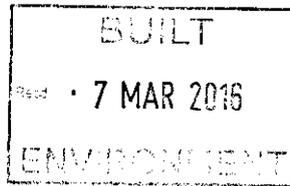
The danger to children walking along that Lane will be the extra traffic and the fact there are not any footpaths for walkers.

Having lived in this house for the past fifty years my late husband & I have seen the road aspect in that area change enormously.

Yours sincerely



Cheltenham Borough Council Planning



Robinswood Cottage
Kidnappers Lane
Cheltenham
GL53 ONP
05 March 2015

Dear Sir

Planning application 16/00202/OUT

I wish to object to the above planning application for the following reasons.

It is premature and is attempting to pre-empt the JCS which is still awaiting decision.

Kidnappers Lane and surrounding fields are a well-used green amenity for local people and support a variety of wildlife. It is adjacent to the AONB and views from Leckhampton Hill would be affected. It would also affect views from the local area towards the Hill, especially if 3-storey housing is built. Mature trees on the site have already been removed.

The development would result in increased traffic on a narrow and winding lane, emerging onto narrow bends causing an increased hazard to pedestrians and other road users, especially during the rush hours when it is used as a rat-run. Traffic would be exiting onto Church Road or Shurdington Road which are already at a standstill at peak traffic times and there would be an increase in air pollution to local residents.

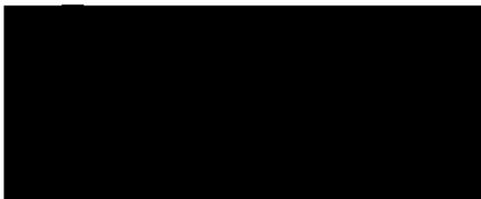
There are no footpaths along Kidnappers Lane and to install them would mean removal of grass verges and/or hedges and the development may affect roadside ditches, already full in winter and other times of high rainfall.

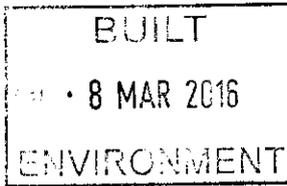
There is localized flooding onto the road in this area (in fact there is currently a flood warning sign in place) which would be exacerbated by further development in the area.

The local schools are already over-subscribed so children would need to travel by car. Claims that people from the proposed development would walk or cycle to local amenities are unrealistic.

Approval of this application would set a precedent for other developments and the character of the area, cherished by local people, would be adversely and permanently affected. Localism and the Local Green Space submission need to be supported.

Yours faithfully





45 St Michaels Road
Woodlands
Cheltenham
GL51 3RP

Planning Dept.
Chelt Boro Council

Ref 16/00202/OUT
Waoku Nurseries, Ltd. Leckhampton

I object to this and any other development on the Leckhampton side of the A46.

Neither this nor any others will provide Affordable Housing, which is what is desperately needed.

As a whole the combined housing will be a big blot on the landscape and visually impair the views of the Scarp.

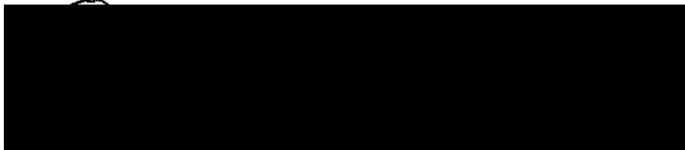
Any balancing ponds and or green spaces will not be sufficient to absorb the quantity of water which runs off Leckhampton Hill. All the fields are a 'sponge' for this.

Although there has been flood alleviation carried out, when there has been heavy rainfall the local streams are very full and rapid.

This and any other development will contribute to an already manic and hazardous road network both through the village and along the A46.

On another matter for general planning consideration. Thought should be given to making it mandatory for any new build, housing or commercial should install solar panels to contribute to power and reduction in harmful emissions.

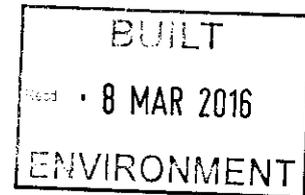
Yours sincerely,



St Brizen, Kidnappers Lane, Cheltenham, GL53 0NL

Dear Sir

PLANNING OBJECTION 16/00202/OUT



I wish to register the following objections:

1. Traffic flow

Cars: 90+ cars flowing from this estate onto the narrow lane will create mayhem. In recent years Kidnappers Lane has become a busy cut through from Leckhampton to access the M5, park and ride, various supermarkets.

Pedestrians: Increase in pedestrians, particularly schoolchildren, walking both directions in the narrow lane will result in accidents. No pavements and unusable soft grass verges. Bends at the proposed access point making it very hazardous.

Road widening: Inevitable road widening with pavements and roundabouts to allow for increased traffic and pedestrians would ruin the entire rural aspect, making Kidnappers Lane into a busy bypass, linking to Hatherley Way, the Golden Valley and the M5 motorway. Cheltenham would lose a prized local asset.

The need to plan the right access/exit point for a new estate: Planners seem to be short sighted. There is little evidence that they have been proactive in planning the right access point by taking into account the long run designs/plans for the whole surrounding area. All the nurseries will be built on in due course, bringing hundreds of extra cars and pedestrians.

Putting the access/exit to the estate on the Shurdington Road, where people can quickly reach amenities at Warden Hill and Bath Road, leaving only pedestrian access in Kidnappers Lane, would maintain some of the area's charm, keeping it pleasantly 'rural' for both existing and new residents.

Robert Hitchins will demand access to Kidnappers Lane because they can charge an extra premium for that location. This should not be seen to influence the planners.

2. Planners ignoring the needs of existing residents:

Kidnappers Lane is an area where rural meets town, and holds an interesting historical connotation. It gives Cheltenham a charm, and its value should not be dismissed. (Profit orientated developers will dismiss it). Once wrecked by road widening schemes and heavy traffic flows, another of the town's assets will be lost forever, (like the Gloucester mess).

People already living here endure extra traffic, resulting in killed pets, increased pedestrian flow, and noise disturbance late at night. 45 houses, with hundreds more to follow will constitute quite a large estate. This calls for appropriate forward planning for the right access to this estate, and planning should not favour the developer's pockets when making this important decision.

It is easy to say NIMBY when people don't want their environment spoilt. But it isn't necessary to ruin the environment of one group of people in order to meet quotas,

since quotas are easily achievable with sound planning. At the moment it appears the planners are not engaging in much foresight.

3. Out of character – another Abbeydale! Cheltenham trades on its character and appearance. Robert Hitchins houses are short on character and appearance.

It would be circumspect to press Hitchins to put exciting thinking into how to enhance the town by building something different from their stereotype boxes, which are similar to those seen on the outskirts of every ugly town in the UK. Such houses will adversely affect the character of Cheltenham for hundreds of years.

Yours faithfully



Planning Reference Number 16/00202/OUT



Date: 26th November 2016

Dear Sir/Madam

I object to the application to build 45 homes on the land specified just off Kidnappers Lane for the following reasons.

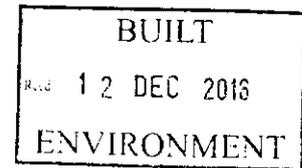
- Kidnappers lane is not much more than a country lane difficult in many places for two cars to pass, poorly lit and floods in heavy rain.
- Church Road which this lane comes out onto is already gridlocked each morning and afternoon, in rush-hour and at other times. Church Road is a rat run for traffic trying to bypass the A46 and pass through on a road that again is difficult in many places for two cars to pass.
- The local area is now awash with housing and in my time in Cheltenham (some 28 years) I have seen an almost relentless swallowing up of fields and green space.
- Local schools and other infrastructure are already at bursting point. Try getting an appointment at the local doctor's surgery.

Yours



24 the Close, Leckhampton, GL53 OPG

Mr Craig Hemphill
Planning Officer
Cheltenham BC



Green Acre
Kidnappers Lane
Cheltenham
GL53 0NP
9th December 2016

Dear Sir,

RE: 16/00202/OUT 45 dwellings at Berrys Nursery Kidnappers Lane

We are writing regards the above mentioned proposal and object on the grounds already in your remit as already outlined in the recent consultations and reviews by Inspector Ord and Inspector Clark on the ongoing JCS consultation and in particular their remarks to the Leckhampton area.

I enclose pictures taken today of massive toxic bonfires which have engulfed Lotts meadow and Borroughs playing fields all day since 9am this morning.

Yours sincerely



Ps. I have already phoned the Environmental health Dept. but was unable to get a reply so left a message.







9 Shiddington close
Leckhampton
Cheltenham
GL53 0AH

BUILT
7 MAR 2016
ENVIRONMENT

Your ref: 16/00202/OUT 4* March 2016

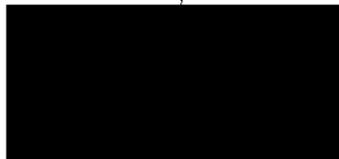
Dear Ms. CLEMS,

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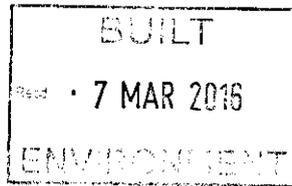
The danger to children walking along that Lane will be the extra traffic and the fact there are not any footpaths for walkers.

Having lived in this house for the past fifty years my late husband & I have seen the road aspect in that area change enormously.

Yours sincerely



Cheltenham Borough Council Planning



Robinswood Cottage
Kidnappers Lane
Cheltenham
GL53 0NP
05 March 2015

Dear Sir

Planning application 16/00202/OUT

I wish to object to the above planning application for the following reasons.

It is premature and is attempting to pre-empt the JCS which is still awaiting decision.

Kidnappers Lane and surrounding fields are a well-used green amenity for local people and support a variety of wildlife. It is adjacent to the AONB and views from Leckhampton Hill would be affected. It would also affect views from the local area towards the Hill, especially if 3-storey housing is built. Mature trees on the site have already been removed.

The development would result in increased traffic on a narrow and winding lane, emerging onto narrow bends causing an increased hazard to pedestrians and other road users, especially during the rush hours when it is used as a rat-run. Traffic would be exiting onto Church Road or Shurdington Road which are already at a standstill at peak traffic times and there would be an increase in air pollution to local residents.

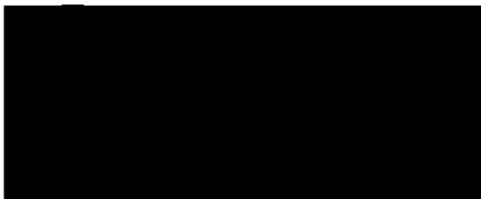
There are no footpaths along Kidnappers Lane and to install them would mean removal of grass verges and/or hedges and the development may affect roadside ditches, already full in winter and other times of high rainfall.

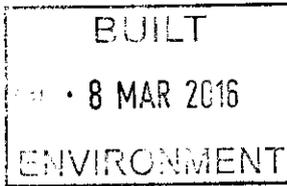
There is localized flooding onto the road in this area (in fact there is currently a flood warning sign in place) which would be exacerbated by further development in the area.

The local schools are already over-subscribed so children would need to travel by car. Claims that people from the proposed development would walk or cycle to local amenities are unrealistic.

Approval of this application would set a precedent for other developments and the character of the area, cherished by local people, would be adversely and permanently affected. Localism and the Local Green Space submission need to be supported.

Yours faithfully





45 St Michaels Road
Woodlands
Cheltenham
GL51 3RP

Planning Dept.
Chelt Boro Council

Ref 16/00202/OUT
Waoku Nurseries, Ltd. Leckhampton

I object to this and any other development on the Leckhampton side of the A46.

Neither this nor any others will provide Affordable Housing, which is what is desperately needed.

As a whole the combined housing will be a big blot on the landscape and visually impair the views of the Scarp.

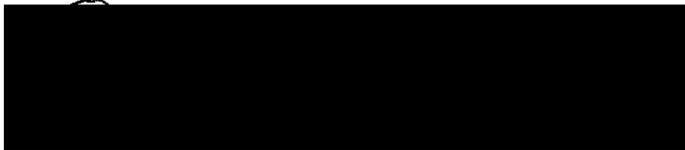
Any balancing ponds and or green spaces will not be sufficient to absorb the quantity of water which runs off Leckhampton Hill. All the fields are a 'sponge' for this.

Although there has been flood alleviation carried out, when there has been heavy rainfall the local streams are very full and rapid.

This and any other development will contribute to an already manic and hazardous road network both through the village and along the A46.

On another matter for general planning consideration. Thought should be given to making it mandatory for any new build, housing or commercial should install solar panels to contribute to power and reduction in harmful emissions.

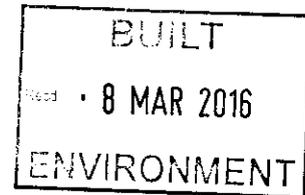
Yours sincerely,



St Brizen, Kidnappers Lane, Cheltenham, GL53 0NL

Dear Sir

PLANNING OBJECTION 16/00202/OUT



I wish to register the following objections:

1. Traffic flow

Cars: 90+ cars flowing from this estate onto the narrow lane will create mayhem. In recent years Kidnappers Lane has become a busy cut through from Leckhampton to access the M5, park and ride, various supermarkets.

Pedestrians: Increase in pedestrians, particularly schoolchildren, walking both directions in the narrow lane will result in accidents. No pavements and unusable soft grass verges. Bends at the proposed access point making it very hazardous.

Road widening: Inevitable road widening with pavements and roundabouts to allow for increased traffic and pedestrians would ruin the entire rural aspect, making Kidnappers Lane into a busy bypass, linking to Hatherley Way, the Golden Valley and the M5 motorway. Cheltenham would lose a prized local asset.

The need to plan the right access/exit point for a new estate: Planners seem to be short sighted. There is little evidence that they have been proactive in planning the right access point by taking into account the long run designs/plans for the whole surrounding area. All the nurseries will be built on in due course, bringing hundreds of extra cars and pedestrians.

Putting the access/exit to the estate on the Shurdington Road, where people can quickly reach amenities at Warden Hill and Bath Road, leaving only pedestrian access in Kidnappers Lane, would maintain some of the area's charm, keeping it pleasantly 'rural' for both existing and new residents.

Robert Hitchins will demand access to Kidnappers Lane because they can charge an extra premium for that location. This should not be seen to influence the planners.

2. Planners ignoring the needs of existing residents:

Kidnappers Lane is an area where rural meets town, and holds an interesting historical connotation. It gives Cheltenham a charm, and its value should not be dismissed. (Profit orientated developers will dismiss it). Once wrecked by road widening schemes and heavy traffic flows, another of the town's assets will be lost forever, (like the Gloucester mess).

People already living here endure extra traffic, resulting in killed pets, increased pedestrian flow, and noise disturbance late at night. 45 houses, with hundreds more to follow will constitute quite a large estate. This calls for appropriate forward planning for the right access to this estate, and planning should not favour the developer's pockets when making this important decision.

It is easy to say NIMBY when people don't want their environment spoilt. But it isn't necessary to ruin the environment of one group of people in order to meet quotas,

since quotas are easily achievable with sound planning. At the moment it appears the planners are not engaging in much foresight.

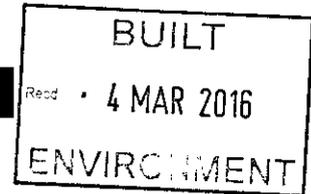
3. Out of character – another Abbeydale! Cheltenham trades on its character and appearance. Robert Hitchins houses are short on character and appearance.

It would be circumspect to press Hitchins to put exciting thinking into how to enhance the town by building something different from their stereotype boxes, which are similar to those seen on the outskirts of every ugly town in the UK. Such houses will adversely affect the character of Cheltenham for hundreds of years.

Yours faithfully



26, The Lanes,
Cheltenham,
Glos.
GL53 0PU



Planning Dept.
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP.

1st March 2016.

Dear Sirs,

Yr. Ref. 16/00202/OUT
Proposed residential Dev/Imp. 45 dwellings- etc.- Kidnappers Lane Cheltenham.

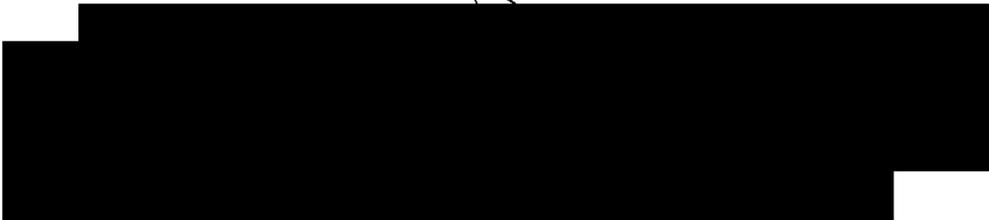
With reference to your letter of 15th February 2016 regarding the above, please note our objections to the proposed scheme for the following reasons:

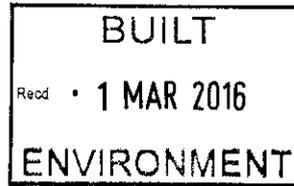
A general loss of amenity for residents of this town.

Loss of more 'green space' surrounding our town.

Apart from the above, the main objection however would be because of the impact on traffic on the surrounding area, already badly 'clogged up' at times, in particular on Church Road.

Yours faithfully,





Autumn Fall
104 Shurdington Road
Cheltenham
Glo'shire
GL53 0JH

The Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 1PP

Attention of Ms Tracey Crews (Director of Planning)

29 February 2016

Dear Madam

**Objection to - Planning Application No 16/00202/OUT
at Kidnappers Lane, Cheltenham.**

1. We send this letter to register our Formal Objections to the above Planning Application.
2. Firstly we cannot understand how this Planning Application is being considered at this date, as the Formal Decision Process of the **Joint Core Strategy (JCS)** is still underway – and especially as the location of this actual planning application is right at the very heart of the JCS area. **Hence we feel that this Application is Premature.**
3. It is also our considered opinion that this **Planning Application should NOT be viewed in isolation**, as we understand there are now planning applications in existence for the areas of Cheltenham, Gloucester and Tewkesbury, which will “if Approved” significantly increase traffic movements and thereby certainly adversely impact on the use of the busy A46 Shurdington Road and other local minor roads in this locality.
4. Likewise there is also currently an **Appeal** being considered for the proposed building of some 650 homes at this nearby location. The original application was Refused for “significant reasons” by the Cheltenham Borough Council Planning Committee in 2014 and the Appeal against that decision was heard in 2015 – **the final decision is still being considered by the Appeal Inspector.**

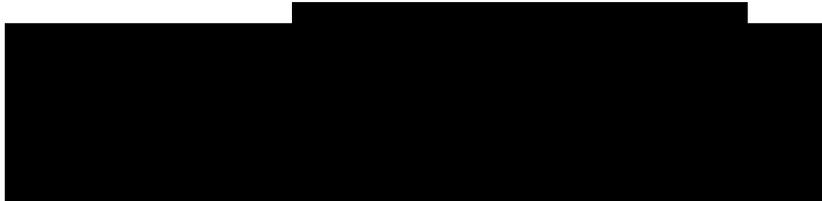
5. In addition to the above important facts - we also base our Objections to the current application on the following grounds:

- (i) The increased vehicular and pedestrian use of the minor roads in the Leckhampton area are likely to cause additional road dangers and delays.
- (ii) The use of the A46 Shurdington Road is already at a maximum capacity during rush hours and additional vehicles joining from minor roads will certainly increase the delays and road safety dangers.
- (iii) The current levels of Pollution caused by vehicles in this general location are already at very high levels and we believe are now over the maximum allowed.
- (iv) Destruction of the enjoyable countryside and wildlife.
- (v) Insufficient school places for the increase in children numbers.

6. Final Comments

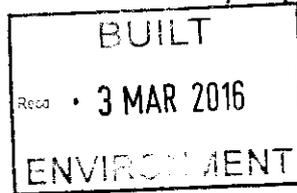
We trust you will carry out all the necessary research into this issue and also that you will give our views very careful consideration, as it is our strong wish that the **Planning Application is REFUSED.**

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

Chettenham Borough Council
Planning Mr. C. Hemphill
Chettenham

106. Stroudway 15. RJ
Chettenham
GL53 0SH.
1/3/16



Dear Sir

16/00202/OUT.

45 extra houses, travel county lane.
Traffic to local schools, as Sue Ryan
hospice, and more than enough,
for children walk to school, parents
going to primary school also on
this lane, plus dog walkers,
on this dark dirty wet road.

No to application.

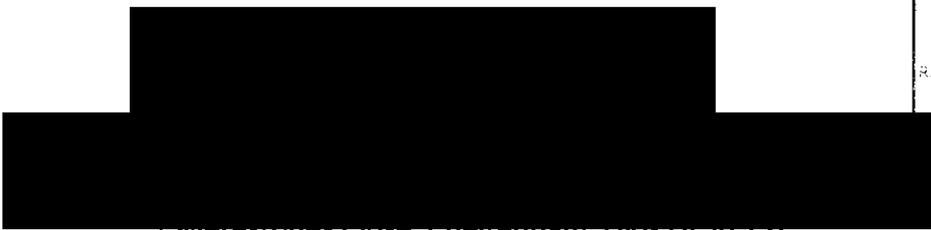
Yours faithfully



BUILT

4 MAR 2016

ENVIRONMENT



1 Merestones Close, Cheltenham, Glos GL50 2ST

3 March 2016

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: cmhyett@virginmedia.com

Dear Sir

Proposed development of up to 45 dwellings at Kidnappers Lane, Cheltenham
Planning Reference: 16/00202/OUT

I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Our area is situated a little way away from the proposed development, but we know that if it proceeds there is a significant risk of an adverse impact for us, and are writing to express our concerns on behalf of our membership.

The Association has previously written to you in connection with an earlier proposal (13/01606/OUT) located next to the current application site, and many of the issues originally expressed remain extremely relevant to this new proposal. Attached are copies of the earlier letter and a letter written to the Planning Appeal Inspector, which will provide background information.

The close proximity of the two sites means that there are many factors which are common to both of them, and it is difficult to see how a decision could be made on this latest application, without first knowing the outcome of the earlier, much larger one. An overall, more comprehensive stance taking all aspects of both applications into account seems the obvious approach to take.

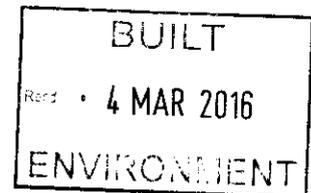
Surface water drainage

As before, this remains an area of major concern for us, and our members. The developers have provided a report for their site detailing their proposals for drainage which concludes that the site is at very low risk of flooding. This has appraised their site in isolation however, and is not a comprehensive approach as mentioned above. We need to avoid a proliferation of individual schemes, as all surface water from these eventually drains into the subsidiary streams of the river Chelt, and will flow through the Merestones area. Along their length there have been instances of flooding, both domestic and otherwise, on several occasions over the past few years – these are not isolated occurrences. The proposed development, despite the mitigation measures proposed, can only increase the volumes of water flowing downstream, and therefore increase the risk of more frequent floods in the future.

We therefore feel, as indicated previously, that there should be an independent audit of the run-off calculations for the entire development area, also investigating the implications downstream of both sites throughout the entire length of the outfall – something, we suspect, has received little thought as yet.

Highways issues

We are not experts on highways matters, but Kidnappers Lane is a busy but narrow road, and the junction at the northern end with Shurdington Road is a difficult one at the best of times. The proposed access to the site not only opens onto this narrow road, but is also to be located very close to what would be a much busier junction with the Bovis/Miller site next door if this proceeds. This seems to us to be quite a dangerous approach, and, if either/both of the two proposals are to be allowed, then it is surely essential



that there is some joined up thinking regarding the access arrangements, and improvements to local roads and junctions to ensure a safe flow of traffic.

Green Space

Our understanding is that the approach to Local green space is still to be finalised, but we feel strongly that the whole area adjacent to Kidnappers Lane, with its network of footpaths and links towards Leckhampton Hill has been a much used facility for local residents for many years. It would be a travesty if this was totally lost to the town, and we believe that at least some of the area covered by the two planning proposals should be set aside for Local Green Space purposes. Again, this needs to be viewed in conjunction with the earlier application.

Other issues

We have previously raised concerns about traffic volumes along Shurdington Road, upon which the two proposals can only have an adverse impact, and also local schooling, where little real thought seems to have been given as to how children from the proposed developments will get to school. Our earlier thoughts are equally relevant to this application.

Summary

This proposal is unfortunately timed, coming as it does ahead of the Planning Appeal outcome for the neighbouring site, and we would have hoped that a developer who was understanding and mindful of the impact upon local residents, would have sought to work with the Council in conjunction with the earlier appeal process.

As this does not appear to be the case, we summarise our views as follows (these points incorporate those made to the earlier application as they remain relevant).

If the development is to be permitted, we believe that the Council should:

- Require the developers to fund an in-depth report by an independent Civil Engineer to check the calculations, and look in detail at the implications downstream of the site. Taking their recommendations into account, the developers should deposit substantial commuted contributions to clear stream banks of undergrowth and other obstacles from all downstream watercourses, not just at construction stage, but also for the future. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding which would arise if this development proceeds.
- Insist upon a detailed look at overall traffic flows both along Kidnappers Lane and into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development(s). The developers should be required to contribute towards the cost of such improvements.
- Ensure that the Local Green Space issue is taken into account before any development is permitted in the area.
- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible.

We remain happy to discuss any of the above issues and to clarify any of the points raised if required.

Yours faithfully
Chris Hyett,
Chairman, Merestone Residents Association

BUILT
4 MAR 2016
ENVIRONMENT

1 Merestones Close, Cheltenham, Glos GL50 2ST

23rd October 2013

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: cmhyett@virginmedia.com

Dear Sir

**Proposed development of 1.94ha land at Kidnappers Lane, Shurdington Road, Cheltenham
Planning ref: 13/01606/OUT**

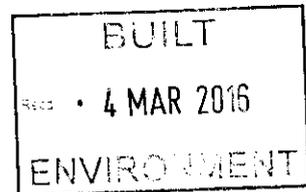
I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Whilst our area is situated a little way from the proposed development, we are certain to be affected in several ways if it proceeds, and a number of issues cause us concern.

Our thoughts and concerns largely revolve around three main areas:

Surface water drainage

The Hatherley Brook and its tributaries flows through the Merestones area, so is directly affected by surface water drainage from the proposed development site. We note the various proposals to create catchment ponds and the reference to discharge points Leckhampton 1,2,3. It is clear from the plans that Leckhampton 2 feeds immediately into the Hatherley Brook, and then through the Merestones area. What may not be so readily appreciated, however, is that Leckhampton 3 also flows through part of the Merestones estate to also join Hatherley Brook at a lower point, whilst still within the Merestones area. This means that the vast majority of surface water from the proposed site will combine together, and flow along much the same route.

Both streams (Leckhampton 2 & 3) have suffered from flooding in the past few years, (not just in 2007), and just a few hours continual rain is often sufficient to raise the water flows to concerning levels – this already happens several times a year. The situation is not helped by blockages caused by overgrown trees/fallen branches and undergrowth due to a complete lack of maintenance by the Borough Council over many years, and these can greatly restrict the free flow of water and lead to localised flooding. As an example, one particular blockage has been reported on two occasions (dates available) to no avail. Here one senses that there is a complete lack of clarity concerning areas of administrative responsibility between the Borough and Severn Trent, and we feel this is an opportunity to clarify these anomalies once and for all.



Whilst the proposed ponds in the new development may temporarily hold back any extreme volumes of water, the fact remains that all of this water will eventually have to flow down the same watercourses, and these volumes will inevitably be much greater than currently.

If these proposals proceed, without any additional work being undertaken downstream of the development, we believe there is a real risk of flooding, not just within our area, but also in the other areas further down the brook.

Traffic issues

The A46 Shurdington Road is currently a very busy route into and out of Cheltenham, particularly at peak times when queues of traffic build up in both directions. In both morning and evening peaks, there is usually a slow crawl of continual traffic in both directions, often extending several miles from the Brockworth by-pass through Shurdington and on into Cheltenham.

The proposal seeks to create a new junction between Woodlands Road (an already busy interchange) and Moorend Park Road, and will divert there not only all traffic from the new development, but also the existing traffic in the Kidnappers Lane area. This will create substantial volumes of vehicles at peak times, all trying to access Shurdington Road, in many cases crossing the existing outbound flow of traffic towards Cheltenham, almost certainly resulting in greatly increased congestion.

We believe more thought needs to be given to this aspect, and improvements made to local traffic systems to increase capacity and reduce delays, especially at junctions.

Schooling

Whilst the proposal includes some provision for new schools for younger children, it simply assumes that children of secondary school age will go to existing schools within Cheltenham. There is a suggestion that the nearest school is Bournside, and that it can be accessed via the St James' primary school area. As it is likely that many parents will use private vehicles to take their children to school, the impact upon traffic levels seems at best to have been put to one side, and at worst ignored completely. St James School itself is already scheduled to increase substantially in size over the coming years and is facing considerable pressures on vehicle access and parking, where already major issues are emerging. To encourage residents of the proposed new development to use the St James school route is nothing short of lunacy.

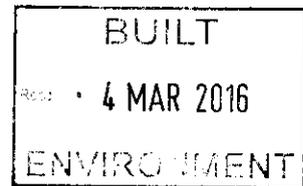
What is needed is a more coherent approach, which minimises any impact on traffic volumes arising from the school run.

Summary

This is a major development, which will have far reaching repercussions on existing local residents for many years into the future. Being aware of the Joint Core Strategy Agreement between the adjacent Local Authorities, and also future housing requirements, we are not against the proposal in principle, as we accept that some development will be necessary over the coming years.

We do believe, however, that it is essential to ensure such a development takes into account the needs and lives of those already living in the area, and not just the landowners, developers and future homeowners of the proposed development.

In particular therefore, we strongly feel that the Council should:



- Require the developers to deposit substantial commuted contributions to clear stream banks and undergrowth of all downstream watercourses, not just at construction stage, but also for the future. Thought should also be given to implementation of sensible long term landscaping schemes. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding.
- Insist upon a detailed look at overall traffic flows into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development. The developers should be required to contribute towards the cost of such improvements.
- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible. For example we view the provision of a free bus service from the development to Bournside, Balcarras & Pittville schools (journeys which already affect the Leckhampton area) essential.

We hope you will agree that our views are constructive, and that they can be taken into account when the application is being considered. Should you wish to consult with our committee on any point, please do not hesitate to contact us.

Yours faithfully

Chris Hyett
Chairman Merestones Residents Association



BUILT
4 MAR 2016
ENVIRONMENT

The Planning Inspectorate
03/18 Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Reply to:
1 Merestones Close
The Park
Cheltenham
GL50 2ST
Email: cmhyett@virginmedia.com
9th February 2015

Dear Sir/Madam

Town & Country Planning Act 1990
Land at Leckhampton, Shurdington Road, Cheltenham
Planning Appeal Bovis Homes/Miller Homes, reference APP/B1605/W/14/3001717

I wrote on behalf of the 200 or so Merestones Residents Association members last October in connection with the original planning application received for the above development. Whilst I understand that the original letter will be passed to you, I enclose a further copy and am writing now to add to some of the comments originally made in respect of one particular issue. I would ask that these comments be taken into account also.

The original letter was written in a positive vein, accepting that some development is necessary in the future, but at the same time wishing to ensure that existing residents do not have to pay a heavy price as a result. The thoughts originally expressed remain relevant, but having had some time to reflect on the matter, we are increasingly concerned regarding the potential for increased flooding downstream of the proposed development. We originally highlighted the blockages seen in the streams in our area and the lack of proper maintenance, but added to this, there is the fact that past high water levels have been held back by bridges and other road crossings, directly leading to flooding of nearby properties. The reality is that the culverts under the roads were not designed to take the extreme levels already seen, and it is our concern that the proposed development has the potential to accentuate this issue.

We understand that the developers have carried out their own research in respect of the drainage issues from their site, and have proposed an approach to deal with this. Our members are not convinced that their original documentation fully appreciated all the issues however, and we consider that this matter is sufficiently important that some form of independent assessment should be undertaken. This would be very reassuring not just to our members, but also the hundreds of other homeowners who live downstream of the proposed development who will be at risk if the calculations are wrong. In addition, we would have thought this process should be very useful to Council Members and Officers, as well as the Planning Inspectorate, as it would provide confirmation (or otherwise) that the issue has been properly addressed and that existing Cheltenham residents have been properly protected.

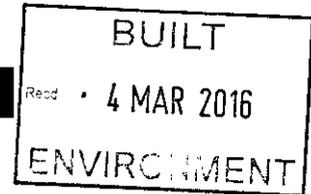
We would therefore strongly suggest that the developers be required to fund an in-depth report by an **independent** Civil Engineer, to look at the proposals and check the existing calculations, whilst at the same time examining the implications downstream of the site - something we suspect has received little thought as yet.

Some of our members would be very happy to meet with Council Officers and the independent engineer to help clarify the points which have been raised.

Kind Regards

Chris Hyett
Chairman Merestones Residents Association.

26, The Lanes,
Cheltenham,
Glos.
GL53 0PU



Planning Dept.
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP.

1st March 2016.

Dear Sirs,

Yr. Ref. 16/00202/OUT

Proposed residential Dev/Imp. 45 dwellings- etc.- Kidnappers Lane Cheltenham.

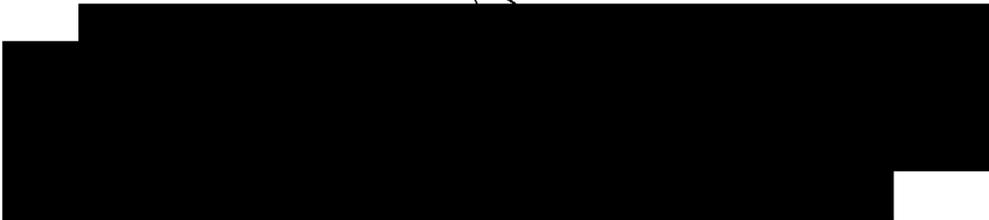
With reference to your letter of 15th February 2016 regarding the above, please note our objections to the proposed scheme for the following reasons:

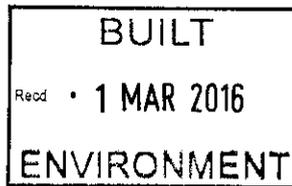
A general loss of amenity for residents of this town.

Loss of more 'green space' surrounding our town.

Apart from the above, the main objection however would be because of the impact on traffic on the surrounding area, already badly 'clogged up' at times, in particular on Church Road.

Yours faithfully,





Autumn Fall
104 Shurdington Road
Cheltenham
Glo'shire
GL53 0JH

The Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 1PP

Attention of Ms Tracey Crews (Director of Planning)

29 February 2016

Dear Madam

**Objection to - Planning Application No 16/00202/OUT
at Kidnappers Lane, Cheltenham.**

1. We send this letter to register our Formal Objections to the above Planning Application.
2. Firstly we cannot understand how this Planning Application is being considered at this date, as the Formal Decision Process of the **Joint Core Strategy (JCS)** is still underway – and especially as the location of this actual planning application is right at the very heart of the JCS area. **Hence we feel that this Application is Premature.**
3. It is also our considered opinion that this **Planning Application should NOT be viewed in isolation**, as we understand there are now planning applications in existence for the areas of Cheltenham, Gloucester and Tewkesbury, which will “if Approved” significantly increase traffic movements and thereby certainly adversely impact on the use of the busy A46 Shurdington Road and other local minor roads in this locality.
4. Likewise there is also currently an **Appeal** being considered for the proposed building of some 650 homes at this nearby location. The original application was Refused for “significant reasons” by the Cheltenham Borough Council Planning Committee in 2014 and the Appeal against that decision was heard in 2015 – **the final decision is still being considered by the Appeal Inspector.**

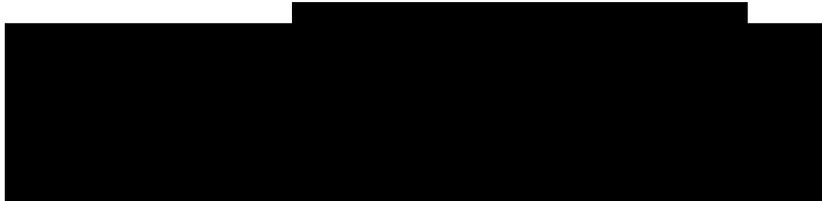
5. In addition to the above important facts - we also base our Objections to the current application on the following grounds:

- (i) The increased vehicular and pedestrian use of the minor roads in the Leckhampton area are likely to cause additional road dangers and delays.
- (ii) The use of the A46 Shurdington Road is already at a maximum capacity during rush hours and additional vehicles joining from minor roads will certainly increase the delays and road safety dangers.
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6. Final Comments

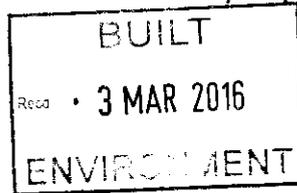
We trust you will carry out all the necessary research into this issue and also that you will give our views very careful consideration, as it is our strong wish that the **Planning Application is REFUSED.**

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

Chettenham Borough Council
Planning Mr. C. Hemphill
Chettenham

106. Skirving 15. RJ
Chettenham
GL53 0SH.
1/3/16



Dear Sir

16/00202/OUT.

45 extra houses, travel county lane.
Traffic to local schools, as Sue Ryan
hospice, and more than enough,
for children walk to school, parents
going to primary school also on
this lane, plus dog walkers,
on this dark dirty wet road.

No to application.

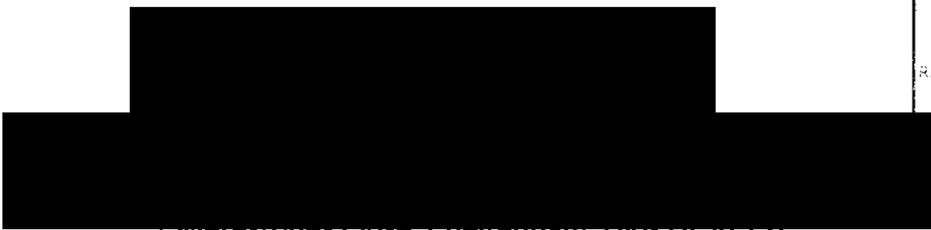
Yours faithfully



BUILT

4 MAR 2016

ENVIRONMENT



1 Merestones Close, Cheltenham, Glos GL50 2ST

3 March 2016

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: cmhyett@virginmedia.com

Dear Sir

Proposed development of up to 45 dwellings at Kidnappers Lane, Cheltenham
Planning Reference: 16/00202/OUT

I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Our area is situated a little way away from the proposed development, but we know that if it proceeds there is a significant risk of an adverse impact for us, and are writing to express our concerns on behalf of our membership.

The Association has previously written to you in connection with an earlier proposal (13/01606/OUT) located next to the current application site, and many of the issues originally expressed remain extremely relevant to this new proposal. Attached are copies of the earlier letter and a letter written to the Planning Appeal Inspector, which will provide background information.

The close proximity of the two sites means that there are many factors which are common to both of them, and it is difficult to see how a decision could be made on this latest application, without first knowing the outcome of the earlier, much larger one. An overall, more comprehensive stance taking all aspects of both applications into account seems the obvious approach to take.

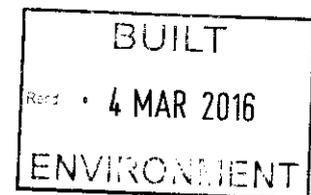
Surface water drainage

As before, this remains an area of major concern for us, and our members. The developers have provided a report for their site detailing their proposals for drainage which concludes that the site is at very low risk of flooding. This has appraised their site in isolation however, and is not a comprehensive approach as mentioned above. We need to avoid a proliferation of individual schemes, as all surface water from these eventually drains into the subsidiary streams of the river Chelt, and will flow through the Merestones area. Along their length there have been instances of flooding, both domestic and otherwise, on several occasions over the past few years – these are not isolated occurrences. The proposed development, despite the mitigation measures proposed, can only increase the volumes of water flowing downstream, and therefore increase the risk of more frequent floods in the future.

We therefore feel, as indicated previously, that there should be an independent audit of the run-off calculations for the entire development area, also investigating the implications downstream of both sites throughout the entire length of the outfall – something, we suspect, has received little thought as yet.

Highways issues

We are not experts on highways matters, but Kidnappers Lane is a busy but narrow road, and the junction at the northern end with Shurdington Road is a difficult one at the best of times. The proposed access to the site not only opens onto this narrow road, but is also to be located very close to what would be a much busier junction with the Bovis/Miller site next door if this proceeds. This seems to us to be quite a dangerous approach, and, if either/both of the two proposals are to be allowed, then it is surely essential



that there is some joined up thinking regarding the access arrangements, and improvements to local roads and junctions to ensure a safe flow of traffic.

Green Space

Our understanding is that the approach to Local green space is still to be finalised, but we feel strongly that the whole area adjacent to Kidnappers Lane, with its network of footpaths and links towards Leckhampton Hill has been a much used facility for local residents for many years. It would be a travesty if this was totally lost to the town, and we believe that at least some of the area covered by the two planning proposals should be set aside for Local Green Space purposes. Again, this needs to be viewed in conjunction with the earlier application.

Other issues

We have previously raised concerns about traffic volumes along Shurdington Road, upon which the two proposals can only have an adverse impact, and also local schooling, where little real thought seems to have been given as to how children from the proposed developments will get to school. Our earlier thoughts are equally relevant to this application.

Summary

This proposal is unfortunately timed, coming as it does ahead of the Planning Appeal outcome for the neighbouring site, and we would have hoped that a developer who was understanding and mindful of the impact upon local residents, would have sought to work with the Council in conjunction with the earlier appeal process.

As this does not appear to be the case, we summarise our views as follows (these points incorporate those made to the earlier application as they remain relevant).

If the development is to be permitted, we believe that the Council should:

- Require the developers to fund an in-depth report by an independent Civil Engineer to check the calculations, and look in detail at the implications downstream of the site. Taking their recommendations into account, the developers should deposit substantial commuted contributions to clear stream banks of undergrowth and other obstacles from all downstream watercourses, not just at construction stage, but also for the future. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding which would arise if this development proceeds.
- Insist upon a detailed look at overall traffic flows both along Kidnappers Lane and into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development(s). The developers should be required to contribute towards the cost of such improvements.
- Ensure that the Local Green Space issue is taken into account before any development is permitted in the area.
- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible.

We remain happy to discuss any of the above issues and to clarify any of the points raised if required.

Yours faithfully
Chris Hyett,
Chairman, Merestone Residents Association

BUILT
4 MAR 2016
ENVIRONMENT

1 Merestones Close, Cheltenham, Glos GL50 2ST

23rd October 2013

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: cmhyett@virginmedia.com

Dear Sir

**Proposed development of 1.94ha land at Kidnappers Lane, Shurdington Road, Cheltenham
Planning ref: 13/01606/OUT**

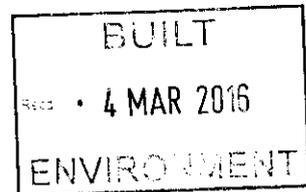
I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Whilst our area is situated a little way from the proposed development, we are certain to be affected in several ways if it proceeds, and a number of issues cause us concern.

Our thoughts and concerns largely revolve around three main areas:

Surface water drainage

The Hatherley Brook and its tributaries flows through the Merestones area, so is directly affected by surface water drainage from the proposed development site. We note the various proposals to create catchment ponds and the reference to discharge points Leckhampton 1,2,3. It is clear from the plans that Leckhampton 2 feeds immediately into the Hatherley Brook, and then through the Merestones area. What may not be so readily appreciated, however, is that Leckhampton 3 also flows through part of the Merestones estate to also join Hatherley Brook at a lower point, whilst still within the Merestones area. This means that the vast majority of surface water from the proposed site will combine together, and flow along much the same route.

Both streams (Leckhampton 2 & 3) have suffered from flooding in the past few years, (not just in 2007), and just a few hours continual rain is often sufficient to raise the water flows to concerning levels – this already happens several times a year. The situation is not helped by blockages caused by overgrown trees/fallen branches and undergrowth due to a complete lack of maintenance by the Borough Council over many years, and these can greatly restrict the free flow of water and lead to localised flooding. As an example, one particular blockage has been reported on two occasions (dates available) to no avail. Here one senses that there is a complete lack of clarity concerning areas of administrative responsibility between the Borough and Severn Trent, and we feel this is an opportunity to clarify these anomalies once and for all.



Whilst the proposed ponds in the new development may temporarily hold back any extreme volumes of water, the fact remains that all of this water will eventually have to flow down the same watercourses, and these volumes will inevitably be much greater than currently.

If these proposals proceed, without any additional work being undertaken downstream of the development, we believe there is a real risk of flooding, not just within our area, but also in the other areas further down the brook.

Traffic issues

The A46 Shurdington Road is currently a very busy route into and out of Cheltenham, particularly at peak times when queues of traffic build up in both directions. In both morning and evening peaks, there is usually a slow crawl of continual traffic in both directions, often extending several miles from the Brockworth by-pass through Shurdington and on into Cheltenham.

The proposal seeks to create a new junction between Woodlands Road (an already busy interchange) and Moorend Park Road, and will divert there not only all traffic from the new development, but also the existing traffic in the Kidnappers Lane area. This will create substantial volumes of vehicles at peak times, all trying to access Shurdington Road, in many cases crossing the existing outbound flow of traffic towards Cheltenham, almost certainly resulting in greatly increased congestion.

We believe more thought needs to be given to this aspect, and improvements made to local traffic systems to increase capacity and reduce delays, especially at junctions.

Schooling

Whilst the proposal includes some provision for new schools for younger children, it simply assumes that children of secondary school age will go to existing schools within Cheltenham. There is a suggestion that the nearest school is Bournside, and that it can be accessed via the St James' primary school area. As it is likely that many parents will use private vehicles to take their children to school, the impact upon traffic levels seems at best to have been put to one side, and at worst ignored completely. St James School itself is already scheduled to increase substantially in size over the coming years and is facing considerable pressures on vehicle access and parking, where already major issues are emerging. To encourage residents of the proposed new development to use the St James school route is nothing short of lunacy.

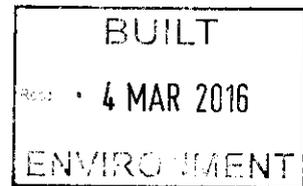
What is needed is a more coherent approach, which minimises any impact on traffic volumes arising from the school run.

Summary

This is a major development, which will have far reaching repercussions on existing local residents for many years into the future. Being aware of the Joint Core Strategy Agreement between the adjacent Local Authorities, and also future housing requirements, we are not against the proposal in principle, as we accept that some development will be necessary over the coming years.

We do believe, however, that it is essential to ensure such a development takes into account the needs and lives of those already living in the area, and not just the landowners, developers and future homeowners of the proposed development.

In particular therefore, we strongly feel that the Council should:



- Require the developers to deposit substantial commuted contributions to clear stream banks and undergrowth of all downstream watercourses, not just at construction stage, but also for the future. Thought should also be given to implementation of sensible long term landscaping schemes. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding.
- Insist upon a detailed look at overall traffic flows into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development. The developers should be required to contribute towards the cost of such improvements.
- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible. For example we view the provision of a free bus service from the development to Bournside, Balcarras & Pittville schools (journeys which already affect the Leckhampton area) essential.

We hope you will agree that our views are constructive, and that they can be taken into account when the application is being considered. Should you wish to consult with our committee on any point, please do not hesitate to contact us.

Yours faithfully

Chris Hyett
Chairman Merestones Residents Association



BUILT
4 MAR 2016
ENVIRONMENT

The Planning Inspectorate
03/18 Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Reply to:
1 Merestones Close
The Park
Cheltenham
GL50 2ST
Email: cmhyett@virginmedia.com
9th February 2015

Dear Sir/Madam

Town & Country Planning Act 1990
Land at Leckhampton, Shurdington Road, Cheltenham
Planning Appeal Bovis Homes/Miller Homes, reference APP/B1605/W/14/3001717

I wrote on behalf of the 200 or so Merestones Residents Association members last October in connection with the original planning application received for the above development. Whilst I understand that the original letter will be passed to you, I enclose a further copy and am writing now to add to some of the comments originally made in respect of one particular issue. I would ask that these comments be taken into account also.

The original letter was written in a positive vein, accepting that some development is necessary in the future, but at the same time wishing to ensure that existing residents do not have to pay a heavy price as a result. The thoughts originally expressed remain relevant, but having had some time to reflect on the matter, we are increasingly concerned regarding the potential for increased flooding downstream of the proposed development. We originally highlighted the blockages seen in the streams in our area and the lack of proper maintenance, but added to this, there is the fact that past high water levels have been held back by bridges and other road crossings, directly leading to flooding of nearby properties. The reality is that the culverts under the roads were not designed to take the extreme levels already seen, and it is our concern that the proposed development has the potential to accentuate this issue.

We understand that the developers have carried out their own research in respect of the drainage issues from their site, and have proposed an approach to deal with this. Our members are not convinced that their original documentation fully appreciated all the issues however, and we consider that this matter is sufficiently important that some form of independent assessment should be undertaken. This would be very reassuring not just to our members, but also the hundreds of other homeowners who live downstream of the proposed development who will be at risk if the calculations are wrong. In addition, we would have thought this process should be very useful to Council Members and Officers, as well as the Planning Inspectorate, as it would provide confirmation (or otherwise) that the issue has been properly addressed and that existing Cheltenham residents have been properly protected.

We would therefore strongly suggest that the developers be required to fund an in-depth report by an **independent** Civil Engineer, to look at the proposals and check the existing calculations, whilst at the same time examining the implications downstream of the site - something we suspect has received little thought as yet.

Some of our members would be very happy to meet with Council Officers and the independent engineer to help clarify the points which have been raised.

Kind Regards

Chris Hyett
Chairman Merestones Residents Association.

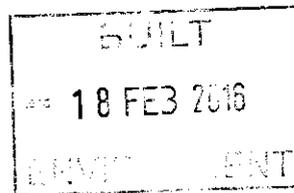
8 Alden Road Heathampton
GL53 0HQ

Director of Planning,
Cheltenham Borough Council

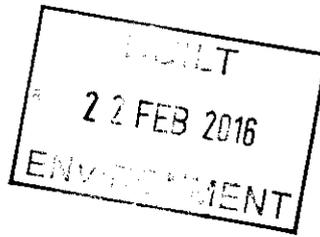
Re: Kidnappers Lane/Wacku
residential development

Whilst more housing is needed in Cheltenham, one wonders how Church Road + the Shurdington Road will cope with even more traffic than at present. An increase in vehicles on these roads is not in the interests of the present residents, nor in the interests of the potential new ones.

Yours faithfully



REF: 16/00202/OUT



76 Church Road
Leckhampton
Cheltenham
GL53 0PD
18th February 2016

Reg 16/00202/OUT

Planning: Environmental & Regulatory Services
Cheltenham Borough Council
Cheltenham
GL50 1PP

Dear Ms Crews,

Yesterday afternoon I went for a walk around Kidnappers Lane between 2pm and 2.45pm and during the time I walked the length of Kidnappers Lane from Church Road to the junction with Farm Lane (approx 10-15 minutes) I was passed by 20 cars - and this is during what could be considered as a 'quiet' time of day! Yet an application for planning to build 40+ houses on this stretch of lane is to be considered!

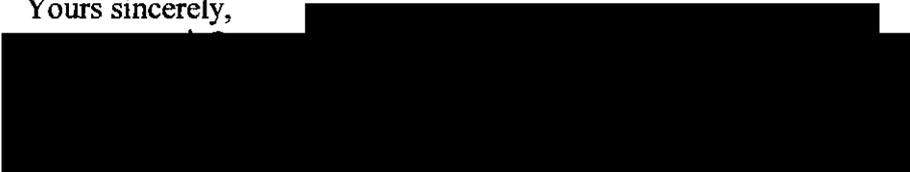
This would mean 40-70 extra cars using this stretch of lane which is narrow with severe bends and frequently waterlogged (as it is at present). Ultimately these cars have to emerge onto the Shurdington Road or Church Road - both of which have reached saturation point for vehicles at the present time.

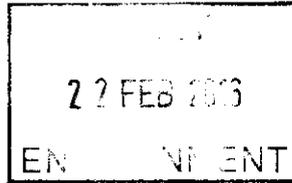
The residents of Church Road are also very unhappy about the severe pollution levels, (which personally affect me as I suffer from COPD and I am unable to work in my front garden at times of heavy traffic); and also the shaking of houses which are built close to the road.

This doesn't even consider the potential danger to the children attending Leckhampton Primary School. Some might even say that this is an accident waiting to happen with the increased traffic when children are being brought to and collected from school.

I urge the Planning Committee to see sense over these issues and reject such a planning proposal.

Yours sincerely,





8 Leckhampton Farm Court
Farm Lane
Leckhampton
Cheltenham
Glos
GL51 3GS

To: Tracey Crews
Director of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

18th February 2016

Dear Ms Crews

Your letter dated 15th February 2016 regarding the planning application 16/00202/OUT refers.

We object to this planning application due to concerns we have about traffic volumes adding to the congestion on Church Road, the safety of pedestrians due to the lack of pavements on the narrow road and blind bends, the reliance on the private car due to the lack of public transport, the lack of school places locally, and the many environmental and visual impact considerations which have been expressed in copious quantities as part of the JCS process.

A key and relevant issue with this planning application is also that the JCS examination in public is still not complete. As has already been clearly demonstrated, the Tewkesbury Borough Council planning decision for SD2 (west of Farm Lane, Leckhampton) was premature, bearing in mind the Inspector's preliminary findings which suggest that development on this land may be unsound. Tewkesbury planners unfortunately chose to overlook the many and valid considerations and objections to this application and have allowed SD2 to be trashed in the process.

It would be extremely disappointing if Cheltenham chose to follow the same path and ignore the ongoing JCS examination which is objectively evaluating the many concerns already expressed regarding development in this area.

The Inspector appears to be taking a level-headed and practical view, and decisions about planning on any land currently being considered by the examination in public should either be postponed or refused. Councils in some other parts of the country have put a moratorium on planning decisions for any application for more than 10 dwellings, pending completion of their proposed planning strategies. Cheltenham Borough Council (and other parts of the JCS) should consider doing the same.

It is unfortunate that the inspection is taking so long but Cheltenham Borough Council should have regard to its own responsibilities in this respect, especially regarding its

unprofessionally tardy responses to reasonable and foreseeable data requests from the Inspector.

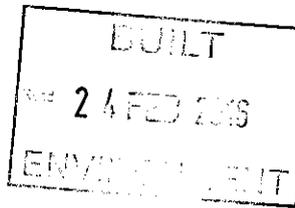
Making precipitate decisions on individual planning applications whilst simultaneously displaying a lack of urgency in helping to achieve the required overall master planning strategy is unacceptable, undemocratic and somewhat disreputable.

The decision on this application should therefore be refused or at the very least deferred.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Ref 16/00202/OUT



11, The Lanes,
Leckhampton.
Glos GL53 0PU.
22 Feb 2016.

Mr. Craig Atchfull.
Cheltenham Borough Council,
PO Box 12. Promenade,
Cheltenham. GL50 1PP

Dear Sir,

Regarding development of 45 Dwellings
on existing building site of Waski Nurseries.
My objections are:

These proposals will only
add to an already serious traffic problem
along the A46 Shurdington Rd.

We hope you will take into account
that this development will destroy an
area of natural beauty which is
appreciated by many people. My
other objection is the pressure which is
already on inadequate services -
Schools / Medical Services.

With kind regards,



II

- 3) create a risk of flooding
- 4) reduce the local amenity of open space, making it further to walk to get into the country for people living in Warden Hill and nearby
- 5) too near the A.O.N.B.

All these considerations have been the main core of objection to development in Heckhampton for some years. It is not a suitable place for more housing.

Yours faithfully,

[Redacted Signature]



Brook Cottage
Coipetts Lane,
Heckhampton
GL51 4XT

21st February, 2016

Planning Officer,
Cheltenham Borough Council,
Ref: 16/00202/OUT.

Dear Sir,

With reference to the above planning application, I am writing to express my objection to 45 dwellings being built there or anywhere else in Heckhampton for the following reasons:

- 1) it would encroach on the rural character
- 2) create more traffic. Roads in the area are already blocked at peak times

BUILT
Recd 28 NOV 2016
ENVIRONMENT



23, Hawks Wood
Woodlands.
CHERTONHAM
GL513DT.

Dear Ms Crows
I STRONGLY OBJECT to
THE DEVELOPMENT WHICH HAS BEEN
SUBMITTED AGAIN 16/00202/OUT.
ENCLOSED REASONS WHY.



NOTES FOR DEVELOPERS OF 180 NEW HOUSES BY BRIZEN FARM
(also applicable for development opposite Warden Hill).

Floods and modernisation project - Really does it not occur to you and this Government that you don't need to concrete over this side of Greater London.

Just get a grip on immigration which requires 700 new houses every day!

Don't destroy our countryside. We should be building only on land already built on i.e. The Old Spirax sites at St. Marks and St. George's Road, Sharpees and Fisher site when they move, and many other available sites in Cheltenham.

Building on fields that flood has already caused problems in Tewkesbury and surrounding areas. What will happen to all the water coming off Leckhampton Hill which surrounds us. Think about 2007, this will keep happening if building is allowed on flood land. During the deluge on the 21st November this year, several gardens in Hawkswood Road were under flood which caused great distress to local residents who were unable to access any help, and had to resort to all manner of methods to stop the water entering their homes. This road is directly opposite the site marked for 1300 homes, school, supermarket etc. Will the council give us insurance against flooding if we cannot get it or afford it in future.

Cheltenham has some 110,000 residents struggling to avoid merging with nearby Gloucester.

Traffic on Shurdington Road - this is hell now. It is especially bad on Race days and should an accident occur on the M5, cars are directed along the Shurdington Road. These 2 new developments will create at least a minimum of another 1000 cars. Exhaust fumes are already high and affect people living close by in The Woodlands, as well as people with Asthma.

It is proposed that a no right turn to Cheltenham at the Air Balloon be brought in. If this is the case, it means all vehicles travelling to Cheltenham will have to be rerouted to Brockworth Crosshands. It is said that 30,000 vehicles a day use the Air Balloon roundabout. Most of these will inevitably turn on to the Shurdington Road to gain access to Cheltenham. If only 10% do this, that is another 3000 cars a day in addition to the cars generated from the 2 new developments. How is anyone going to access the General Hospital in an emergency, as the road will be gridlocked.

1.

In London the Council refused to reveal the number of homes given to foreigners. London let 376,000 - 400,000 homes to foreigners, costing the tax payer £62,000.

How many of the JCS homes will be for Cheltenham, Gloucester, Tewkesbury families?

2.

A Traffic survey shows that if all the homes proposed by the JCS are built, traffic would queue on the A.46 beyond the A.417 to the M5. It could take one hour to travel from Cheltenham to the A.417.

The RAC say 2.6 million families have 4 cars or more (not the 1.6 cars per family estimated by the JCS). Rising by 31.5 per cent by 2020, would Warden Hill become a rat run and parking lot for the new homes across the road?

3.

Hayden Lane - would we be prepared to drink sewerage water? Thames Water supplies 3.5 million homes. In London they face a deficit of 125 million litres per day. Their estimate by 2020 is that Thames Water will have a 16% deficit, leaving 2.2 million people short of water. Already around Reading and Oxford people are drinking recycled sewerage water.

What are you doing about this as we have only one sewerage plant in Gloucestershire which flooded in 2007?

4.

Cancer Research UK has reported that harmful fumes from cars could result in 223,000 deaths globally every year through car pollution.

What will you do about the health of the residents of Cheltenham?

5.

We are already running short on gas and electricity supplies and have been warned to expect possible "black outs" in 2016. Has this all been taken into consideration?

6.

Our children will face debt, unemployment, flood, drought, storms, and massive immigration on a scale not so far seen in this country. Is the answer

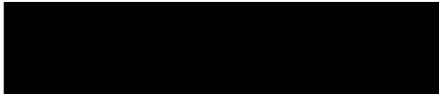
~~to~~ BUILDING ON ALL OUR GREEN FIELDS.

School run - where will all these people park. ~~Probably in Woodland Roads~~ and surrounding roads, then walking through the lanes to the new school, as they do currently for Lakeside school.

Wildlife - what about the deers, butterflies, rabbits, owls, moths, foxes, badgers, bees and all the birds that currently occupy the site opposite Woodlands Road. There are blue jays and buzzards all living happily there currently. Will you move them to the hill - then what, houses on the hill that surround Cheltenham.

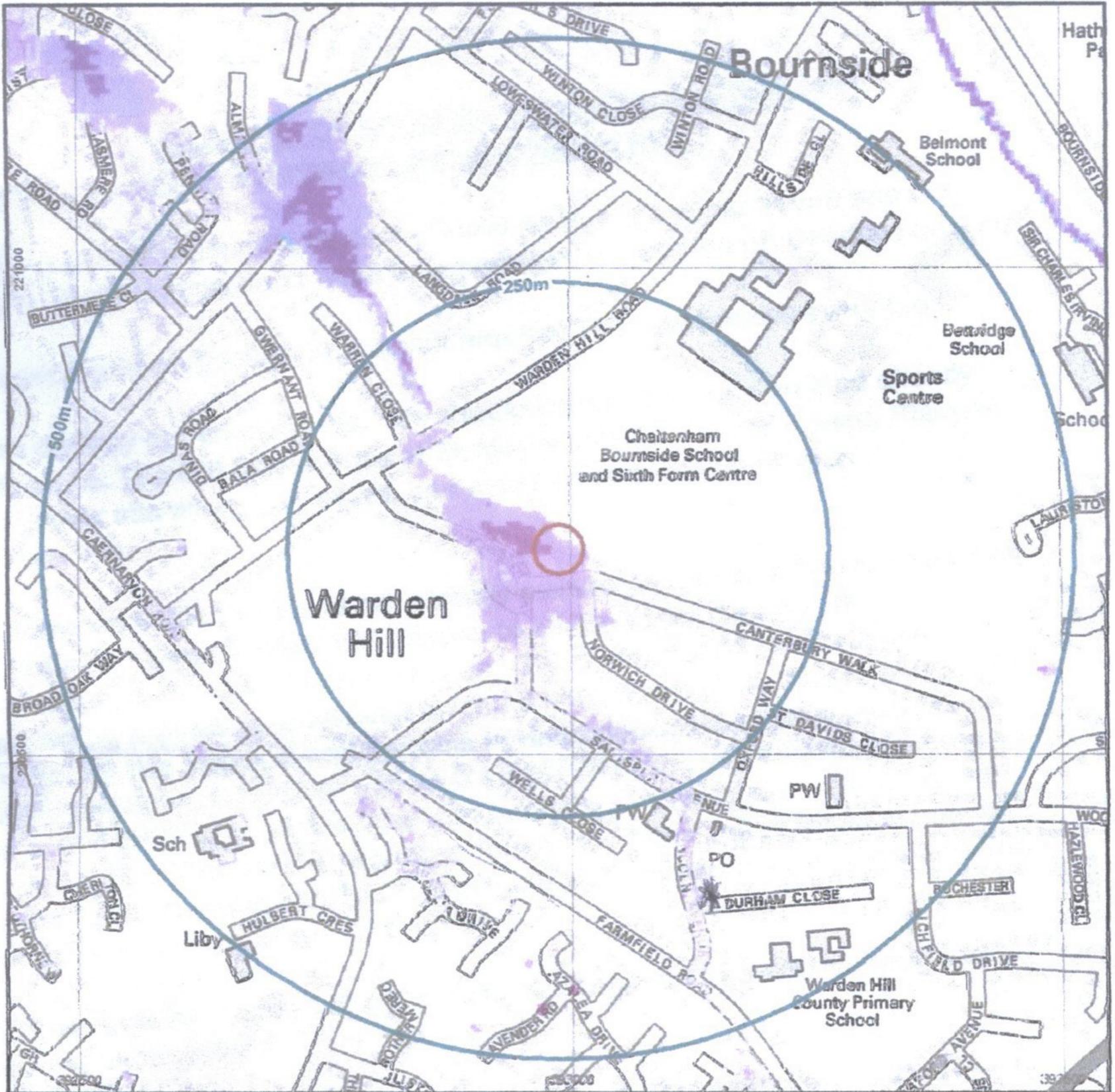
Concreting our greenfields is not the answer. Destroying many fields and woods, chopping down trees - you can't replace them once they are gone.

STOP NOW!!



23 HAWKWOOD ROAD
WOODLANDS
CHURCH
GL51 3DT

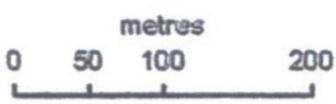
Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA



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1000yr Flood Risk

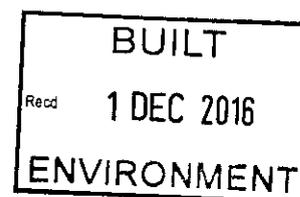
Client Site	Surface Water Depth	River Depth	Coastal Depth
	10cm - 30cm	10cm - 30cm	10cm - 30cm
	30cm - 1m	30cm - 1m	30cm - 1m
	> 1m	> 1m	> 1m



* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:6,500

48 Collum End Rise
Cheltenham
29 November 2016



Mr Craig Hemphill
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Re: 16/00202/OUT

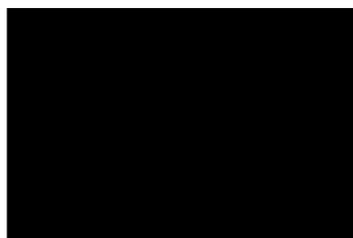
Dear Sir,

I attach a copy of my comments sent to you on 26 February this year (shorn of the top & tail) objecting to the above application. It would be interesting to know why this has been omitted from the published documents relevant to the application.

All of my earlier comments are still pertinent; indeed, traffic along Church Road has increased at all times of the day even over the last nine months.

Others have commented on the unsuitability of Kidnappers Lane for any increase in car traffic, however slight. There is no safe way to be a pedestrian or a cyclist along the road. This is a country lane, not a suburban street.

Yours sincerely



The principal problems with building on this site arise both from the relatively isolated nature of the site (not being adjacent to established development) and the nature of the land itself.

Access to the site is on a right-angled corner with no sight lines round the corner. The road itself is narrow enough that two-way traffic is not possible near where the footway ends at Vineries Close and difficult along the whole length of the road for anything as wide as many of today's family cars. Overtaking a stationary waste disposal vehicle (for instance) is only possible if it is parked off the road on private access. Most of Kidnappers Lane has ditches or high hedges each side which makes it impossible to use verges for passing. Cyclists and pedestrians are both obliged to use the roadway and have no safe refuge from heavier traffic to either side on much of the road. The alternative route between Shurdington Rd and Church Rd (ie Farm Lane) is just as narrow in places, but because it does not have such sharp bends it is not quite so hazardous.

The GCC collision survey is clearly incomplete: I have seen occasional evidence of collisions on KL, but presumably they were not major enough to be reported to any official channels.

Traffic flows along Shurdington Rd and Church Rd are already intolerably heavy at peak times. Church Rd itself is too narrow for two-way traffic to flow with parked cars, and the inexorable increase in cars parked on the street has exacerbated this problem. The ban on heavier vans using part of the road is not always respected, even at peak times, and the number of car journeys to Leckhampton School and the increasing flow down Leckhampton Hill are all factors which make movement along Church Rd in either direction very slow at times. Shurdington Rd feeds into the busy Bath Road, so that although SR itself could flow freely this is prevented by the situation on Bath Road.

Access from the site by residents is likely to be almost exclusively by car, even if a dedicated footpath direct to Shurdington Rd were planned, which it is not. There is no nearby public transport to Bournside, Balcarras or Pates secondary schools. Warden Hill primary school requires crossing the A46, Leckhampton primary school is beyond most parents willingness to walk (and is oversubscribed anyway), Morrisons is also a long walk and other supermarkets are much further away, the nearest "local" shops are in Warden Hill; none of these facilities is accessible by public transport from the Shurdington Rd. Many major employers in the Cheltenham area (such as GCHQ) are not on these bus routes either. The roads are already full, even an extra 45 dwellings' worth of traffic is unacceptable without considerable improvements to the road system in Cheltenham.

Several references have been made in the application documents to community facilities which may be provided by other development nearby. Such development is by no means certain, and may not include all (or indeed any) of the facilities to which reference is made. I believe this application must stand on its own without reference to speculation on future development beyond its boundaries.

The green space within the development includes a large pond and no play facilities. Is this acceptable with the likelihood of small children having no alternative public green space nearby? There is no provision for a playground.

As for the flood risk, photographs of the area in 2007 would not have shown much land in the general area above the water, and I understand the subsequent flood defence work immediately to the north of the Shurdington Rd was in response to the risk of flooding from surface water in the general area which includes the site.



MERESTONES RESIDENTS ASSOCIATION

1 Merestones Close, Cheltenham, Glos GL50 2ST

2nd December 2016

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: [REDACTED]

Dear Sir

Proposed development of up to 45 dwellings at Kidnappers Lane, Cheltenham
Planning Reference: 16/00202/OUT

I wrote to you in March this year to register the views of our members in connection with the above application. My understanding is that the applicants are now pressing for a decision to be made at the earliest opportunity, but that little else has changed meanwhile.

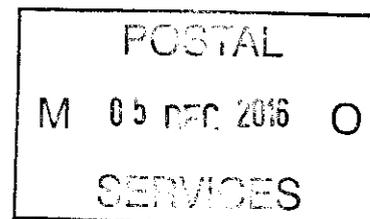
A copy of my previous letter is attached, and the views expressed at that time remain very relevant. The situation regarding Joint Core Strategy and Local Green Space matters is still not finalised, and we feel it remains very important that decisions should not be made regarding parts of this area on a piecemeal basis without the overall picture being taken into account.

It is interesting also to note that an archaeological report was lodged a few months ago, and this appears to provide evidence of poor natural drainage on the site – something that reinforces our previously expressed concerns regarding surface water issues.

Our comments of 3 March therefore remain very apt, and we hope the views we expressed will be given due consideration as this application is progressed.

Yours faithfully

[REDACTED]
Chairman





MERESTONES RESIDENTS ASSOCIATION

1 Merestones Close, Cheltenham, Glos GL50 2ST

3 March 2016

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Email: [REDACTED]

Dear Sir

Proposed development of up to 45 dwellings at Kidnappers Lane, Cheltenham
Planning Reference: 16/00202/OUT

I write in connection with the above proposal on behalf of the Association, which represents around 200 households in the Merestones Road/Merestones Drive area. Our area is situated a little way away from the proposed development, but we know that if it proceeds there is a significant risk of an adverse impact for us, and are writing to express our concerns on behalf of our membership.

The Association has previously written to you in connection with an earlier proposal (13/01606/OUT) located next to the current application site, and many of the issues originally expressed remain extremely relevant to this new proposal. Attached are copies of the earlier letter and a letter written to the Planning Appeal Inspector, which will provide background information.

The close proximity of the two sites means that there are many factors which are common to both of them, and it is difficult to see how a decision could be made on this latest application, without first knowing the outcome of the earlier, much larger one. An overall, more comprehensive stance taking all aspects of both applications into account seems the obvious approach to take.

Surface water drainage

As before, this remains an area of major concern for us, and our members. The developers have provided a report for their site detailing their proposals for drainage which concludes that the site is at very low risk of flooding. This has appraised their site in isolation however, and is not a comprehensive approach as mentioned above. We need to avoid a proliferation of individual schemes, as all surface water from these eventually drains into the subsidiary streams of the river Chelt, and will flow through the Merestones area. Along their length there have been instances of flooding, both domestic and otherwise, on several occasions over the past few years – these are not isolated occurrences. The proposed development, despite the mitigation measures proposed, can only increase the volumes of water flowing downstream, and therefore increase the risk of more frequent floods in the future.

We therefore feel, as indicated previously, that there should be an independent audit of the run-off calculations for the entire development area, also investigating the implications downstream of both sites throughout the entire length of the outfall – something, we suspect, has received little thought as yet.

Highways issues

We are not experts on highways matters, but Kidnappers Lane is a busy but narrow road, and the junction at the northern end with Shurdington Road is a difficult one at the best of times. The proposed access to the site not only opens onto this narrow road, but is also to be located very close to what would be a much busier junction with the Bovis/Miller site next door if this proceeds. This seems to us to be quite a dangerous approach, and, if either/both of the two proposals are to be allowed, then it is surely essential



that there is some joined up thinking regarding the access arrangements, and improvements to local roads and junctions to ensure a safe flow of traffic.

Green Space

Our understanding is that the approach to Local green space is still to be finalised, but we feel strongly that the whole area adjacent to Kidnappers Lane, with its network of footpaths and links towards Leckhampton Hill has been a much used facility for local residents for many years. It would be a travesty if this was totally lost to the town, and we believe that at least some of the area covered by the two planning proposals should be set aside for Local Green Space purposes. Again, this needs to be viewed in conjunction with the earlier application.

Other issues

We have previously raised concerns about traffic volumes along Shurdington Road, upon which the two proposals can only have an adverse impact, and also local schooling, where little real thought seems to have been given as to how children from the proposed developments will get to school. Our earlier thoughts are equally relevant to this application.

Summary

This proposal is unfortunately timed, coming as it does ahead of the Planning Appeal outcome for the neighbouring site, and we would have hoped that a developer who was understanding and mindful of the impact upon local residents, would have sought to work with the Council in conjunction with the earlier appeal process.

As this does not appear to be the case, we summarise our views as follows (these points incorporate those made to the earlier application as they remain relevant).

If the development is to be permitted, we believe that the Council should:

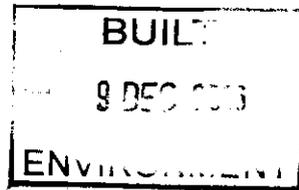
- Require the developers to fund an in-depth report by an independent Civil Engineer to check the calculations, and look in detail at the implications downstream of the site. Taking their recommendations into account, the developers should deposit substantial commuted contributions to clear stream banks of undergrowth and other obstacles from all downstream watercourses, not just at construction stage, but also for the future. This is necessary to ensure that existing residents downstream of the development do not have to pay the price of greater flooding which would arise if this development proceeds.
- Insist upon a detailed look at overall traffic flows both along Kidnappers Lane and into and out of Cheltenham along the A46, and explore ways of improving these, taking into account the predicted additional traffic from the new development(s). The developers should be required to contribute towards the cost of such improvements.
- Ensure that the Local Green Space issue is taken into account before any development is permitted in the area.

- Require the developers to implement systems for the transport of secondary schoolchildren to avoid the use of private cars as much as possible.

We remain happy to discuss any of the above issues and to clarify any of the points raised if required.

Yours faithfully


Chairman, Merestones Residents Association



83 LECKHAMPTON (POA)
LECKHAMPTON
CHELTENHAM
GL53 9AQ
8.12.16

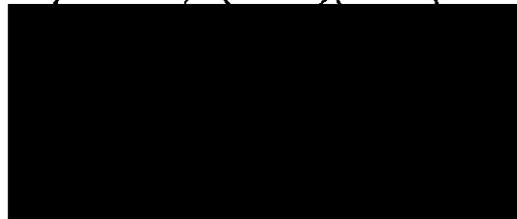
Dear Sir,

Planning Reference 16/00202/OUT

The apparent assumption by Redrow that the White Cross development can take place surely means that further development in that area should not take place.

The road infrastructure local to Kidnappers Lane is already inadequate, further development will cause chaos.

Yours faithfully



BUILT
Recd 9 DEC 2016
ENVIRONMENT

14 PILFORD ROAD
LECKHAMPTON
CHELTENHAM
GL53 9AQ
8.12.16

Dear Sirs,

Planning Reference 16/00202/OUT

It would be inappropriate to consider granting planning approval to any proposal for development in the Kidnappers Lane area at this time.

Until the outcome of the judicial review with regard to the white Cross site there should be a moratorium on any planning decisions in that area.

Yours faithfully,



BUILT
Recd - 9 MAR 2016
ENVIRONMENT

THE COTTAGE ON THE GREEN

BADGEWORTH,
CHELTENHAM,
GL51 4UL,
26.2.16

REF. No 16/00202/OUT

DEAR SIR,

I OBJECT TO THE ABOVE PLANNING
APPLICATION,

- 1/ IT WILL INCREASE TRAFFIC & AIR POLLUTION ON SHARDINGTON ROAD,
- 2/ IT WILL IMPACT ON THE RURAL ASPECT AT THE FOOT OF THE HILLS,
- 3/ IT WILL INCREASE DEMAND ON LOCAL SCHOOLS,
- 4/ IT WILL ADD TO THE GRADUAL BUILT UP APPEARANCE OF LECKHAMPTON & SHARDINGTON AREA.

YOURS FAITHFULLY



9 Shiddington close
Leckhampton
Cheltenham
GL53 0AH

BUILT
7 MAR 2016
ENVIRONMENT

Your ref: 16/00202/OUT 4* March 2016

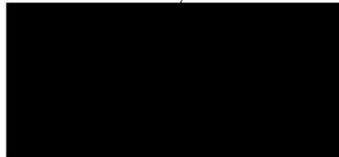
Dear Ms. CLEWS,

I object to the proposed development of up to 45 dwellings off Kidnappers Lane as there is already far too much traffic travelling between Shiddington Road (Trunk Road A.46) and Church Road, Leckhampton, especially during school term times.

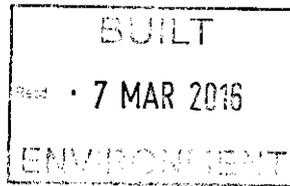
The danger to children walking along that Lane will be the extra traffic and the fact there are not any footpaths for walkers.

Having lived in this house for the past fifty years my late husband & I have seen the road aspect in that area change enormously.

Yours sincerely



Cheltenham Borough Council Planning



Robinswood Cottage
Kidnappers Lane
Cheltenham
GL53 0NP
05 March 2015

Dear Sir

Planning application 16/00202/OUT

I wish to object to the above planning application for the following reasons.

It is premature and is attempting to pre-empt the JCS which is still awaiting decision.

Kidnappers Lane and surrounding fields are a well-used green amenity for local people and support a variety of wildlife. It is adjacent to the AONB and views from Leckhampton Hill would be affected. It would also affect views from the local area towards the Hill, especially if 3-storey housing is built. Mature trees on the site have already been removed.

The development would result in increased traffic on a narrow and winding lane, emerging onto narrow bends causing an increased hazard to pedestrians and other road users, especially during the rush hours when it is used as a rat-run. Traffic would be exiting onto Church Road or Shurdington Road which are already at a standstill at peak traffic times and there would be an increase in air pollution to local residents.

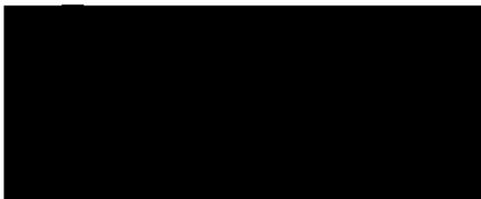
There are no footpaths along Kidnappers Lane and to install them would mean removal of grass verges and/or hedges and the development may affect roadside ditches, already full in winter and other times of high rainfall.

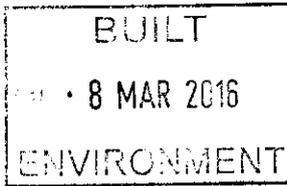
There is localized flooding onto the road in this area (in fact there is currently a flood warning sign in place) which would be exacerbated by further development in the area.

The local schools are already over-subscribed so children would need to travel by car. Claims that people from the proposed development would walk or cycle to local amenities are unrealistic.

Approval of this application would set a precedent for other developments and the character of the area, cherished by local people, would be adversely and permanently affected. Localism and the Local Green Space submission need to be supported.

Yours faithfully





45 St Michaels Road
Woodlands
Cheltenham
GL51 3RP

Planning Dept.
Chelt Boro Council

Ref 16/00202/OUT
Waoku Nurseries, Ltd. Leckhampton

I object to this and any other development on the Leckhampton side of the A46.

Neither this nor any others will provide Affordable Housing, which is what is desperately needed.

As a whole the combined housing will be a big blot on the landscape and visually impair the views of the Scarp.

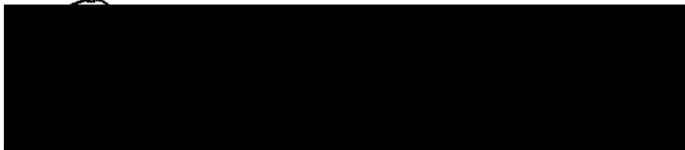
Any balancing ponds and or green spaces will not be sufficient to absorb the quantity of water which runs off Leckhampton Hill. All the fields are a 'sponge' for this.

Although there has been flood alleviation carried out, when there has been heavy rainfall the local streams are very full and rapid.

This and any other development will contribute to an already manic and hazardous road network both through the village and along the A46.

On another matter for general planning consideration. Thought should be given to making it mandatory for any new build, housing or commercial should install solar panels to contribute to power and reduction in harmful emissions.

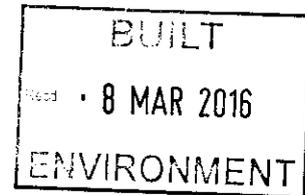
Yours sincerely,



St Brizen, Kidnappers Lane, Cheltenham, GL53 0NL

Dear Sir

PLANNING OBJECTION 16/00202/OUT



I wish to register the following objections:

1. Traffic flow

Cars: 90+ cars flowing from this estate onto the narrow lane will create mayhem. In recent years Kidnappers Lane has become a busy cut through from Leckhampton to access the M5, park and ride, various supermarkets.

Pedestrians: Increase in pedestrians, particularly schoolchildren, walking both directions in the narrow lane will result in accidents. No pavements and unusable soft grass verges. Bends at the proposed access point making it very hazardous.

Road widening: Inevitable road widening with pavements and roundabouts to allow for increased traffic and pedestrians would ruin the entire rural aspect, making Kidnappers Lane into a busy bypass, linking to Hatherley Way, the Golden Valley and the M5 motorway. Cheltenham would lose a prized local asset.

The need to plan the right access/exit point for a new estate: Planners seem to be short sighted. There is little evidence that they have been proactive in planning the right access point by taking into account the long run designs/plans for the whole surrounding area. All the nurseries will be built on in due course, bringing hundreds of extra cars and pedestrians.

Putting the access/exit to the estate on the Shurdington Road, where people can quickly reach amenities at Warden Hill and Bath Road, leaving only pedestrian access in Kidnappers Lane, would maintain some of the area's charm, keeping it pleasantly 'rural' for both existing and new residents.

Robert Hitchins will demand access to Kidnappers Lane because they can charge an extra premium for that location. This should not be seen to influence the planners.

2. Planners ignoring the needs of existing residents:

Kidnappers Lane is an area where rural meets town, and holds an interesting historical connotation. It gives Cheltenham a charm, and its value should not be dismissed. (Profit orientated developers will dismiss it). Once wrecked by road widening schemes and heavy traffic flows, another of the town's assets will be lost forever, (like the Gloucester mess).

People already living here endure extra traffic, resulting in killed pets, increased pedestrian flow, and noise disturbance late at night. 45 houses, with hundreds more to follow will constitute quite a large estate. This calls for appropriate forward planning for the right access to this estate, and planning should not favour the developer's pockets when making this important decision.

It is easy to say NIMBY when people don't want their environment spoilt. But it isn't necessary to ruin the environment of one group of people in order to meet quotas,

since quotas are easily achievable with sound planning. At the moment it appears the planners are not engaging in much foresight.

3. Out of character – another Abbeydale! Cheltenham trades on its character and appearance. Robert Hitchins houses are short on character and appearance.

It would be circumspect to press Hitchins to put exciting thinking into how to enhance the town by building something different from their stereotype boxes, which are similar to those seen on the outskirts of every ugly town in the UK. Such houses will adversely affect the character of Cheltenham for hundreds of years.

Yours faithfully





Foxfield house

Church Road

Leckhampton

Gloucestershire

GL53 0QJ

February 23rd, 2016

For the attention of Mr. Craig Hemphill. Planning, Environmental and Regulatory services.

Proposal: residential development of up to 45 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Kidnappers Lane, demolition of existing buildings at Waoku Nurseries Ltd Kidnappers Lane Cheltenham

Dear Sir,

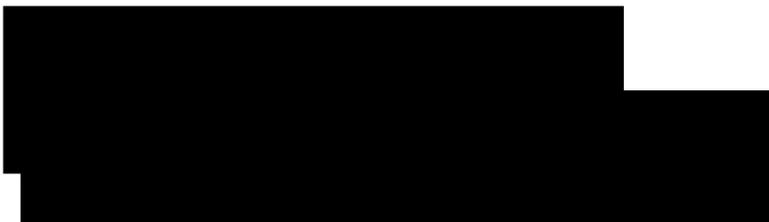
In response to the recent letter received from your offices dated February 16, I detail below my principal concerns and comments regarding the above.

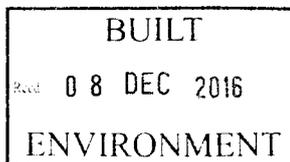
However, I would start by saying that this application should be seen in the light of other planning applications in the area and the plans outlined in the Joint Core Strategy. Overall the potential number of new dwellings is so vast that the potential for over-development is self-evident.

Issues are:

- The local primary school is already full and cannot cope with an increase of numbers that this development would produce.
- There is no local secondary school and those that are nearest have insufficient senior school places.
- Air pollution is already above EU levels on the A46 and Church Road.
- Church Road and the surrounding area is subject to flooding during most winters.
- I appreciate that you may not need to consider traffic issues in your consultation, however both the A46 and Church Road already have major traffic problems. Church Road is unsafe for pedestrians. There is no proper pavement for a large length of the road, and elsewhere cars are obliged to park on the pavement.
- The effect on the local environment will completely change the character of the rural area.
- There is extremely limited local transport.

Yours faithfully





BY HAND.

Residents PETITION to -
Cheltenham Borough Council .

8 DECEMBER 2016

Planning : Environmental and Regulatory Services.

Petition relating to Planning application ref- 16/00202/OUT – Residential development of up to 45 dwellings off Kidnappers Lane, Leckhampton; Cheltenham. .

We, the signatories on attached sheets A , B and C, request that in the event of planning permission being granted for the above development that Kidnappers Lane be permanently closed to “through traffic” near the point of entry to the above development as proposed in the Joint Core Strategy documents.

All vehicular access to the above development should to or from the Shurdington Road.

“Lane” is defined as “a narrow road or street with Kidnappers Lane being extremely narrow with no footpaths, having a “blind” turn into Vineries Close and a grossly inadequate junction with Church Road.

The residents of Church Road itself will be rightly aghast at the prospect of even more newly generated traffic using their road.

It was never envisaged Kidnappers Lane would have to cope with the current traffic leave alone that of the traffic generated by the above development - the volume and speed of the existing traffic is frightening and residents adjacent to Kidnappers Lane are at “wits end”.

The prospect of an extra 100 private car journeys daily generated by the development along with daily services service vehicles on top of existing usage will be catastrophic on the Lane and site construction traffic, over perhaps a 2 year period, is frightening.

So signatories request that in the event of CBC planners “approving the development, that “Kidnappers Lane be permanently closed to through vehicular traffic” as proposed by the JCS body.

If required please contact

Mr. Mike Vonk, 2 Vineries Close – tel- Cheltenham 237881 or

Russell Hopkins, 18 Vineries Close Cheltenham 522838 or

Peter Marlow, 1 Vineries Close Cheltenham 581383.

Please note – unsigned gaps on attached sheets signify occupants not available.

We have enclosed photocopies of Petition sheets A,B and C – originals available if need be.

CHELTENHAM BOROUGH COUNCIL

SHEET A.

PETITION RELATING TO PLANNING APPLICATION

REF 16/00202/OUT - DEVELOPMENT AT KIDNAPPERS LANE, LECKHAM

A PETITION REQUESTING THAT, IN THE EVENT OF THE ABOVE PLANNING APPLICATION BE APPROVED, THEN KIDNAPPERS LANE BE PERMANENTLY CLOSED TO "THROUGH TRAFFIC" AS PROVIDED FOR IN "JCS" DOCUMENTS.

ADDRESS	NAME	SIGNED
1 VINERIES CLOSE	[REDACTED]	[REDACTED]
1 VINERIES CLOSE	[REDACTED]	[REDACTED]
2 VINERIES CLOSE	[REDACTED]	[REDACTED]
2 VINERIES CLOSE	[REDACTED]	[REDACTED]
4 VINERIES CLOSE	[REDACTED]	[REDACTED]
5 VINERIES CLOSE	[REDACTED]	[REDACTED]
VINERIES CLOSE	[REDACTED]	[REDACTED]
6 VINERIES CLOSE	[REDACTED]	[REDACTED]
7 VINERIES CLOSE	[REDACTED]	[REDACTED]
7 VINERIES CLOSE	[REDACTED]	[REDACTED]
8 VINERIES CLOSE	[REDACTED]	[REDACTED]
9 VINERIES CLOSE	[REDACTED]	[REDACTED]
10 VINERIES CLOSE	[REDACTED]	[REDACTED]
10 VINERIES CLOSE	[REDACTED]	[REDACTED]
11 VINERIES CLOSE	UNOCCUPIED.	[REDACTED]
11 VINERIES CLOSE	UNOCCUPIED.	[REDACTED]
12 VINERIES CLOSE	[REDACTED]	[REDACTED]
12 VINERIES CLOSE	[REDACTED]	[REDACTED]
3 VINERIES CLOSE	[REDACTED]	[REDACTED]
14 VINERIES CLOSE	[REDACTED]	[REDACTED]
14 VINERIES CLOSE	[REDACTED]	[REDACTED]
VINERIES CLOSE	[REDACTED]	[REDACTED]

CHELTENHAM BOROUGH COUNCIL

SHEET B

PETITION RELATING TO PLANNING APPLICATION -
 REFERENCE - 16/00202/OUT - DEVELOPMENT AT KIDNAPPERS LANE, LECKHAM

A PETITION REQUESTING THAT, IN THE EVENT OF THE ABOVE PLANNING APPLICATION BEING APPROVED, THEN KIDNAPPERS LANE BE PERMANENTLY CLOSED TO "THROUGH TRAFFIC" AS PROVIDED FOR IN "JCS" DOCUMENTS.

ADDRESS.	NAME	Signed.
15 VINERIES CLOSE.	[REDACTED]	[REDACTED]
15 VINERIES CLOSE	[REDACTED]	[REDACTED]
16 VINERIES CLOSE	[REDACTED]	[REDACTED]
16 VINERIES CLOSE	[REDACTED]	[REDACTED]
17 VINERIES CLOSE	[REDACTED]	[REDACTED]
17 VINERIES CLOSE	[REDACTED]	[REDACTED]
18 VINERIES CLOSE	[REDACTED]	[REDACTED]
18 VINERIES CLOSE	[REDACTED]	[REDACTED]
19 VINERIES CLOSE	[REDACTED]	[REDACTED]
19 VINERIES CLOSE	[REDACTED]	[REDACTED]
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21 VINERIES CLOSE	[REDACTED]	[REDACTED]
21 VINERIES CLOSE	[REDACTED]	[REDACTED]
22 VINERIES CLOSE	[REDACTED]	[REDACTED]
22 VINERIES CLOSE	[REDACTED]	[REDACTED]
23 VINERIES CLOSE	[REDACTED]	[REDACTED]
23 VINERIES CLOSE.	[REDACTED]	[REDACTED]
24 VINERIES CLOSE.	[REDACTED]	[REDACTED]
24 VINERIES CLOSE	[REDACTED]	[REDACTED]

CHELTENHAM BOROUGH COUNCIL,

PETITION RELATING TO PLANNING APPLICATION -

REF. 1600202/OUT - DEVELOPMENT AT KIDNAPPERS LANE - LECKHAM

A PETITION REQUESTING THAT, IN THE EVENT OF THE ABOVE PLANNING APPLICATION BEING APPROVED, THAT KIDNAPPERS LANE BE PERMANENTLY CLOSED TO "THROUGH TRAFFIC" AS PROVIDED FOR IN THE JCS DOCUMENTS.

ADDRESS	NAME	SIGNED
GORAN HAVEN	[REDACTED]	[REDACTED]
GORAN HAVEN - KID LANE	[REDACTED]	[REDACTED]
COACH HOUSE - KID. LANE	[REDACTED]	[REDACTED]
COACH HOUSE - KID LANE	[REDACTED]	[REDACTED]
EDGEHILL - KID LANE	[REDACTED]	[REDACTED]
EDGEHILL KID LANE	[REDACTED]	[REDACTED]
RAGSTONES KID LANE	[REDACTED]	[REDACTED]
RAGSTONES KID LANE	[REDACTED]	[REDACTED]
THRE HILLS KID LANE	[REDACTED]	[REDACTED]
WAYSIDE KID. LANE	[REDACTED]	[REDACTED]
THE VINERIES KID. LANE	[REDACTED]	[REDACTED]
GREENACRE KID LANE	[REDACTED]	[REDACTED]
GRENACRE KID. LANE	[REDACTED]	[REDACTED]
LITTLE BRADWELL K.L	[REDACTED]	[REDACTED]
LITTLE BRADWELL K.L.	[REDACTED]	[REDACTED]
SYCAMORE HOUSE KID. LANE	[REDACTED]	[REDACTED]
Field Cottage KID LANE	[REDACTED]	[REDACTED]
Field Cottage KID LANE	[REDACTED]	[REDACTED]
SHEEPS HEAD ROW KID LANE	[REDACTED]	[REDACTED]