

APPLICATION NO: 25/01031/CONDIT		OFFICER: Mr Ben Warren
DATE REGISTERED: 5th July 2025		DATE OF EXPIRY : 4th October 2025
WARD: Leckhampton		PARISH: LECKH
APPLICANT:	New Dawn Homes Ltd	
LOCATION:	Land Adjoining Leckhampton Farm Court Farm Lane Leckhampton	
PROPOSAL:	Variation of condition 2 (approved plans) of planning permission 21/02750/FUL to allow for change in house types/design and associated site layout changes.	

REPRESENTATIONS

Number of contributors	5
Number of objections	5
Number of representations	0
Number of supporting	0

10 The Lanes
Cheltenham
Gloucestershire
GL53 0PU

Comments: 20th August 2025

I object to this development on the basis that the foul water/sewage appear to to be using the same technology/route as the 370+ Redrow Brizen View/Brizen Park homes. During the build of that estate, The Lanes residents had frequent episodes of foul drain smells in their homes and in the street. That problem persists today. We have been forced to use strong smelling air fresheners in our bathrooms to help disguise the smell. Neither Redrow during their build of the site nor now Severn Trent appear to be interested in resolving the problem and any action that they have taken in response to multiple complaints has not resulted in a positive and lasting outcome. If the same technology/route is used for this development, I fear this will just exacerbate the ongoing smell problems we have on The Lanes/Leckhampton Farm Court.

8 Leckhampton Farm Court
Leckhampton
Cheltenham
Gloucestershire
GL51 3GS

Comments: 13th October 2025

The latest submissions include comments made regarding ground levels aimed at preventing the accumulation of surface water (that we have previously identified) to the south of our boundary at Leckhampton Farm Court. To a layperson, it is not clear what is being proposed other than some suggestion that ground levels will change to address the issue. However, if it is planned to force water to flow southwards by raising ground levels

to the north of the site, it must be noted that we object if the proposed houses are built at a raised level as this will result in further loss of amenity through even more overshadowing and overlooking. The better solution would be to gradually lower ground levels from north to south.

We also object to the second story windows of plots 18, 19, 20 and 21 being turned 180° to face inwards as this will also result in significantly increased overlooking. It is doubtful that the occupants of plots 18, 19, 20 and 21 will be too enamoured of this change either.

Whilst writing, it is unacceptable to submit even more revised drawings on 13th October, which we only discovered by chance, when the deadline for comments is 14th October. Whatever the changes are, we do not have the time to consider all the submissions yet again, let alone adequately. Hopefully, New Dawn Homes will take account of all the comments made over the past 6 months and will now settle, finally, on plans that will result in the development being completed in short order.

Comments: 4th August 2025

In addition to previous comments and following on for comments submitted by the Housing Strategy and Enabling Officer, please ensure that his suggestion of moving the affordable rent property from plot 28, results in it being moved to plot 30 and NOT to plot 27. This would not only respect his previous acceptance of the applicant changing plot 27 from an affordable rented property to become a First Home property, but it would also be a small but valid acknowledgment that the existing neighbours have been severely let down by the Planning Inspectorate through its decision to permit the original Redrow planning application in contravention of several adopted planning policies, including JCS policies SD4, SD7, SD10, SD12 and SD14, Cheltenham Plan policies D1 and L1 and NPPF paragraph 127.

Comments: 25th July 2025

We appreciate the changes made to the materials used for those plots adjacent to 8 Leckhampton Farm Court, such that they will now be buff brick and not a mixture of buff and red brick. This goes a small way towards addressing the otherwise abandoned Cheltenham Planning Policy D1, which was intended to respect neighbourhood development.

It is unfortunate that some plot numbers adjacent to 8 Leckhampton Farm Court have been changed in this latest application, making it necessary for us to review, yet again, our comments on planning application 25/00636/CONDIT to ensure that they are still applicable.

A significant current concern, also raised previously, is in connection with surface water drainage. It should still be noted that the issue is not about "exceptionally abnormal flood water" or "extremely extreme rainfall" (as described to us by John McCreadie of New Dawn homes) but about regular accumulations of water which happen several times every year, on top of which it is planned to build houses. Naturally, exceptional conditions must also be taken into account but it is imperative that what is happening now under current predictable annual rainfall totals is also addressed. We note the intention that the flood risk assessment prepared by Redrow's consultant (JNP) dated August 2022 is to be resubmitted with the current application, but as we pointed out previously, this failed (and

still fails) to account for the surface water accumulations we had alerted Redrow to 6 months previously.

Please note that the "Revised flood risk assessment" added on 21st July 2025 to the documents within the application, consists of just the front Control Sheet and zero supporting information and, as such, is meaningless!

The last thing we intend is to hold up development as it has been hanging over our heads for over 4 years, and we are keen to move. However, we are not experts in the field of drainage and it is therefore imperative that all the issues we have raised here and previously (see 25/00636/CONDIT) regarding exceedence flows AND regular ground-water accumulations, are adequately and professionally dealt with. The technical aspects of the revised drainage strategy must be sufficiently scrutinised by the CBC drainage engineers and the LLFA in order to prevent any possibility of future harm to property in Leckhampton Farm Court.

The latest plans do not appear to show the 6ft close boarded fence 3 metres from our eastern and southern boundaries. This fence is an integral part of the Redrow plans approved by the Planning Inspector and must be clearly shown to be in place, along with the approved planting between the fence and our boundary.

Our vehicular right of way across the development site to Church Road should also be clearly shown as being in place up to our boundary.

8 Leckhampton Farm Court
Leckhampton
Cheltenham
Gloucestershire
GL51 3GS

Comments: 13th October 2025

25/01031/CONDIT

Response to Covering Email 11 August 2025 - Drainage & Flooding

The document notes the shallow west-east fall of the order of 1:1,000 along the boundary line with the neighbouring properties in Leckhampton Farm Court.

However it should be noted that there is also a more pronounced gradient from the South to the North, roughly from the position of Tree T7/Plot 17 to the boundary with Leckhampton Farm Court. It is assumed that it is the reversal of this south-north gradient that the above document proposes, where it mentions that overland flows can be easily routed away from the boundary through the 1:80 fall required for highway design; the road in question is the road fronting Plots 20, 19, past Tree T7 to Plot 17. Our wishes are that site levels along our boundary are not substantially altered so it is necessary that the southern end of this road is lower than its current existing level at its north end, on the boundary.

Assuming that 1:80 is a sufficient gradient:

The latest Site Plan 131-01-J shows the dark-grey road fronting Plots 20, 19 and Tree T7 to be roughly 60 metres in length, and therefore the southern end of this road would need to be 0.75 metres lower than its north-end level to achieve a north-to-south fall of 1:80

It should be noted that pools of surface water collect all along the site boundary covered by Plots 20 and 21. It therefore seems to me that in order to reverse all the surface flows leading into this area, the entire north-south plane of the site encompassing Plots 21, 20, 19, 18, and 17 will need to be aligned with the road mentioned above.

Comments: 27th July 2025

Letter attached.

Flat 3
Leckhampton Farm House
Leckhampton Farm Court
Leckhampton
Cheltenham
Gloucestershire
GL51 3GS

Comments: 4th August 2025

The impact that building on this land will have is going to add hugely to the strain this area is already under thanks to developments and overbuilding. More vehicles will add extra pressure to Farm Lane - which is already ill-equipped to deal with traffic as it is.

The green space has already been eaten away by extensive development in recent years, if yet more houses are built, this will be another vital space lost and turning the area into one big housing development.

Flat 2
Leckhampton Farm House
Leckhampton Farm Court
Leckhampton
Cheltenham
Gloucestershire
GL51 3GS

Comments: 12th October 2025

I still have object to this proposed building of a row of social housing adjacent to Leckhampton Farm Court. There is ample footage in this space to accommodate one of the larger properties in brick which is appropriate with the historical surroundings. One large house of similar colour and height would be wholly more appropriate to protect the AONB vista from the public footpath on the protected green space. The smaller social housing could be located within the wider development where one of the larger properties is being proposed. It appears that the smaller social housing is being hidden away from

the larger owned properties on the development. I object to it being hidden away adjacent to the historical farm court.

Comments: 28th July 2025

I strongly object to this application to amend the original plans submitted by Redrow and which were agreed against the wishes of Cheltenham BC and the residents of Leckhampton.

I object for the following reasons:

The proposed design and colour is unsightly and does not "fit" with the environment. This is adjacent to a Protected Green Space and directly obscuring the view of the AONB (Leckhampton Hill). The properties are directly adjacent to Leckhampton Farmhouse which is a Grade II listed building having been the original Farm House in Leckhampton. This severely affect the visual impact of this area for all using the Public Footpath throughout the protected green space.

I am still concerned about the risk of flooding to the Farmhouse from the proposed new plans which still raise concern and appear still not to be fit for purpose. See Comments 25.07.25 from officials.

The height of the proposed properties behind No 10 and No 12 will affect privacy of the existing homes and obscure the vista of the AONB from the Protected Green Space. These proposed properties should be removed from the planning application and green space left untouched.

Farm Lane can not accommodate any further traffic. The impact the Redrow estate has had can not underestimated. This is a FARM TRACK originally serving only the Farm House. It is in most part, only single traffic. I feel very unsafe now, not walking on the lane because of the amount of cars using it to cut through to the new estates. We simply don't have the infrastructure to support these new properties.

The destruction of the local environment is shameful and harmful to the natural wildlife in Leckhampton. The unlawful cutting down of the ancient orchard to accommodate these unsightly properties is should not have happened. I hope that legal action is being taken against Dawn Homes for this travesty.

The residents of Leckhampton have had to endure years of construction now, destroying our environment, the flora and fauna.

Leckhampton, and its history, is being destroyed. We have the right to continue to enjoy the remaining countryside, the historical aspects and to protect that for our children and future generations.

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

22nd July 2025

TO: Mr. Ben Warren
Planning Officer
Cheltenham Borough Council
PO Box 12 Municipal Offices
Promenade, Cheltenham, Glos
GL50 1PP

Dear Mr. Warren,

25/01031/CONDIT

A) The original Redrow stormwater drainage design directed exceedance flows towards our property and through the gardens of Plots 20 and 21 and as such I objected to it.

I note the Newdawn Homes amended stormwater drainage strategy whereby stormwater flows under exceedance conditions have been reversed so that they flow south past plots 20, 19 and 18 which is against the natural/existing gradient of the land. If this can be made reality then it is clearly an improvement on the Redrow design but it implies material changes to the existing site levels. The question is, "Is this achievable?"

B) It is important to have a drainage strategy for exceedance flows, but it is equally **just as important** to have a site drainage strategy that copes with normal rainfall conditions, and so far this is lacking. It is by now well known that there are regularly occurring pools of rainwater which accumulate for several months each year on the northern boundary of the site abutting our property. This happens under everyday, normal rainfall conditions, year after year.

The JNP reports are completely useless in this regard, because these reports have *never* recognised the existence of these surface pools of rainwater which regularly accumulate on the site for extended periods.....let alone come up with a proposed solution.

Surface water accumulates on the site at the location of Plots 20 and 21. To ensure this is sufficiently dealt with, without putting these properties at risk or displacing the water and causing a nuisance to the properties north of the site on Leckhampton Farm Court, the LLFA requires a more detailed plan to be provided of this northern boundary with an explanation of how surface water will be prevented from accumulating here.

- As yet no documents have been put forward to establish and substantiate the drainage strategy required to deal with this issue and
- These documents are now overdue, because (as the LLFA points out) they need to be provided prior to approval as dealing with this issue could affect the layout of the site, as well as other elements of the drainage strategy.

We are not experts in the field of drainage but it is clear that the issues we have raised here and previously (see 25/00636/CONDIT) regarding exceedance flows and regular ground water accumulations require robust solutions; the technical aspects of the revised drainage strategy must be sufficiently scrutinised by the CBC drainage engineers and the LLFA in order to prevent any possibility of future harm to property in Leckhampton Farm Court.

C) The usage of buff material in the housing is an improvement.

D) For the sake of good order and the avoidance of doubt: I have previously made comments regarding 25/00636/CONDIT dated 10th May 2025, BUT because a new planning application number is in force, I shall have to re-iterate my 10th May 2025 comments (with updated plot numbers) as follows:-

1) In the current application, there appears to be a mis-match between

131-05_A	Approved Site Overlay
131-12_A	Material Finishes
131-20	Surface Water Drainage Strategy
131-21	Exceedance Flow Paths

and the approved drawings listed by the Government Inspector in his Condition 2.
(Planning Inspectorate Reference: APP/B1605/W/23/3317851)

1.1) Planning Layout 32042 PL-03-H shows that there is a 3 metre buffer zone between the property 8 Leckhampton Farm Court, on its south and east sides, and the development site. The Illustrative Landscape Masterplan 20-03-PL-201 also shows a 3 metre green buffer in the same position, and that Structure Planting is proposed. The same buffer is identified on page 25 and page 34 of the Revised Design & Access Statement (Rev C) (1st June 2022) viz *“A 3m wide green buffer has been introduced along parts of the northern boundary to provide screening for the existing properties off Leckhampton Farm Court to the north of the site”*.

1.2) Boundary Treatment Plan 32042 PL-05-D specifies the location of a “Fence – 1.8m closeboard” which is to be erected 3 metres away from the south and east boundaries of the property 8 Leckhampton Farm Court (i.e. on the development-site side of the green buffer zone).

The above drawings submitted with this application show some indication of a buffer zone (but not green) and none show any indication of a 1.8m closeboard fence on the south and east side of the buffer zone around 8 Leckhampton Farm Court. I am surprised by this, because these drawings have been revised for this application and to show the close-boarded fence requires only the addition of two straight lines.

The current application must comply in full with the drawings approved by the Government Inspector identified in (1.1) and (1.2) in terms of the boundary treatment between the development site and the property 8 Leckhampton Farm Court.

E) The property 8 Leckhampton Farm Court has a vehicular and pedestrian Right of Way from its south boundary across the development site to Church Road. The Right of Way is routed along the streets of the development but the northern end of the Right of Way is not complete, because the street alongside Plot 21 (Proposed Site Plan 131-05_A) must be part of the Right of Way and currently it does not reach the site boundary with 8 Leckhampton Farm Court.

The sort of changes that would be required to provide a completed and viable vehicular Right-of-Way are shown below in Figure 1 below.

The purpose of the diagram in Figure 1 is to establish now the principle that in order to deliver a completed Right-of-Way, changes of the type and order as shown in Figure 1 will be required to be made, at some point in time, to site drawings and plans that depict that area - despite the fact that in the interim, site drawings may have been approved that do not reflect the completed Right-of-Way.

To minimise potential conflict, it is important that all parties accept that the roadway shown pink in Figure 1 is Public Highway, and that access must be maintained at all times. The occupants of Plot 21 might be inclined to regard the road as a de facto private driveway to their garage, which could lead to poor parking and an obstruction to access, which would badly impact amenity.

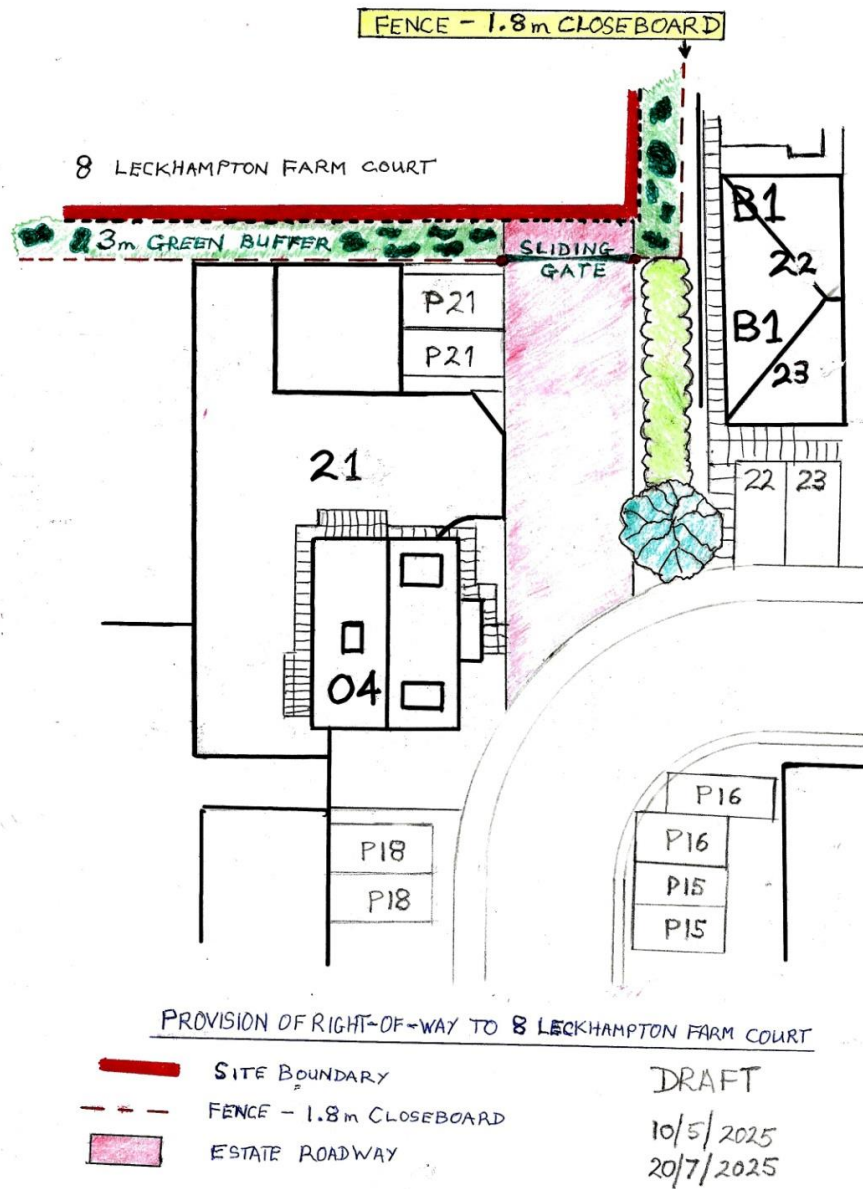


FIGURE 1.