

25/01031/CONDIT – Land Adjoining Leckhampton Farm Court

Proposed works:

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

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

Site Location Plan



Google Earth Image



Site Photos



Site Layout – Approved



Site Layout – Proposed



Proposed house type – C5



FRONT ELEVATION



Plot:
As: 1, 2, 7
Opp:

ISSUED 19.09.25

Rev	Description	Date
1	House Type ref design updated	15.09.25
2	House Type ref design updated	10.09.25
3	House Type ref design updated	01.09.25
4	House Type ref design updated	15.08.25

New Dawn
HOMES

Site: Leckhampton,
Chetnam,
GL53 0PD

Drawing: Elevations - House Type C5 - Recon Stone

Scale: 1:100 @ A3 Date: February 2024

Drawn by: JAV Area: Design

Drawing: 131-C5-01_D

Proposed house type – M4

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



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plot: 10
Opp: 19

ISSUED 13.10.25

Rev	Description	Date
1	Amended plan	13.10.25
2	House Type roof design updated 10 & 12	15.02.25
3	House Type roof design updated	18.02.25
4	House Type roof design updated	10.08.25
5	House Type design updated	01.08.25
6	CGI issued	28.08.25

Plot: Leckhampton, Chalfont, GL53 0PD
 Drawing: Elevations - House Type M4 - Reason Stone
 Scale: 1:100 @ A3 Date: February 2024
 Designed by: ANJ Status: Design
 Drawing No: 131-M4-01_F

Proposed house type – H4

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



FRONT ELEVATION



Plot:
As: 8, 124
Opp: 18

ISSUED 19.09.25

Rev	Description	Date
1	House Type roof design updated	18.08.25
2	Columns moved to rear	18.08.25
3	House Type roof design updated	18.08.25
4	House Type roof design updated	18.08.25
5	CDI added	18.08.25

Plot: Leckhampton, Cheltenham, GL53 6PD	
Drawn: Elevations - House Type H4 - Red Brick	
Scale: 1:100 @ A3	Date: February 2024
Designed by: JAY	Drawn: Design
Drawing No: 131-H4-01_E	

Proposed house type – N4



Proposed house type – O4

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



O4 HOUSE TYPE



Pots:
As: 5, 20, 21
Cyp:

ISSUED 10.09.25

HOUSE TYPE 1001 DESIGN - 1001001	10.09.25
HOUSE TYPE 1001 DESIGN - 1001001	10.09.25
HOUSE TYPE 1001 DESIGN - 1001001	01.09.25
CDI 1001	25.08.25
Rev	Description

New Dawn HOMES	
Leckhampton, Cheltenham, GL53 0PD	
Elevations - House Type O4 - Recon Stone	
Scale	1:100 @ A3
Date	February 2024
Designed by	As
Drawn by	Design
Drawing No: 131-O4-01_D	

Proposed house type – S2



Proposed house type – S3



Street Scene fronting Church Road - Approved



Street Scene fronting Church Road - Proposed



Example house type overlay



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

Key Planning Matters

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

Summary of recommendation:

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

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

Recommended conditions:

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

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