

APPLICATION NO: 25/01073/FUL		OFFICER: Ms Michelle Payne
DATE REGISTERED: 10th July 2025		DATE OF EXPIRY : 9th October 2025
WARD: Leckhampton		PARISH: LECKH
APPLICANT:	Newland Homes Ltd	
LOCATION:	Land 1 Off Kidnappers Lane Cheltenham	
PROPOSAL:	Residential development of 21no. zero carbon dwellings with associated access and internal roads, parking, landscaping, and other associated works and infrastructure.	

REPRESENTATIONS

Number of contributors	22
Number of objections	21
Number of representations	1
Number of supporting	0

Robinswood Cottage
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NP

Comments: 6th August 2025

I object this application based on the environmental factors on the diminishing wildlife and destruction of their natural habitat. Since living here many animals are being forced out of their existing habitat. Deer are running any which way possible as are the fixers, rabbits and fixers. Native birds seem to be depleting as are small creatures such as field mice, slow worms, hedgehogs and bats. There is insufficient school spaces for the rapid expansion of residents; our child attends HSL and we were told there are only 20 spaces at Bourneside sixth form for next steps in education. Local primary schools are full and there has been little to no implementation of amenities in the area. Kidnappers lane has been dug up and patched in a shocking manner; no traffic controls and the road is an accident waiting to happen. No zebra crossing, the lane is not wide enough and people consistently drive too fast and too far into the middle of the road because it is a lane! I'm appalled that there seems to be no consideration for existing residents and the community.

28 Lambert Gardens
Cheltenham
GL51 4SW

Comments: 23rd July 2025

I strongly object to this development, as this will be another loss of wildlife habitat, where will it go if we keep building more and more houses. We also have so much development happening already in this area, we are fast becoming a big city, that can't support everyone, i.e. doctor's surgeries, schools, shops, we only have one hospital. What about all the pollution from all the extra cars. We also need to keep some green fields, to help keep roads from flooding. Please keep this area as it is, we are in danger of becoming a concrete jungle.

Moat Cottage
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NR

Comments: 10th July 2025

Will Kidnappers Lane Road repairs be factored into the planning? Extensive damage has already been done to the road as a result of the first two builds by this developer at this location. An example would be the impact of driving heavy plant on the road.

8 Leckhampton Farm Court
Leckhampton
Cheltenham
Gloucestershire
GL51 3GS

Comments: 19th July 2025

Once again, the adopted Joint Core Strategy is in danger of being overruled within Leckhampton. The findings of the extensive, objective and protracted JCS resulted in Leckhampton being removed as a strategic allocation and there is no defence in continuing the blatant breach of those findings. All the detailed discussions and outcomes of the JCS are still relevant and despite being ignored by, amongst others, the relevant Secretary of State and the Planning Inspectorate (who should know better), there is no excuse to continue down the path of making the bad situation of overdevelopment even worse.

The lack of infrastructure such as a well functioning GP surgery, shops, decent roads, employment and public transport does not engender the mythical desire for walking and cycling, but results in additional traffic on narrow lanes, which is often at a standstill due to endless traffic "management" and congestion. Even the local expanded Primary School and the new High School are already oversubscribed.

The relatively few houses being proposed in this application may seem like a small addition to the whole, but it is yet another potential example of the "boiling frog syndrome", i.e. people failing to recognize or react to gradual, negative changes until it's too late.

It is not too late to reject this application and restore some inkling of optimism to the otherwise assured ongoing destruction of formerly "leafy" Leckhampton.

I object, as should anyone who still wishes the planning system to retain some sense of justice.

Robinswood Cottage
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NP

Comments: 15th July 2025

I strongly object to planning application 25/01073/FUL.

This is the fourth major development in this area since 2020, following Pear Trees (13 homes), 27 additional zero-carbon homes, and the large Miller Homes scheme. Local infrastructure has not kept pace. Kidnappers Lane is a narrow rural lane, now heavily overused and badly damaged by construction traffic. No repairs, traffic calming or speed limits have been introduced to protect the children going to school.

Local services are already stretched. The only GP surgery in Leckhampton is over capacity. Leckhampton High School was built to address an existing shortfall, yet just one recent development exceeds its capacity. This proposal will add to the problem.

I have personally seen wildlife displaced from the Miller site into this land (deer, badgers, foxes, slow worms). Further development will destroy their last refuge.

This is unsustainable, piecemeal development with no benefit to the community. Please refuse.

3 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 23rd July 2025

Further to my objection, already provided, may I draw the Council's attention to an aspect of process. The Statement of Community Engagement states that 'a meeting / series of meetings took place with members of the Leckhampton with Warden Hill Parish Council on 16 May 2025' and that 'the comments received were positive and the proposals well received'. Yet I've been informed that this meeting was an informal and unminuted

meeting, so there is no public record of who was there, how many were there, whether it was representative of the Council or community, what discussions took place and how this alleged support was arrived at. The formal meeting is due to take place on 31 July, after the date for comments has passed. Based on the process, I would argue no weight should be attached to this statement of support.

Comments: 22nd July 2025

Objection to Planning Application - Residential development of 21 no. dwellings at Land 1 Off Kidnappers Lane, Cheltenham. Planning application reference: 25/01073/FUL
***** - 3 Pear Tree Close

We object to the proposed development on the following grounds:

Loss of habitat and green space

The Leckhampton with Warden Hill Parish Council Neighbourhood Plan directly refers to the land subject to this proposal, noting the extensive trees and vegetation forming a significant part of Leckhampton's valued landscape, clearly visible from the Cotswold Area of Outstanding Natural Beauty. It states that any development of this land "should retain and where possible enhance the contribution of the site to Leckhampton's valued landscape, specifically with regard to field hedgerows and mature trees".

However, the developer notes in their submission (Design and Access Statement 3.39 and 5.30) that most trees will be removed. The only hedge that they state will be retained is along the west boundary. They claim that they have limited value, but local residents and the Neighbourhood Plan disagree. The planning submission shows the hedgerow and tress along Kidnappers Lane, which the Neighbourhood plan describes as particularly important, extensively impacted by the visibility splays to the two entrances.

The existing habitat supports significant animal, insect and bird life, as well as forming critical tree cover for the area. The negative Biodiversity Net Gain of -64.58%, as published by the developer, underlines the impact this development will have. While the submission states that habitat will be created in due course, wildlife will be displaced in the meantime. Formalised replacement planting will take years to provide any sort of alternative, and then well short of what is present today.

Reference: Leckhampton with Warden Hill Parish Council Neighbourhood Plan (updated 2025); developers own planning submission; Policies SD6, SD 7 and SD9 of the Gloucester, Cheltenham and Tewksbury JCS and Policy L1 of the Cheltenham Plan

Traffic Impact

Kidnappers Lane is narrow, with poor surface condition, no curbs in places, no traffic calming and a dangerous chicane at The Vineries end. It is already struggling to cope with existing traffic at peak times and with the impact of the various developments in the area. We have witnessed road rage and speeding along the lane. Additional developments underway (Miller Homes, Cherringtons) will contribute yet more traffic when complete.

It is an important route for local school children, yet it is currently dangerous for pedestrians, cyclists and road users. The proposed development will add to all these

problems both through the impact of the development, extra road users and the complications of two further junctions onto the lane.

Policy INF1 of the Gloucester, Cheltenham and Tewksbury JCS requires that all planning proposals should ensure safe and efficient access to the highway network for all transport modes. They should also consider congestion. Given the state of Kidnappers Lane, this development won't meet this requirement. Interestingly, on complaining to the County Council, the response was to complain to the Borough as the latter keep granting planning permissions for developments.

Loss of Amenity

The proposed development will result in a loss of privacy and increased noise incursion to existing properties. Suitable planting may mitigate the former to some extent but won't mitigate the latter given the density and proximity of the proposed development.

Inadequate Infrastructure

Following the approval of the Redrow, Pear Tree Close, Cherringtons and Miller Homes developments, existing infrastructure is under pressure and some of these builds are not yet occupied. We have noted broadband delays, power outages and low water pressure. We are not qualified to say whether this is because of the developments, but it is reasonable to question what upgrades are being made to support all these homes. A similar question might be posed about the sewage system. The evident traffic problems are another example of inadequate infrastructure. This development, if approved, would add to this pressure.

There are no extra shops, medical facilities or recreational facilities planned, so the residents in this proposed development will most likely get in their cars to travel to those facilities that are available. The proposal notes proximity to buses, but those on Leckhampton Road are very infrequent and those on the Shurdington Road are a reasonable walk, making cars the default choice. Cycling, although possible, has cycle lanes that are shared with pedestrians, making things hazardous for both, and which suddenly terminate to rejoin the congested road network, so it is not attractive to many.

The doctors' surgery is already struggling to cope with existing demand before Miller Homes' development is completed, so it will only get worse with this proposal.

The various County, Borough and Parish guidelines all envisage retaining Cheltenham's / Leckhampton's mix of development with green space. Constantly building on the latter will render this a memory.

4 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 19th July 2025

We object to this planning application, primarily for the negative infrastructure and biodiversity impact.

Specific concerns are:

- Kidnappers lane is already dangerous. There are very high volumes of traffic particularly around school times. This is already going to get worse as the Miller site development completes and High School Leckhampton fills up with students. I have already witnessed 3 car accidents on Kidnappers Lane whilst walking my children to Leckhampton Primary School. These all occurred over the last 6 months at morning school drop off time. There is a serious safety issue for children commuting to both Leckhampton Primary School and the High School Leckhampton. This development will add yet more traffic to this rural lane.
- Leckhampton GP surgery is already over capacity. Again, this will only get worse as the Miller site completes, and this development is only compounding the problem.
- The development will result in a biodiversity loss, including the existing hedgerow, fir trees and a beautiful eucalyptus tree. This proposed removal will also displace the local wildlife (including deer which use the area on a daily basis) which adds real character and charm to the area.

Please consider these points seriously before approving any further developments.

18 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 18th July 2025

I wish to formally object to the proposed further development of Kidnappers Lane by Newland Homes.

Kidnappers Lane is already unsuitable for the current volume of traffic and pedestrian use. Adding more houses and junctions will only increase pressure on this narrow road, significantly raising the risk of accidents-especially given its proximity to both the nursery and the high school.

This new development proposes two additional junctions onto Kidnappers Lane and the removal of the existing hedgerow and fir trees. These natural features not only give the lane its rural character, but also provide valuable habitat for birds and other wildlife. Their removal will dramatically alter the feel of the area, turning what was once a peaceful

country lane into yet another standard housing estate dominated by roads and cul-de-sacs.

Newland Homes has already removed one established hedgerow at the Cherringtons development, replacing it with new planting. While this effort is noted, it will take many years to mature-and is unlikely to ever fully replicate the ecological or aesthetic value of the original.

Once this phase is complete, Newland will have built 50 to 60 houses-more than twice the number originally approved for the Pear Tree Close development. Had the full scale of development been known at the outset, I question whether Cheltenham Borough Council would have granted permission at all.

I would also highlight that the Cherringtons development includes an area marked "For Future Development," indicating even more houses may be planned.

I urge you to consider the cumulative impact of this ongoing expansion on both the environment and the local infrastructure, and to reject this latest application.

5 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 24th July 2025

We reside at 5 Pear Tree Close which would be directly impacted by the proposed development by Newland Homes. Given the situation of our house, we would be impacted by both the development to the West and North border of the Pear Trees development.

We strongly object to the planning application submitted by Newland Homes, for the following reasons:

1) Traffic flow along Kidnappers Lane

Kidnappers Lane has become a hazard due to the poor design of the road. It is barely wide enough to accommodate two cars and, at the point at which the road becomes a single lane with priority to oncoming traffic, the give way point is around a blind bend. The road is full of pot holes and both the state and structure of the road is insufficient to handle the current level of traffic, let alone with the addition of the 350 Miller Homes on Shurdington Road and the Cherringtons development on Kidnappers Lane. We feel that the addition of more houses along Kidnappers lane would put too much strain on this stretch of road.

2) Biodiversity of the land subject to development

The field and hedgerow to the north and west boundaries of Pear Trees is thriving with various species of deer, fox, rabbits, birds including Red Kites and Woodpeckers as well as Bats. The Parish Council themselves, referred to this land as "valued landscape" and yet the finalised planning application clearly shows a vast removal of trees and hedgerow and minimal re planting.

We note the results of the recent Biodiversity Net Gain Stage Report (June 2025) where the estimated loss of Habitat biodiversity value is a percentage change of -64.58%, if the development were to go ahead.

We did not receive notification as to the pre-application consultation until we requested the same from Newlands customer care team. The "consultation" process has been minimal and while it has no immediate bearing on this application, we feel particularly aggrieved that when purchasing our property we were told on multiple occasions that there was no known interest from Newlands to purchase the land adjacent to our property. We now know this to be untrue given we have been privy to reports dated 2023 and we purchased our home in 2024.

Our * year old son has a very serious ***** condition which requires a calm home environment and clean living. We are extremely concerned about the impact this could have on him and us as a family given the proximity of the building work to our fence line.

We kindly request that the planning application submitted by Newlands, be declined for the reasons cited above.

6 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 21st July 2025

Objection to Planning Application Ref: 25/01073/FUL

We are the owners and occupiers of 6, Pear Tree Close which immediately abuts the northern strip of land proposed for development. We object strongly to the plans in their entirety.

1) Loss of Biodiversity and Valued Landscape

Further housing development is beyond what is reasonable in this area which purports to be part of a valued landscape. The northern field provides a refuge for many species of wildlife that are being squeezed by the intensive degree of building that is already ongoing off Leckhampton Lane. Every day we see deer, either roe deer or muntjac feeding from the hedgerows, as well as rabbits. A large number of different birds call from the very hedges and trees that this development would rip out. They include, greenfinch, goldfinch, chaffinch, blackbird, sparrow, long tailed tit and most significantly the song thrush, which has suffered a significant drop in its numbers over the last fifty years. That is in addition to the many smaller creatures which undoubtedly live in this undisturbed space. The proposed landscaping plan comes nowhere near replacing this valuable vegetation. Moreover, the landscaping that has been undertaken in the Pear Trees development is a woeful disappointment and offers no reassurance that promises made in this application would in any way mitigate the damage that will be done to biodiversity. It will take many years for new trees and vegetation to make up for constant loss and

wildlife might not survive long enough to take advantage. Connected pockets of green have to be allowed for their survival; blanket development is unacceptable.

Furthermore, most of the hedges and trees that line Kidnapper's Lane at this point will be cut down to allow for two new access roads to be built, hence the rural aspect will disappear completely because of the amount of development already underway in close proximity, which leads to:

2) Traffic Impact

Kidnapper's Lane is becoming a busy and unsafe road, due to get worse when the Miller Homes and Cherringtons developments are completed. There are no shops within reasonable walking distance to mitigate car usage. The Lane is too narrow and there is no room for widening it; it is supposed to be a rural lane and not a busy road within a built up suburb, which is what this area is being turned into but without the benefit of useful services such as shops, doctors' surgeries etc.

The two new entrances/exits as required in this application are simply not feasible on this basis alone.

Newland Homes suggested we contact Gloucestershire County Council about our road safety concerns, as they believed the GCC considered the Lane adequate. We duly did so. However their reply was that:

"All works were agreed through the local planning authority. Cheltenham Borough allowed multiple developers to construct along Kidnappers Lane."

This was not a reassuring reply and does not back up the assertions of compliance made by Newland Homes.

3) Loss of Privacy and Amenity

When we purchased our home from Newland Homes in 2024 we were not informed that pre-application advice had been received by them from the Council in 2023 concerning this planning application. We would not have purchased our home if we had known this. As is was we were trying to do the right thing by buying a net zero home at considerable extra expense.

We now have the prospect of seemingly tall bungalows and chalet homes only metres from our fence (we have not seen a profile from our aspect). Our understanding is that there are guidelines for these distances and that those proposed are not generous, considering the value of our home. We sought space and light and a restful environment and this will be taken from us. At the moment we watch the deer, the wide open sky and the sunsets and this has immense value for us, particularly for my husband who is fairly housebound due to ill health. It is doubtful if we could withstand, from a health perspective, further noise and dust generated metres from us, particularly when piling is under way.

It is inevitable that the plans for houses to be built directly behind our garden fence will threaten our privacy both visually and acoustically.

4) Consultation process

Too little too late would probably sum up the pre-application process. We were only told in May of the plans and we had to request a meeting with a Newland Homes representative who could give little reassurance but agreed that our objections were totally understood and justified. Subsequent adjustments to the plan were minimal and did nothing to assuage our fears and objections.

7 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 17th July 2025

We are the owners and occupiers of 7 Pear Tree Close. Our property directly adjoins the land to which the planning application relates, specifically the open field to the north.

We object to the planning application for the following reasons:

Principle of Development - Traffic Impact, Loss of Biodiversity and 'Valued Landscape'

Kidnappers Lane is already a dangerous road and is of insufficient width to safely incorporate two additional road junctions into the proposed development site. In addition, visibility splay requirements would mean that much of the existing established hedgerow along the western flank of the development site would be lost.

The field and hedgerows forming the northern portion of the proposed development site are clearly very rich in biodiversity and thriving with animal life, including two species of deer, foxes, rabbits as well as many species of birds and butterflies. The field has established 'valued landscape' quality as referred to in the Parish Council Neighbourhood Plan. We are concerned that the development proposals indicate a significant net loss in biodiversity (Habitat Biodiversity Value net percentage change of -64.58%).

Based on the above, our view is that the northern field is unsuitable for development and should be retained as the valuable biodiversity and landscape asset it already is.

Detail of Proposals - Loss of Amenity and Impact on Rear Privacy

We are concerned that the proposed layout and massing of the bungalows and chalets would result in significant loss of amenity (outlook to 'valued landscape'), as well as the loss of visual and acoustic rear privacy for existing adjoining owners.

The proposed ridge heights of the bungalows and chalets seem excessively tall in this transitional context. Rear privacy separation distances between the new and existing dwellings, although not numerically specified on the drawings, also appear to be below minimum good practice guidance for an outer-suburban / village area type.

The proposed siting of the bungalows and access road could, we believe, have been reversed, rearranged or reduced in density in another way to result in a less damaging solution for the existing adjoining homes.

Pre-Application Consultation Process

Although the Statement of Community Involvement states that a pre-application consultation leaflet drop was made in April, we didn't receive this until the 13th of May by email. Since the plan drawing provided was without scale, dimensions or context, we needed to arrange a meeting with the applicant to properly understand the proposals and their impact on ourselves as adjoining owners.

During that meeting, held on the 11th of June, we requested that consideration be given to an alternative layout for the northern part of the site. This request was declined.

Our overall experience of the pre-application consultation process was that it was left too late with limited information being made available. Our principal concerns were not reflected in any meaningful adjustments to the planning application proposals.

8 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 22nd July 2025

I live at 8 Pear Tree Close which adjoins the land to the north, which is the subject of this application.

I object to the planning application for the following reasons.

1. Kidnappers Lane is a narrow, rural lane currently in a state of disrepair due to the volume of traffic, with barely enough room for two vehicles to pass. Visibility in places is limited and two additional access points across the pavement, which was widened to accommodate the school children and cyclists, will make it even more dangerous.
2. There has already been excessive development in the immediate area.
3. The open field to the north has mature trees and hedgerows that offer habitat for a number of animals, birds and butterflies. This will be obliterated if this application is approved. Any new planting proposed as mitigation will take years to establish, and will not offer the same level of cover.
4. Local services such as doctors and dentists are already overloaded. With the developments at Cherringtons and the Miller Homes site already underway, the approval of this application will only exacerbate the situation. This surely also applies to the local schools.
5. The proposed design will greatly impact the visual and acoustic privacy to the rear of my property, and those of my neighbours, with back gardens backing on to back gardens. The planting of trees as screening will further affect light into the gardens.
6. During the pre-planning consultation a number of suggestions were made, including reversing the design to give greater distance between new and existing houses, but I don't believe any suggestions other than flat roofed garages (the same as they've already built at Pear Tree Close) were considered. The height of the proposed bungalows seems excessive and also raises concerns about the potential for future loft conversions.

I respectfully request that the application is refused.

1 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 5th December 2025

To whom it may concern.

Proposed development of 21 No. Zero carbon Dwellings off Kidnapper Lane,
Leckhampton, Cheltenham.

We write in connection with the above and wish to object to the proposed development,
identified above.

Our objection is based upon the following reasons.

1. Highway Safety & Narrow Road Access

- o Kidnappers Lane is too narrow for additional vehicles.
- o It is a dangerous road, especially considering it is an important route for the school Children.
- o Risk of congestion
- o Limited space for safe manoeuvring:- In places it is difficult for two vehicles to pass by, especially when the vehicles are lorries.

2. School Access & Child Safety

- o Increased traffic at peak school times
- o Unsafe walking routes for children
- o Insufficient pavement width or sight lines

3. Visual Impact / Residential Amenity

The development affects:

- o Views from the properties in Pear Tree close.
- o Loss of privacy due to proposed new development overlooking the Pear Tree Close properties.
- o Dominance or overshadowing from the proposed new development.
- o With the development of Greenway Chase, off Shurdington Road adjacent to this site, has drastically reduced the amount of surrounding Green Space.

4. Loss of Trees / Biodiversity Impact

- o The removal of the trees will have a significant impact on the valued landscape.
- o The local wildlife habitat will be greatly affected.
- o There is a very minimal replacement plan.

5) Inadequate infrastructure.

- o The existing utilities and infrastructure are already under pressure, and with the recent Greenway Chase and Cherrington's developments adding to this issue.

We trust you understand our objection to this proposal.

Regards,

22 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 11th July 2025

Kidnappers Lane is already unable to cope with the volume of traffic on it, as evidenced by the condition of the road and regular near misses between vehicles and between vehicles and pedestrians as a result of narrow road & traffic volume.

The volume of new houses under construction will make this significantly worse and create real safety issues. Further development is negligent as the road cannot be widened or otherwise extended to cope with the traffic volumes.

There are no local shops or public amenities to cope with the volume of houses being developed and the volume of people moving into the area. The nearest being bath Road and the Leckhampton co-op. This lack of amenities results in residents driving more often compounding the traffic problems.

The electricity distribution network is already struggling to cope with the level of flow through the network, EV charging is throttled due to constraints on the network.

It is inevitable that Leckhampton schools, the reason for much of the building in my view, will be massively over subscribed within a couple of years, meaning children living in the locality will be unable to attend the local primary and secondary schools.

26 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 16th July 2025

The roads in this area are already overloaded and this will only get worse as the Miller homes development on the junction with Shurdington Road is completed. The new Cherrington homes will also add more cars and the whole area is gridlocked, particularly at busy times for the school.

21 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 7th August 2025

We strongly object to yet another development application by Newland Homes.

Having carefully read through all the other objections we completely agree with all the points raised.

We have lived in Vineries Close since 1987 and enjoyed the semi rural aspect of this once quiet location.

However the last 5 years huge changes have happened in Kidnappers Lane.

Construction of a large secondary school. Construction of Pear Trees Close.

Construction underway of Cherringtons housing. All these developments have placed huge pressure on the lane, considerable loss of habitat for wildlife and unacceptable pressure on the foul sewerage system. Saturation point has been reached.

Please Cheltenham Borough Council reject this application and let our lane remain some semblance of England's green and pleasant land.

18 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 29th July 2025

I am writing to formally object to the proposed development on Kidnappers Lane in its current form, for the following reasons:

1. Traffic and Road Safety Concerns

Kidnappers Lane is already under significant strain from existing traffic levels. The road is narrow, with sharp bends that severely limit visibility-particularly where the new access points are proposed. Introducing two additional entrances and increasing traffic volumes will exacerbate these safety issues, making the road even more hazardous.

The pavement along Kidnappers Lane is regularly used by children walking and cycling to High School Leckhampton, as well as by parents with younger children accessing the nearby nursery. The increased vehicular movement directly endangers these vulnerable road users. The proposed development, as it stands, fails to demonstrate how it will mitigate these very real safety risks.

2. Destruction of the Conifer Hedge and Environmental Impact

The mature conifer hedge along Kidnappers Lane is an iconic feature that contributes significantly to the area's green, rural character. It is not only aesthetically valuable but also ecologically important, providing habitat and shelter to a variety of birds and wildlife. The proposal to remove this hedge is deeply concerning and reflects a lack of sensitivity to the local environment.

Newland's suggested replacement planting is completely inadequate and does not compensate for the loss of this mature, established hedge. The visual evidence speaks for itself; I strongly recommend to inspect the hedge in question, and the type of "replacement planting" that Newland has implemented on the opposite side of the road, which is clearly lacking in both quality, character and will take decades to reach same maturity.

3. Concerns About Newland's Track Record on Landscaping

Newland's ability to deliver on its landscaping commitments is questionable based on previous developments. The communal landscaping at Pear Tree Close is still unresolved and has been poorly executed. Areas such as the entrance verge, the children's playground, and the balancing pond remain in substandard condition, despite the passage of time.

I strongly urge the planning committee to inspect these communal areas first-hand before accepting any assurances from the developer regarding the proposed landscaping on this new site.

For these reasons, I respectfully request that the current proposal be reconsidered or rejected unless substantial changes are made to address the issues highlighted above.

1 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 6th August 2025

I am very concerned about the foul water from the proposed development draining into Kidnappers Lane via Peartrees and adding to the already foul smell we constantly experience outside our house at 1 Vineries Close and further down the road. The volume of water can be heard gushing and the smell is awful meaning we are often not able to open our front windows. This issue has been raised several times with Severn Trent but nothing has been done to address the problem. With more houses being built the situation can only get worse.

Of equal concern is the level of traffic on Kidnappers Lane which is, in places a very narrow road. Pleasingly, many children use the road to walk to the new school (HSL) but the road needs to be crossed several times if children are to walk on the pavements. It is NOT safe and an increase in the volume of traffic will only make the road even more dangerous for pedestrians.

10 Pilford Road
Cheltenham
Gloucestershire
GL53 9AQ

Comments: 18th June 2026

I am the ward councillor for Leckhampton.

First I would like to update my comments on this application with respect to policies in the emerging Leckhampton with Warden Hill Neighbourhood Plan which has now been approved at referendum by a very large majority and for which the order should be made at full council this coming Monday 22 June 2026. It must therefore be given very considerable weight in decision-taking.

It should be noted that one policy referred to in my previous comments was amended after independent examination. Policy LWH3 on green infrastructure (previously draft policy LWH4) does not now refer specifically to this plot but it still requires every opportunity to be taken for new development to contribute to local green infrastructure provision either through onsite provision or through the enhancement of existing provision. A huge onsite loss of 64.58% in biodiversity is quite obviously contrary to this policy. The 'revised document' described as the 'statutory biodiversity metric calculation tool' may have revised this number but this is inaccessible from the public access site. But if the latest calculation is remotely close to such a huge onsite loss it is clearly against the spirit of all the local policies I quoted before as well as LWH3.

It should also be noted that in seeking to undermine the ecological arguments relating to this site, the applicant's ecologist, All Ecology Ltd, made a downright false statement in their letter of 20 May that 'the site is located on the edge of urban areas, which enclose the nearby surrounding area, and there is limited connectivity to the wider countryside, particularly woodland.' The newly adopted Local Nature Recovery Strategy interactive map (and indeed a simple walk around the site) shows absolutely unambiguously that this is not the case. The habitats on this site are directly connected to neighbouring fields and the Local Green Space which features a host of biodiversity potential measures including potential measure 014 creating mixed mosaic habitats which maps right up to the site and measure 024 natural flood risk management which includes the whole site as well as neighbouring fields. These are connected by green and blue infrastructure all the way into The Park in town and east into the open countryside including the newly designated Cheltenham Escarpment National Nature Reserve. The LNRS of course has statutory force.

More significantly I want to draw the council's attention to Policy LWH1 of the Neighbourhood Plan. This clearly states that new residential developments on sites larger than 1 hectare (the application site is 1.74ha) should not normally be permitted unless suitable local grocery shop provision exists or is to be provided within 800 metres of the development site subject to viability and site-specific considerations. As Fig 5 on p27 of the plan shows, and accurate measurement confirms, the grocery shop provision is Salisbury Avenue is more than 800m to the west - 906m in fact. Previously (and as shown in Fig 5) most of the site was always more than 800m from the nearest grocery shop provision to the east, the Leckhampton Road Co-Op, 858m away at its furthest point but scraping inside 800m at 768m away at its easternmost corner. But since the map was drawn up, that Co-Op has relocated to Pilley Lane and no part of the application site is now within 800m of that store so even though the policy really did apply already, it is absolutely unambiguous now.

This emerging policy was pointed out to the applicants during their pre-application engagement with the Parish Council and the successful new Co-Op planning application in September 2023 predated this one by some considerable time so both the distances and the emerging policy were known to this applicant at the time of application.

The caveats in LWH1 relate to viability and site-specific considerations. The site specifics are this is the central position between the nearest grocery provision which is over 800m away in both directions as the crow flies but much further by walking or cycling in reality and not an easy route, in one case crossing the busy A46 Shurdington Road and in the other travelling up the meandering and often highly congested Church Road. The Lanes and Brizen Lane estate, new Redrow estate (377 homes), new Kendrick homes and new Miller development (350 homes) and Newlands' previous developments have all been

built between these roads around Kidnappers Lane and Farm Lane without any new community facilities ever being provided. The new 900 place High School Leckhampton is also very nearby. So altogether there is a clear need and likely very high demand for a new corner shop or small store within walking distance of all of these. The obvious alternative which most people employ now is to get in their cars, adding to the congestion, particulate pollution, carbon emissions and risk in the immediate vicinity of a school.

On viability, there is, as I have explained, a huge unmet need and likely very high demand for an accessible local store between the A46 Shurdington Road and Church Road. But it should also be borne in mind that this is in reality, phase 4 of four closely connected developments in the immediate vicinity all brought forward in quick succession by the same developer. 21/00847/REM, 22/00535/FUL, 22/00535/FUL and this application could easily have been applied for in one application and together amount to 64 new homes, a substantial development in which any argument of non-viability would be far harder to make. It would be quite wrong to allow a developer to evade this requirement simply by breaking their development up into four phases as Newlands have done.

Needless to say I maintain my objection, including most strongly to the two road exits with a few metres of each other across a busy walking and cycling to school and in close proximity to that school, contrary to the Manual for Gloucestershire Streets. I note that even the most recent comments by the county council as Local Highways Authority dated 2 June 2026 comments that the secondary exit "needlessly interrupts cyclist priority".

I object.

15 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 2nd August 2025

My family and I strongly object to this proposed development of a further 21 houses on Kidnappers Lane.

FOUL DRAINAGE: We have been directly and negatively impacted by the previous development at Pear Trees in terms of the adoption of the existing foul water drainage for the prior development. The foul sewer runs through our Close (Vineries) and our own garden, and multiple times a week, we are confronted by the disgusting smell of sewage in our garden, outside the side door of our house, and in the road itself. Our neighbours in our road experience the same thing and also in their own homes. My family alone have called out Severn Trent three times in the last year believing there to be a blockage due to the awful and persistent smell but we have been told there is no blockage, that this is due to the volume of sewage now flowing through the sewer and that Severn Trent can do nothing to help us because this is due to Newland Homes adopting the sewer and their use of the pumping station. This is already negatively impacting on my family's quality of life in our own home which we have lived in since 2000s. We have NEVER had a problem like this before and this only started once housing developments, including the Peartrees development, were built. I am very concerned that we are now being informed

that a further 21 houses will be adding their sewage to this existing drain as this will only make our quality of life worse and spoil further the enjoyment of our home and Close.

CONSULTATION: The consultation for this development has not been adequate. We have received no letter through the post informing us of this development or giving us a chance to contribute. Given how close we live to the proposed development, this is not acceptable.

LACK OF AMENITIES: Our children both attend the local schools which are already oversubscribed due to the unacceptable rate of development in the area. The task of trying to get a GP appointment already is ridiculous with you having to wait several weeks to see someone even if you fear symptoms could be something very serious. Allowing more development with no new GP surgery, no new shops, or no consideration of school/sixth-form places is not acceptable.

ROAD SAFETY: The current volume of traffic in the immediate vicinity of this development is very high. We have personally witnessed cars mounting kerbs on numerous occasions putting pedestrians and cyclists at risk. We have personally been forced into the kerb by aggressive oncoming driving from other drivers. We have also witnessed cars speeding down Kidnappers Lane. When you currently exit our Close, you cannot see to the right to see if traffic is coming towards you. Cars are having to intrude into the Close to pass immediately opposite our road which puts our children at risk who are playing in the road. Both of our children walk to school and regularly face this risk. We also cycle to work and are put at risk due to the high volume of traffic in the immediate area of our house. Idling cars also produce air pollution with demonstrated impacts on health. It is horrible as a cyclist having to breath in these fumes while stuck waiting in idling traffic. The latter is necessary due to the joke of a cycling network in the immediate area, therefore any claims that new residents will likely cycle is a fallacy. As other commenters have said, cyclists (including children at the local schools) have to rejoin the main, busy carriageway at multiple points as there is no continuation of a cycle path towards Warden Hill or it's non-existent (e.g., on Church Road). There is also no current route through for children from the Burrows, bar tracking across a muddy field. This needs to be addressed urgently just to tackle the current situation. No further development should be allowed based on the current traffic situation and as another commenter has said, this might "only be 21 houses" but this is a continuous creep to over-develop an area that can't cope with more development. Further, when once driving, we had to wait for 10 minutes in our cul-de-sac, unable to leave our own road, because of the queue of traffic. Adding two further entrances to a new housing estate that will cross the cyclepath/footpath, and a further 55 vehicles, will put children and other pedestrians/cyclists at further risk.

LOSS OF HABITAT/WILDLIFE: To see yet more green space in this area being built upon would be heart-breaking. We moved here in the 2000s because we wanted to raise our children in a leafy area and for our own mental wellbeing. Much of the local green space has been destroyed since that time. We have witnessed deer lying on people's front lawns in our Close because they have nowhere else to go. We no longer see foxes and deer that we used to see and the bird population has dropped dramatically. The field in question is one of the few areas left where wildlife can exist. The hedgerow which is very established is also important for the local wildlife and for screening off the existing development to some extent. The replanting that has taken place with other developments is wholly inadequate and will take years to reach maturity. Development on one of the few fields left should not be allowed.

Little Bradwell
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NX

Comments: 6th August 2025

We object to the development on the following grounds:

Loss of green space - open green character of Historic lane, intertwined with footpaths connecting with Burrows Field and Lotts Meadow, with views to Leckhampton Hill - enjoyed by hundreds of people - dog walkers, runners, walkers. Good for public health and wellbeing.

Changing the rural nature of the lane.

Traffic and safety issues with 2 openings onto lane.

Impact on drainage (already a big problem in Vineries Close)

Poor design of street frontage - completely out of character in rural location. Loss of hedgerows.

Urbanising the country lane.

Loss of habitat and wildlife - hedgerows needed for wildlife corridors.

Increased light pollution

Impacting views to and from ANOB

Gradual infilling of land and green space.

Additional housing putting pressure on local services, including GP and schools.

Very poor consultation by developer - little time to comment.

1 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 17th November 2025

More houses, less green space, less nature, more traffic, more stretching of local amenities, more stress. Another nail in the coffin for Leckhampton.