

BUILT

18 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

- * The amount of traffic generated will be unmanageable and have a serious negative impact on an already busy and dangerous 'rush hour' - morning and evening.
- * The schools in the area (primary and secondary) are already over-subscribed; the medical facilities in the area are in serious disarray; the local bus services will have to change and therefore have an impact on the air pollution, together with the extra cars the proposed 650 houses will generate.
- * Why add to an already over-subscribed and over-used area - adding another proposed GP surgery, office, care home, primary

Name 'Anonymous' from.....

Ref. 13/01605/OUT

Address Leckhampton.....

school etc; will only add to the problem.

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

The A46 is the only way out of Highwood Ave. We have lived here since 1974. On 2 counts - traffic volume & air pollution - ~~have~~ ^{the green keys} been operating at well over capacity at peak times for years. The situation is now critical on both counts. It would be madness to think of making the situation worse with further development.

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Recd. 18 OCT 2013
ENVIRONMENT

Name [REDACTED]
Address 50 Highwood Ave
Cheltenham.

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Affordable housing is badly needed in this area and so
I wholeheartedly support the building proposals. Likewise the local
primary schools are oversubscribed, so the inclusion of a new
one in the plans is most welcome.

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Recd 18 OCT 2013
ENVIRONMENT

Name [REDACTED]

Address 38 Moorland St, GL53 0EH

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Yes. It would be nice to have more houses
with shops, GP surgery, a care home
and a primary school. I think that
this could be a deaf community, because
here in Cheltenham, there is no deaf community.
It would be a good idea that there should be
a deaf community in Cheltenham in the future.
The old surgery, next door to Waterford Court, will
be closed (I have been told by your council) and will
move to the new one in Leckhampton Green Fields.

Name

Address

████████████████████
42 Waterford Court

Moorend Park Road

Cheltenham, Glos. GL53 0LA

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Ref. 13/01605/OUT
Recd 18 OCT 2013

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Recd 13 OCT 2013

13/01605/OUT
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Please do not build on our precious green spaces - they will be gone FOREVER. These areas are what make living in this area good. People use them for recreation & the contact with nature improves our quality of life. These green spaces improve our air quality. The ~~main~~ main Rd is already overwhelmed with traffic - at standstill during peak times. There are already not enough school places for children in the area - to build more houses would put ^{an impossible} strain on poor resources.

Name

Address

[Redacted]
67, Moorland Park Rd, Anuramham. GL5 0LG

Ref. 13/01605/OUT

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Recd 18 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

ENVIRONMENT Official End Date 18th OCTOBER (BUT probably to January 2014)

13/01605/OUT

Comments & Observations on 650 House Application on Leckhampton Green Fields

I object to this application because:

- ① The increase in traffic would gridlock roads.
- ② The loss of open green space would be detrimental to wildlife.
- ③ These fields are used by many for recreation.
- ④ Once built on, this green open space would be lost forever.
- ⑤ Almost no local people want this development to go ahead. If it does, all faith in local democracy will be destroyed. Why bother to vote?

Name

Address

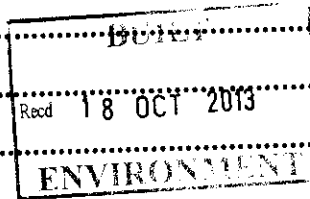
[REDACTED]
67, Moorend Park Rd.
Cheltenham. GL53 0LQ.

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

The transport / traffic model needs to be available
before a decision can be made - birth rates
used for the model have been vastly over
estimated.



Name



Ref. 13/01605/OUT

Address

4 Justicia Way
Cheltenham

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

This application appears to affect Green Belt land, and also small holdings, so it is also productive land.

Air pollution levels are already high in the area and this will add to them.

Bus services to this area are poor with an infrequent daytime service and nothing in the evening - unless this is addressed the existing roads will have to cope with the extra traffic.

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Name [REDACTED]

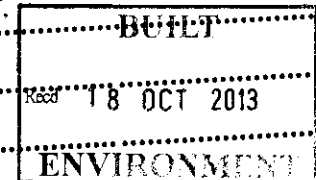
Ref. 13/01605/OUT

Address 2AC MOOREND ROAD, LECKHAMPTON
CHELTENHAM GL53 0HD

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Totally disproportionate
Congestion already on Shurdington Rd every
morning is terrible.
We need the greenbelt around this heavily
populated area.
Who is going to live in these houses?



Ref. 13/01605/OUT

Name

Address

[REDACTED]
2, Kerelw Gdns GL53 0JW.

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Leckhampton does not have the infrastructure for 650 Houses. Shurdington Rd is now a very busy road and extra cars would make it far worse. Church Rd is not made for any extra traffic. Public transport would be needed for people to go to a surgery & school, and this will add to traffic problems. The area is a haven for wildlife and should be kept this way.

Name

Address

[REDACTED]
514 Dura Island Rd
Leckhampton

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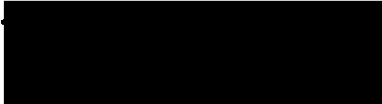
Comments & Observations on 650 House Application on Leckhampton Green Fields

APART FROM THE LOSS OF GREEN LAND -
A DEVELOPMENT OF THIS SIZE WOULD SHAME
THE LOCAL AREA TO THE PERMANENT OF
ROADS AND OTHER FACILITIES

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ENVIRONMENT

Name

Address



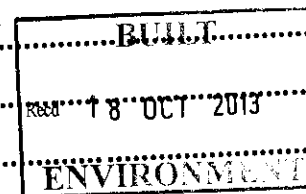
10 NINE RD

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

BUILDINGS ON GREEN BELT LAND
SHOULD NOT BE ALLOWED BY ANY PARTY
THERE IS PLENTY OF BROWN SITES
MY ADDRESS IS MOORLAND PK RD (RAT RUN)
DON'T ADD TO THE PROBLEM



Name



Address

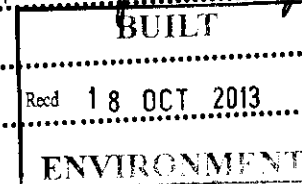
44 MOORLAND PK RD

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

- Current roads would be unable to cope with the increase in traffic. What are current pollution levels? Would these be exceeded?
- More traffic = more accidents!!
- Where are the jobs for these people? The schools - secondary or well as primary?
- ~~What are~~ What figures are used to predict population increases?



Name

Address

85 CHURCH ROAD

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I drove to a meeting yesterday from my home on Leckhampton Rd,
down Shurdington Rd, to Golden Valley. The traffic was gridlocked
from the roundabout near Morrisons, Hatherley, all the way to
Norwood Arms Roundabout, at 08:30 am.

I dread to think how much worse this would be with a lot
of 650 houses nearby. No doubt many would be travelling on the same
route at this time.

With a daughter at Bournside and another @ Newton Park, I worry
about school capacity too. This needs careful consideration.

Name

Address

69 Leckhampton Rd, Clevedon

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Ref. 13/01605/OUT

Recd 18 OCT 2013

ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

With reference to Planning application (Ref. 13/01605/OUT)
We would like to make the following points:

- with the closure of Kidnappers Lane many more vehicles will exit onto the Shurcliff Rd.
- This road network needs careful revision & traffic modelling.
- Air pollution levels are too high.
- There are problems with senior school places - no plans for expansion for Balcarras & Bournside.
- All planning for transport, the environment and population should be verified by JCS - this application is

Name

Address

10 Fairfield Park Rd
Cheltenham GL53 7PQ

Recd 18 OCT 2013

Ref. 13/01605/OUT

ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

TOO MANY HOUSES FOR INFRASTRUCTURE AND
USING TOO MUCH GREENSPACE.
FIGURES CHANGE - WHY ARE NUMBERS THREE
TIMES HIGHER THAN 2011 CENSUS?

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Name



Address

13 HILLAND RD

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

TWO MAIN CONCERNS:

1. Proposal for Allotments in the south corner of last meadow
(strategic open space). A pond appears ^{here} in winter & spring
and is a lovely feature. Can this be incorporated into the plan?
2. Traffic flow along Kidnappers Lane, Farm Lane & Leckhampton
Lane my worry is that current plans are too restrictive.
We live in vicarage close and would have problems reaching
Mansions for example.

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Recd 18. OCT. 2013

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Ref. 13/01605/OUT

Name

Address

[REDACTED]
1 VICARAGE CLOSE, LECKHAMPTON
GL53 0NU

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Recd 18 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE

ENVY 13/01605/OUT

Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

(BC is rushing this through! The majority of local people do not want to lose these well used & loved spaces. Local roads have already been described as 'over capacity' - the extra vehicles from the proposed development will make things even worse than they are & air pollution levels, that already break EU levels in winter on my road, will increase. We are in an Air Quality Management Area - it should not be allowed to get worse! A route I regularly use - Kidnappers Lane v Church Rd will be closed & approx: 1000 extra vehicles will exit onto Shurdlyfor Rd. This application is premature! It should not go before the

planning committee before the JCS is finalised. All aspects of planning, transport, environment & population estimates in the housing targets should be verified before the application goes before the planning committee.

Name

[Redacted Name]

Address

79 Church Rd, GL53 0PF

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

- Buildings on this land is ridiculous
- There are insufficient secondary school places already
 - Traffic is already over capacity on Shurdington Road, and pollution above EU levels
 - This is valuable green belt land, its loss is irreparable
 - Increased risk of flooding - no last consultation was flawed and incomplete
 - We don't need so many new houses, it will have a negative effect on housing prices

Name

Address

11 Highwood Avenue
GL53 0TT

REF: 13/01605/OUT

Recd 18 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

.....
.....
HOW MANY MORE TIMES
.....

NO!
.....
.....

BUILT
Recd 18 OCT 2013
ENVIRONMENT

.....
TO DEVELOPMENT ON THIS SITE
.....

Name [REDACTED] N AT 35 BOURNSIDE ROAD IN 1957. Ref. 13/01605/OUT
Address 34A PILLEY LANE
GL53 9ER

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I am very concerned about this proposal. As it stands I cannot enjoy the use of my garden which is parallel to Morrisons Super Market due to the noise pollution from traffic. This proposal will inevitably mean more traffic and I am concerned about the strain on the local schools, doctors and other facilities.

Obviously there is the other important issue of this development spoiling the beauty of Up Hatherley. I bought my house which has views of the fields believing that these fields were 'left' to therefore protected. I am very saddened and cannot see this proposal as necessary or sensible.

Name [REDACTED]
Address 27 THE GREENINGS
CHELTENHAM

Ref: 13/01605/OUT
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Recd 18 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

What worries me is all traffic coming through
Bath rd. The Council has made a bottleneck there
and it often ends up forming a backlog and very
irate drivers. Who are these houses for: enough
is enough people move to the country only to find
the town follows them. Immigrants will end up in
these homes as the rest of us have no say we do
not count, let Tewkesbury Council build on the
side extend the town, Cheltenham & Gloucester
will meet & not a green field in sight (Disgusting)

Name



Address

Myrtle Cottage Craft St.

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Ref. 13/01605/OUT
Recd 18 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

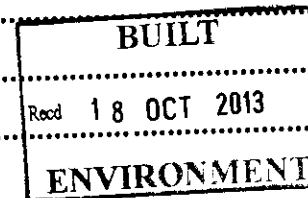
- Insufficient senior school places now, both Balcarras and Barnside have no plans to expand but catchment areas may have to change to accommodate new development.
- extra large number of vehicles on Shurdington Road causing an already severely congested route 10x worse.
- Loss of much loved green spaces, this area will change forever and we have chosen to live here.

Name



Address

5 Merlin Way



Ref. 13/01605/OUT

CANNOT RECORD - INCOMPLETE ADDRESS

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
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Comments & Observations on 650 House Application on Leckhampton Green Fields

- Please consider: ^(over)
- Wait for the parish application for local green space status.
 - Don't lose our heritage.
 - Consider the road network around this site: it is already failing.
 - Air pollution levels.
 - secondary school space.

1/01

Name

Address

[REDACTED]
Rostlyn Moorland Grove
Cheltenham GL53 0EX

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Recd 18 OCT 2013
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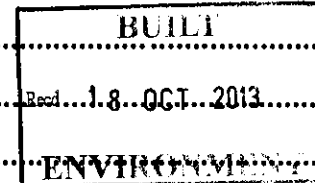
Ref. 13/01605/OUT

NOT RECORDED - ADDRESS NOT FOUND

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

To consider building on Leckhampton green fields is utterly ridiculous. The existing traffic problems, infrastructure and congestion would be minor.



Name



Ref. 13/01605/OUT

Address

LYNMEAD, CHURCH RD

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Recd 17 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Leckhampton is the last green space outside ~~an~~ already
overcrowded town. The fields provide a local amenity for dog
walking, allotments and the pleasure of open green space, a respite
from the stresses of our urban existence. This is apart from
the wealth of wildlife which is not inconsiderable. Rare
and threatened species of birds are resident there,
as well as bats and hares. The very real threat
of flooding, which would land under concrete would
raise, must be a serious consideration as well.
What advantage could there be apart from gain for the developers?

Name

[REDACTED]

Ref. 13/01605/OUT

Address

Brook Cottage, Crappetts Lane, Leckhampton.

GLS1 4TT.

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Recd 17 OCT 2013
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**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)**

Comments & Observations on 650 House Application on Leckhampton Green Fields

The application is premature since many of the planning assumptions in the SS are unverified, and cannot be supported by credible data or evidence at this time. Additionally, the local road network - especially Church Road and Shurdington Road - is already heavily congested and no viable means of expanding capacity or reducing traffic volumes, is being considered in this application. Furthermore, the green fields are home to numerous species of flora and fauna, including bats, several of which are ~~the~~ considered protected species. We strongly oppose this application.

Name [REDACTED] Ref. 13/01605/OUT
Address 11 VINERIES CLOSE, LECKHAMPTON, GL53 0NU

17 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

- > APPLICATION IS PREMATURE
- > SHOULD WAIT UNTIL JCS HAS BEEN FINALISED
- > ALL ASPECTS OF PLANNING, TRANSPORT, ENVIRONMENT & POPULATION ESTIMATES CONTAINED IN THE HOUSING TARGETS HAVE BEEN VERIFIED

Name



Ref. 13/01605/OUT

Address

11 FAIRFIELD WALK,
GL53 7PF.

PLUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Too many houses, need to keep some Green Space.....
Roads cannot/will not cope with estimated, additional vehicles.....
RISK of flooding.....

Name [REDACTED].....

Ref. 13/01605/OUT

Address 62 Sandy Lane, Cheltenham.....

17 OCT 2013

17 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I ~~continue to express my disapproval of~~ ^{continue to express my disapproval of} this application as
the local infrastructure is inadequate
to cope with this volume of houses,
and yet another tract of countryside
& agricultural land (which is likely to
be much needed in the future) will disappear
under concrete. I understand that future
projections of population increase may
be unrealistic (over-estimates).

Name



Ref. 13/01605/OUT

Address

1 Hobble Chase Cheltenham
GL53 0LP

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Recd 17 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

- Church Road is far too busy already. We find it hard getting out our drive
- Many residents, including us, walk their dogs or walk daily on these fields.
- Many people use these fields to run and play in the winter with their children.
- Removing the fields in Leckhampton removes the desire to live in Leckhampton.
- ~~then~~ Redevelop disused sites first. Green should be last.
- What demand is there for these houses and why?

Name

[Redacted Name]

RSE 13/01605/OUT

Address

65, Church Road, GL53 0PF



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**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
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Comments & Observations on 650 House Application on Leckhampton Green Fields

.....
NOW SUSTAINABLE DEVELOPMENT, WHERE ARE ALL THE JOBS.....
FOR THESE PEOPLE, MOST ~~WILL~~ BE AT KINGSDITCH T/A
SO BUILD ON THE TEWKESBURY ROAD. NEAR BY.....

.....
SHURDINGTON Rd CANNOT TAKE ANY MORE TRAFFIC.
.....

.....
FIGURES USED FOR POPULATION INCREASE ARE FLAWED
AND ~~PROF~~ OVERSTATE POPULATION INCREASE.
.....

Name



Ref. 13/01605/OUT

Address

NAMBOR, FARM LANE, LECKHAMPTON.

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Recd 17 OCT 2013
ENVIRONMENT

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
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Comments & Observations on 650 House Application on Leckhampton Green Fields

- 1/ This application should not go before the planning committee until the Joint Core Strategy has been finalised
- 2/ Shurdington Road already has too much traffic and does not have the capacity for the extra 1000 vehicles likely to be using it
- 3/ Air quality - already breaching EU levels - will deteriorate further


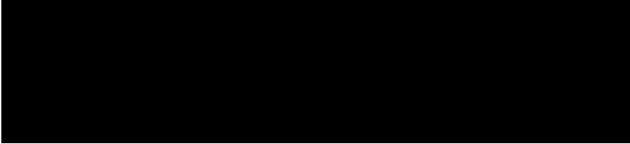
Name [REDACTED] Ref. 13/01605/OUT
Address 23 HIGHWOOD AVENUE, GL53 0JJ

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PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
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Comments & Observations on 650 House Application on Leckhampton Green Fields

.....
.....
..... When the Green Field principle and legislation was introduced
..... all these years ago it was highly prized by the majority.
.....
..... Before there is any move to encroach on Green Fields there
..... is a lot of Brown Field areas not yet developed. Costs of
..... cleaning them up should not be a barrier to sorting
..... out such problems.
.....
.....
.....

Name 
Address 

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Recd 17 OCT 2013

PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
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Comments & Observations on 650 House Application on Leckhampton Green Fields

1. THE ADDITIONAL TRAFFIC CANNOT BE SAFELY ACCOMMODATED AND WILL CREATE A DYSFUNCTIONAL, OVER-USED ROAD NETWORK, AND ADD SIGNIFICANTLY + DANGEROUSLY TO THE HIGH AIR POLLUTION LEVELS (WHICH ALREADY BREAK EU LEVELS IN CHURCH RD + A46). THE ESTIMATED ADDITIONAL 1000 CARS WILL EXIT ONTO A46 WHICH DOES NOT HAVE CAPACITY.
2. INSUFFICIENT SENIOR SCHOOLS + OTHER LOCAL RESOURCES.
3. THE SMALL HOUSINGS ARE A WONDERFUL GREEN SPACE WHICH CAN NEVER BE REPLACED ONCE GONE. THE WHOLE AREA IS AN EXCELLENT GREEN RESOURCE FOR LOCAL PEOPLE OF ALL AGES. IT MAINTAINS A SPACE BETWEEN HOUSING WHICH CANNOT BE RECREATED.
4. I OBJECT STRONGLY TO THIS APPLICATION WHICH IS PREMATURE AND SHOULD

Name

Address

87 CHURCH RD, LECKHAMPTON
GL53 0PF.

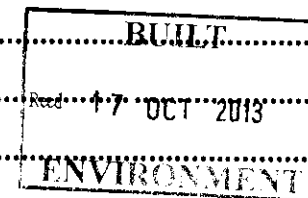
Ref. 13/01605/OUT

NOT BE CONSIDERED UNTIL THE JCS IS FINALISED + UNTIL OTHER FORECASTS HAVE BEEN VALIDATED.

**PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
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Comments & Observations on 650 House Application on Leckhampton Green Fields

The additional traffic from the proposed development
on the above green fields will be disastrous.
Already vehicles are regularly "nose to tail"
travelling at a snail's pace.



Name

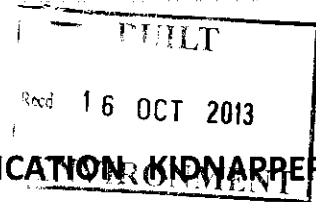


Ref. 13/01605/OUT

Address

8 ARDEN ROAD
Leckhampton
Cheltenham GL53 0HQ

15.10.2013



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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I need some houses built for my nine
grandchildren in their twenties. Plenty of room
on the Leckhampton fields

Name [REDACTED]

Ref. 13/01605/OUT

Address 11 Gordon Road

BUILT

16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Since moving to this area six years ago, I have seen a huge increase in traffic along Shurdington Rd + Church Rd. Nearly every day, cars, vans + lorries have to man the pavement - one day a pedestrian (probably a schoolchild) will be injured.

Making the air pollution problem worse on these 2 roads is already breaking EU levels - to deliberately increase this seems criminal. More thought needs to go towards these problems.

Name

.....

Ref. 13/01605/OUT

Address

GORRAN HAVEN.....
KIDNAPPERS LANE
CHELTENHAM GL53 0NX

BUILT

16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Is nothing sacred these days? Building on Green Belt
land will change the whole atmosphere of this beautiful area.
Promises from our councillors obviously mean nothing. What has
happened to democracy? It leads me expectedly to believe our
councillors who we elected. One wonders where all these people
will work, find school places, congest our already overcrowded roads
and seriously pollute the air we breathe. It seems we no longer
live in a democracy.

James

Name

[Redacted Name]

Ref. 13/01605/OUT

Address

4, Leckhampton Farm Court
Cheltenham
GL51 3QS

BUILT

Recd 16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

This application must be declined for the following reasons -

- ① The preservation of existing Green belt is critical for the continuing quality of life for current residents and the wildlife that live in it.
- ② Cheltenham infrastructure, particularly road networks, is unable to support housing expansion.
- ③ Schools in the area are full and further pressure on strained NHS services will mean less availability for all.

Name



Ref. 13/01605/OUT

Address

6, JAMES WAY, UP MARKET
CHELTENHAM GL51 3AZ

BUILT
Recd 16 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

ROADS & INFRASTRUCTURE UNABLE TO COPE.
ITS A DISGRACE. I DO NOT AGREE WITH USING
GREEN LAND WHEN THERE ARE AREAS IN TOWNS
THAT NEED REDEVELOPING AND CAN TAKE HOUSES.
CARS WILL HAVE NO WHERE TO GO. JAMS.
CHERENHAM - GLOS ARE APPLICING ALREADY

Name



Address

GL53 7PP

to
unable
recon -
incomplete
address

Ref. 13/01605/OUT

BUILT
Recd 16 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Is this what the Lib/Dems promised? We have already
too much intrusion into our green spaces. You have
allowed the brown field spaces to be used for so called
luxury housing. There is already too much building
in Leckhampton. There are few amenities & you are
only going to cause more travel more cars,
more noise, more pollution, more traffic on already
busy roads. Do not expect us to vote for you
again false promises again.

Name



Ref. 13/01605/OUT

Address

10, St. Stephens Rd

BUILT

Recd 16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I object to the planning application (above).

- DURING 'PEAK' RUSH HOURS ROADS AROUND SHURDINGTON ROAD,

~~WATERLEY~~ ^{LANE} & ESPECIALLY TO THE A40/GLOUCESTER ROAD/

WATERLEY LANE ROUNDABOUT ARE 'MAXED OUT' CHAOS WITH TOO MANY CARS
WHICH ONLY GET WORSE.

- WHERE WILL ALL THE 'EXTRA SECONDARY SCHOOL AGE CHILDREN
GO TO SCHOOL ?? INSUFFICIENT SPACES WHICH WILL CAUSE PROBLEMS.

- THE APPLICATION IS PREMATURE, YOU SHOULD WAIT UNTIL THE JOINT
CORE STRATEGY FOR THE AREA HAS BEEN FINALISED. YOU ALSO NEED TO
VERIFY ALL ASPECTS OF PLANNING, TRANSPORT, ENVIRONMENT & POPULATION

Name [REDACTED]

Address 7 MIDCOTE AVE.
GL51-3FB

ESTIMATES CONTAINED IN THE HOUSING
TARGETS HAVE BEEN
VERIFIED.

Ref. 13/01605/OUT

BUILT

16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Traffic:- Shurdington Rd. is an over-busy road already. One small holdup:-
ie repairing a small pothole - produces massive tailbacks and delays. I
know because I use the road every day. It is a small road ~~we~~ over-used.

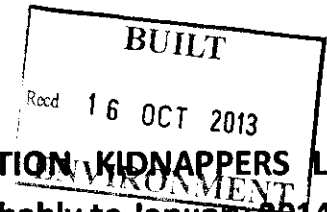
Housing:- Building more houses means they have to be filled - bringing more
people in to Cheltenham is folly - we have not got enough good secondary schools;
surgeries; adequate road systems etc. Our A+E has had to be closed at night
because it can't cope with the number of people already here - how do we propose
to deal with this great influx? And what about all the unsold properties in Chelt
Greenfields:- The great attraction of Chelt. is its beauty - especially of our surrounding

areas. If we are going to wipe out our close & lovely countryside we will be reduced
to just another urban area with nothing special to attract
tourists (part of our revenue) Ref. 13/01605/OUT

Name

Address

59 The Park



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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Building on this land will be disastrous.

① Green Belt land is valued, valuable and should be preserved

② The A46 is overused already.

③ The Bath Road cannot take any more traffic.

④ Doctors' lists are full.

⑤ Schools are full.

⑥ Air pollution is critical.

⑦ No surplus of jobs in Cheltenham

⑧ Danger of flooding.

Name [REDACTED]

Ref. 13/01605/OUT

Address 34 CAMPION PARK, UP HATHERLEY

GL51 3WA

BUILT
Recd 16 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I write to object to the development of this area. The application is premature and should not proceed until the outcome of the Joint Local Strategy has been finalized. Also all aspects of planning, transport, environment issues and population estimates must be verified.

This area cannot support any further development as Shurampton Rd and Church Road are already very congested at peak times and additional traffic will create gridlock. This will add to the air pollution which is already breaking air quality levels. The senior schools are over subscribed & Doctor surgeries are working over capacity.

Name [Redacted]

Address 2 Lydea Drive GL51 3EA

15/10/13

ref. 13/01605/OUT

BUILT

16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

DOES NOT

Against the above as Cheltenham ~~doesn't~~
have the infrastructure to support the resulting
population increase and green areas will be
lost forever

Name

Ref. 13/01605/OUT

Address

7 EDWARD WILSON VILLAS
GL50 2LP

BUILT

Recd 16 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

- The roads near the development would be overloaded -
Shurdington Road, because that is to be the only entrance/exit,
and Leckhampton Lane - Church Road, because vehicles
passing through would be avoiding Shurdington Road
- The added traffic would add to the already excessive levels of
air pollution
- There are insufficient senior school places to accommodate the
likely number of pupils. Bussing them to more distant schools
would be inconvenient to parents & would add to pollution

Name [REDACTED]

Ref. 13/01605/OUT

Address 20 Collyer End Rise

BUILT
Recd 16 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

I disagree with building these houses
because :- A thousand extra vehicles
will all EXIT onto Shurdington Rd.
:- Air Pollution levels already break EU
levels in the winter months on Church Road
and A46.

Name [REDACTED]

Ref. 13/01605/OUT

Address PAIRKREIGH, FAIRFIELD RD
GL53 7PD

BUILT

Recd 16 OCT 2013

ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

THIS DEVELOPMENT WOULD BE TOTALLY UNSUITABLE
AS A FREQUENT USER OF SHORDINGTON ROAD
IT IS OBVIOUS THAT IT CANNOT ACCOMMODATE
SUCH AN ENORMOUS INCREASE IN TRAFFIC AS
SUCH A DEVELOPMENT WOULD BRING.

ALSO, THE EXISTING SENIOR SCHOOLS IN THE AREA
ARE ALREADY OVER-SUBSCRIBED. THE PLANS & NUMBERS
INVOLVED MAKE LITTLE OR NO ALLOWANCE FOR THIS.

Name



Ref. 13/01605/OUT

Address

5 NAUNTON WAY
CHELTENHAM
GL53 7BQ

BUILT

Recd 15 OCT 2013

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

ENVIRONMENT

Comments & Observations on 650 House Application on Leckhampton Green Fields

CHELTENHAM IS RAPIDLY BECOMING A DORMITORY TOWN. LACK OF WORK

AT PRESENT, WITH LITTLE HOPE FOR THE FUTURE IS CAUSING OVER

DEVELOPMENT OF THE AREA. FIRSTLY, CHECK FOREIGN PEOPLE ALLOCATED

COUNCIL PROPERTY. RESTRICTING THESE TO YOUNG PEOPLE WHO HAVE

GROWN UP IN THE DISTRICT/AREA.

THE LAND SOUTH AND SOUTHWEST OF KIDNAPPERS LANE SHOULD NOT NOW, OR

ANYTIME IN THE FUTURE BE BUILT ON, DESTROYING THE LOWER SLOPES OF LECKHAMPTON

ESCARPMENT. LIKEWISE THE AREA BETWEEN CHARG ROVE LANE/HATHERLEY WAY SHOULD

BE KEPT OPEN. IF YOU ARE HELL-BENT ON THIS THEN I SUGGEST YOU BUILD THESE HOUSES

IN PITVILLE PARK, SANDERS PARK, + MANDELLER GARDENS. I WONDER WHAT THE POPULAS WOULD

THINK OF THAT.

Ref. 13/01605/OUT

Name [REDACTED]

Address GL53 9JA

BUILT
Recd 15 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Brownfield sites should be developed before any
green land is gobbled up.
Traffic will be a nightmare,
Weekly there are pages & pages of homes for sale!!
Ecologically development will be a disaster,
natural wildlife habitat is already disappearing
at an alarming rate.

Name [REDACTED] Ref. 13/01605/OUT
Address Harrow Cottage GL53 0QT.

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

SHEER AND UTTER MADNESS, TAKING
AWAY THE OPEN BALT AND BUILDING HOUSES
UP AGAINST AN ALREADY OVER BURDENED
SHORDONTON RD, AND BATH RD IS UTTER
STUPIDITY AND GREED ON BEHALF OF
THE RORO COUNCIL AND DEVELOPERS.
EVEN THE LIB DONS NEED THEIR
ARSES KICKED WE WILL FIGHT
THIS DEVELOPMENT TOOTH & CLAW.

Name

[REDACTED]

Address

GORDON RD, LECKHAMPTON

Ref. 13/01605/OUT

Recd 15 OCT 2013

ENVIRONMENT

BUILT

Recd 15 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

MY OBSERVATIONS ARE THAT THE LIB DEMS
ARE TRYING TO RUSH THIS THROUGH WITHOUT
HAVING MADE SURE THAT ALL THE CRITICAL
CHECKS HAVE BEEN UNDERTAKEN, I.E.
BROWNFIELD FIRST POLICY
SHMA REPORT
VERIFICATION OF THE JCS POPULATION PROJECTION.
THE INFRASTRUCTURE & ROADS CAN NOT
HANDLE THE EFFECTS OF THIS PROPOSAL:

Name

Ref. 13/01605/OUT

Address

35 WESTBURY RD
CHELTENHAM
GL53 9EN

BUILT

Recd 15 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

TRAFFIC!

THE TRAFFIC CREATED BY 'ENDSLEIGH' IS BAD
MORNING + EVENING

TRAFFIC ENTERING 'TOWN' TURNS LEFT AT THE
SHURDINGTON RD MOURENT ROAD PARK RD + FROM A M
TILE 10cm W AVOID BATH RD (JUNCTION) WITH
LECKHAMPTON RD (ROUNDBOOF WITH 4 OR 5 SIDE
ROADS) 2 PEDESTRIAN CROSSING + STOP LIGHTS AT
THURSTON RD IT THEN 'RACES DOWN THE PARK
WITH SCANT REGARD FOR 30" LIMIT W JUNCTION WITH
GRATTON RD AT PARK PLACE + BUS ROUTE

Name [REDACTED]

Address 6 THE PARK

Ref. 13/01605/OUT

SCHOOL CHILDREN!

IT CAN ONLY BECOME WORSE!

WORSE SINCE PARKING ALLOWED IN PARK PLACE

BUILT

Recd 15 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

This application is premature, and should not go before the Planning Committee until the Joint Core Strategy for the area of Cheltenham, Tewkesbury and Gloucester City has been finalised. Also that all aspects of planning, transport, environment and the population estimates contained in the housing targets have been verified.

Name

Ref. 13/01605/OUT

Address

4 CHARMWOOD ROAD, CHELTENHAM GL53 0HJ

BUILT

Recd 15 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

We are completely against these proposals which would move vital green space. Traffic which is already overloaded down Shurdington Rd would be unbearable, there are already insufficient secondary school places. There are far better options & the housing development plan should not be driven by the developer's desire to maximize their profit at the expense of the people who live here already and the people that would buy their houses and be caught in the subsequent problems also.

Name

Address

[Redacted]
12 Moorland Rd GL53 4TU [Redacted]

BUILT

Recd 15 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Building this number of houses on Leckhampton Green Fields would make a mockery of any green belt. It would be utterly dishonest to cater for more in demand when present educational, medical & other facilities are stretched to the limit already and jobs vacancies have fallen dramatically; apart from permanent overloading of the present road usage & facilities.

Whatever solutions are found to road & transport problems, once green land is built on it has gone forever, not able to be used for food production - have you succeeded in making concrete fertile & providing food? Therefore would you survive?

Name

[REDACTED]

Ref. 13/01605/OUT

Address

25. Peregine R. Cheltenham

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

1. The plans do not yet satisfy the requirement to demonstrate, verifiable transport strategy. Roads around Moorend Park Road, Hall Road; are already used as 'rat runs' for traffic. The new houses must not make this situation worse.
2. The effect on existing secondary schools must be considered and planned for.

BUILT

15 OCT 2013

ENVIRONMENT
Ref: 13/01605/OUT

Name

Address

12 MOOREND GROVE; GL53 9EZ

BUILT

14 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

We wholeheartedly agree with and support the views of LEGLAG issued in various documents over past years. It is most disappointing to us to realise that 'authorities' which are elected to represent our wishes continually ignore them. The case against proposed significant developments of housing by LEGLAG is balanced, objective, and totally justified.

There can be no reason why all the matter raised should not be considered in detail BEFORE ANY ACTION IS TAKEN FOR FURTHER HOUSING AND RELATED DEVELOPMENTS IN THE LECKHAMPTON AREA.

Names

[REDACTED]

Ref. 13/01605/OUT

Address

89 MOOREND RD, LECKHAMPTON
GL53 0NB

12/10/2013

BUILT

14 OCT 2013

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

1. TOO MANY HOUSES ALREADY WITH NO
ADDED FACILITIES - SCHOOLS - SPORT & PLAY FIELDS
DOCTORS ETC

2. CHELTENHAM COUNCIL ALREADY DO NOT
ATTEND TO THE GREENERY ADDED TO
ESTATES THEIR REQUIREMENT - WOLVERHAMPTON
COUNCIL DOES ONE END OF ROSAMP COURT -
CHELTENHAM COUNCIL DOES NOTHING AT
THE OTHER OR LOS OF OTHER AREAS JUST ON
THIS ESTATE - THATS JUST ONE THING

Name

A. P. HALL

Ref. 13/01605/OUT

Address

27 ROSAMP COURT
GL51 3WN

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

THE INFRASTRUCTURE WILL NOT COPE WITH ALL THESE HOUSES, + SCHOOL, RETAIL OUTLETS ETC.
IF THERE IS AN ACCIDENT ON THE M5 OR AT THE AIR BALCON, ALL TRAFFIC IS REDIRECTED
DOWN SHURDINGTON ROAD, AND IT BECOMES GRIDLOCKED THE SAME AS ON RACE DAYS.

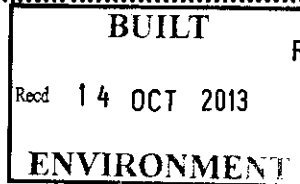
THERE IS THE STRONG POSSIBILITY OF INCREASED FLOODING, WHERE I LIVE ADJACENT TO THE
SHURDINGTON RD, PROPERTIES ALREADY FLOOD FOLLOWING A COUPLE OF DAYS OF HEAVY RAIN.
WHAT WILL HAPPEN WHEN THERE IS A CONCRETE JUNGLE OVER THE ROAD. THE DRAINAGE SYSTEM
WILL NOT COPE.
WILDLIFE IS BEING LOST - DEERS, BATS, RARE BUTTERFLIES, BADGERS ETC ALL LIVE IN THOSE FIELDS.

IT APPEARS JCS HAS FOLLOWED INACCURATE POPULATION/ECONOMIC GROWTH PREDICTIONS.
UP-TO-DATE FIGURES SUBMITTED BY INDEPENDANT CONSULTANTS NEED TO BE LOOKED AT.
WE ONLY HAVE ONE SEWERAGE PLANT FOR CHELTENHAM, HOW IS THIS GOING TO COPE?
WHAT IS THIS "AFFORDABLE HOUSING" GOING TO COST - THE DEVELOPERS CANT TELL US WHO IS GOING TO
AFFORD THIS HOUSING IN THESE DAYS OF RECESSION, WHEN HOMES ARE BEING REASSESSED.

WE HAVE ENOUGH HOUSES EMPTY IN CHELT. NOW WE DONT NEED THESE !!

Name [REDACTED]

Address 21 HAWKSWOOD RD CHELTENHAM...



Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

We dont need the houses or the
extra traffic, noise and pollution
generated from them.

Also flooding is a concern for
those living towards Shurdington/woodend/park
area.

We need more green fields, open space, quiet
and conservation of our precious countryside.
Recycle inner city wasted space ~~first~~

Name [REDACTED]

Address 51 Highwood Avenue
GL53 0JJ.

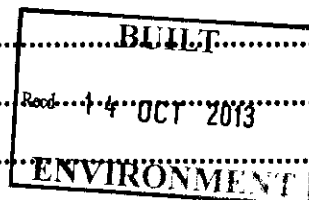
BUILT
Recd 14 OCT 2013
ENVIRONMENT

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

TRAFFIC PROBLEMS
BATHED CONGESTION
BATHED CAR PARK IN AERIAL
AT TIMES NOW



Name



Ref. 13/01605/OUT

Address

2 TASMIN WAY
UP WATHERLEY

BUILT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

.....None of the infrastructure is in place, or put in place, by this application. The proposals would bring misery to current residents in the area, and would not be a happy place to live for newcomers either.

.....The road system, schools, jobs, & the environment are all under resourced for the proposed influx of people.

.....The application should delay until the TCS is in place.

Name [REDACTED] 13/01605/OUT

Address No 6, CLS30PB

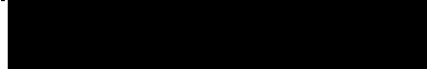
PUBLIC CONSULTATION ON OUTLINE PLANNING APPLICATION KIDNAPPERS LANE
13/01605/OUT - Official End Date 18th OCTOBER (BUT probably to January 2014)

Comments & Observations on 650 House Application on Leckhampton Green Fields

My Concern is primarily about the extra traffic on the roads - Shrewsbury Road, Church Road & Grove field way. Quite often the roads are congested now and we have had to wait for road surfaces to be repaired. Parking at Supermarkets - such as Mamas is already at capacity at weekends and I am concerned that additional cars will have a bigger impact than has been considered.

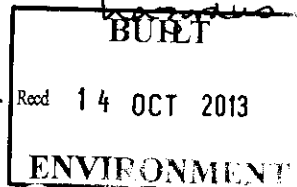
I would also say that we should be encouraging people to use bicycles & to walk where possible - this will be more

Name



Address

23 Amaranth Way



Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

Recd... 14. OCT. 2013.....

ENVIRONMENTAL

An outrageous proposal which will soon
turn an already overtrafficed area into
a London exit road at peak hours.
Church road is already a rat run
from the A417 to Charton Kings and
beyond. Kidnappers Lane is hardly
manageable as it is and the impact
of increased traffic on the increased
pedestrian population is a blue print

Name



for more road

Ref. 13/01605/OUT

Address

Arden Road, Cheltenham..... traffic accidents.

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

.....
IN TOTAL AGREEMENT WITH ALL LEGLAG'S
.....
OBJECTIONS TO JCS BUILDING PLAN
.....
FOR LECKHAMPTON
.....

BUILT
14 OCT 2013
ENVIRONMENT

Name [REDACTED]
Address EMMANUEL GDS
GLES 7NT

Ref. 13/01605/OUT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

THINK ABOUT THIS MAX, BEFORE YOU DO IT! YOU CAN'T REPLACE GREENBELT ONCE IT GOES ITS GONE!
THESE ARE FLOOD FIELDS WATER COMING OFF LECKHAMPTON HILL STOP AT THESE FIELDS
WILL COUNCIL GIVE US INSURANCE AGAINST FLOODING IF WE CANNOT GET IT IN FUTURE.
THINK ABOUT DRINKING WATER SHORTFALL, SEWAGE WE ONLY HAVE HAYDEN LANE.
TRAFFIC, EMERGENCY ACCESS, HAZARDOUS WASTE NO A.E. THINK ABOUT SCHOOLS
ELE. GAS BLACK OUT, DR ALREADY IN SUBSIDIARY, PARKING TO ROSCHY WALTON.
HILL SAISONAY AVE; HAWKSWOOD) WHICH REFLECT. WHAT ABOUT WILDLIFE.
IN THESE FIELDS ONCE THERE LAST THERE LAST. THERE ARE THOUSANDS OF HOUSES
ON THE MARKET JUST GO TO ANY ESTATE AGENT INCLUS. WHY DO WE NEED MAKE
STAND ON LAND ALREADY BUILT ON IF OLD SP. RAY I SHOW IF YOU HAVE YOU CAN'T FIND LOTS
OF EMPTY HAND IN COURT. LOTS ARE FIELD ALLOWN.

Name

Address

[REDACTED]
23, HAWKSWOOD (S.A.) WOODLANDS.

Ref B13/01605/OUT
Recd 14 OCT 2013
ENVIRONMENT

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

Comments & Observations on 650 House Application on Leckhampton Green Fields

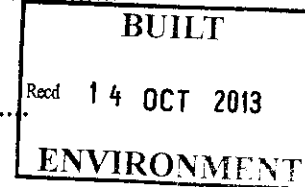
We have lived on this side of Cheltenham for 30 years and seen a great deal of development involving the loss of a vast amount of green open space in that time. This scheme seems designed to deprive us of most of what we have left. Where is the supposed preference for redeveloping brownfield sites? 'Consultation' is a sham if, in the end, no notice is taken of the views of existing residents - our local council is not serving us well.

Name

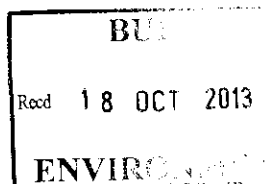


Address

35 The Park
Cheltenham



Ref. 13/01605/OUT



5 Blackthorn End

Leckampton Lanes

Cheltenham GL53 0QB

14th October 2013

mikeandgillbell@BTINTERNET.COM

Cheltenham Borough Council Planning Department

Municipal Offices

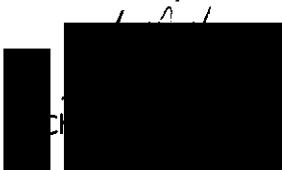
Promenade

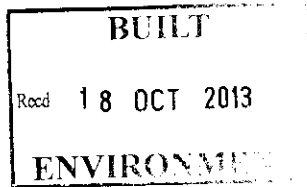
Cheltenham GL50 9SA

I wish to make the following comments on the planning application **13/01605/OUT** for 650 houses and other developments on Kidnappers Lane in the south of Cheltenham.

- The application is premature. It must be delayed until the acceptance of the JCS.
- The proposed new developments will put extra traffic onto the already full Shurdington Road. The outline illustrative master plan apparently closes access to Leckhampton Lane/Church Lane. This will funnel traffic onto Shurdington Road both from the new estate and the existing Brizen Estate. This will be in excess of 1000 cars per day. The access from the estate onto Shurdington Road will require a large junction (either a roundabout or a major traffic light complex). The position indicated on the indicative plan is too small and too near the existing Moorend Road traffic lights.
- Despite the lengthy consultant's report the application does not address the issue of flooding adequately. The consultant's report is based essentially on computer modelling and uses little or no data based on measurements on the site. It also takes little or no account of resident's observations. The 2007 flooding caused one metre deep water to run across Church Road onto the proposed estate and three metre deep flooding at Brook Cottage. The balancing ponds shown on the plans and virtually surrounding Brook Cottage are designed to accommodate the extra surface water runoff from the proposed new estate. They will be inadequate to cope with a repeat of the 2007 flood where large volumes of water flowed onto and across the area. The position of the balancing ponds is quite unacceptable so near to Brook Cottage.
- There are number of significant differences within the Planning Application Documents. For example the access onto Farm Lane and Leckhampton Lane is quite different in the Illustrative Master Plan and the South of Cheltenham Access and Movement Plan. The whole Planning Application Document clearly needs editing to remove these contradictions.

Yours sincerely





5 Blackthorn End

Leckampton Lanes

Cheltenham GL53 0QB

14th October 2013

mikeandgillbell@BTINTERNET.COM

Cheltenham Borough Council Planning Department

Municipal Offices

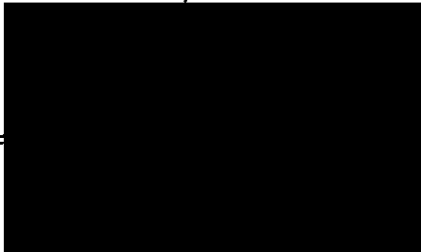
Promenade

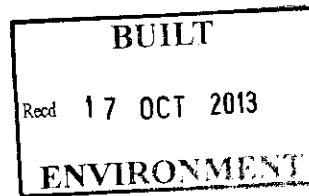
Cheltenham GL50 9SA

I wish to make the following comments on the planning application **13/01605/OUT** for 650 houses off Kidnappers Lane in the south of Cheltenham.

- I am concerned about the implications for additional secondary school numbers. The local schools at Bournside and Balcarras are already seriously oversubscribed.
- Traffic on the Shurdington Road is already at saturation point, the additional houses and road closures will make the situation much worse. Access from the new estate onto Shurdington road will require a major new junction. The indicative junction shown in the indicative plans is much too small and near the Moorend Road traffic lights. It will be taking the traffic both from the new estate and the Brizen Estate which currently exits from Kidnappers Lane and Farm Lane/Church Road.
- The concept of a cottage hospital has to be a joke in the present situation regarding NHS services in Cheltenham. I note the outline does not include a doctor's surgery.

Yours sincerely





Lantern Lodge
Farm Lane
Leckhampton
Cheltenham
GLOS
GL53 0NN

Dear Mr Hemphill

30 Sept 2013

Re 13/01605/OUT

Please accept this letter as our objection to the planning application for housing to be built on the farm & small holding land adjacent to Farm Lane/ Kidnappers Lane.

As you are aware this is only part of the development originally proposed and the plans are indicating this as only the first phase, with the others phases linking into this proposal but are these outside of the Cheltenham BC jurisdiction which would mean that those developments could be approved with Cheltenham BC having no control.

There is also the issue of the developments being forwarded for Brizen Farm and the opposite side of the Shurdington Road. Having attended the exhibitions it has become clear that when talking to those holding the displays the developers have in reality only been considering their own schemes. They show reduced numbers of houses but implied that they would be building larger houses so numbers of people, traffic etc would not be reduced as they claim.

Traffic is already reaching unacceptable levels, single housing plots within the area have already been rejected on the grounds of introducing more traffic so how can large scale development be considered bringing more, traffic on to these already congested roads.

Flooding issues raised and modelled against Government / EA data appear to be totally irrelevant as it is related to the rivers, whilst this area is away from rivers these fields and the fields proposed for development are the natural flood plains for the surrounding hills, and I would not consider the hills to be a small catchment area as has been implied. I would disagree with the statement that the fields do not flood or that they were never saturated and in the previously ill conceived development of The Lanes these fields had their dew ponds filled in by methods that would probably be considered illegal fly tipping in this day and age as may have been the case back then.

While you cannot accept personal property issues we suffer now as a direct result of the original Lanes development that development with our gardens constantly being flooded this was not the case before the development this is fact as I live in the house where I was born and grew up in Farm Lane, and if I recall flooding was one of the points raised in the original objections.

Leckhampton Hill is an area of outstanding natural beauty which will be totally destroyed by further development being imposed so close.

The area surrounding Leckhampton is unsustainable, no facilities exist to this area with all work areas and shopping developments being to the north of Cheltenham and that area abounds the motorway and major roads thus offering good access with less impact. The developers talk of a new doctor's surgery and cottage hospital, the surgery will be a relocation of an existing surgery which would be detrimental to Leckhampton moving it further away from the village so introducing more traffic. The cottage hospital is only going to happen if the health service would take it on and at present they are cutting services, so this is liable to be land that will suddenly become available for housing.

Control is required to prevent this developer developing on their borders which is exactly what has and is potentially happening to this area of Leckhampton leaving the locals then to overcome all the problems these developments caused, the truth being that the problems are not resolved only made worse, there are not the resources to cope today let alone tomorrow.

Please reject this application and any other subsequent applications to this area of Leckhampton, the land status over the years has already modified to suit outsider development needs not the needs of local people, there are other areas that can be developed without have such an impact on the life of the people and the surrounding environment. This particular development has been considerably reduced in scale but it suggests that this would be a development being built in stages so ultimately resembling the original scheme but probably in the long run just involve building houses as the Contractors profit considerably by building in Leckhampton as opposed to other areas. They talk of affordable housing but that is not the case in this area both of my daughters have had to move out of the area as the same specification houses they now own were tens of thousands of pounds more in this area.

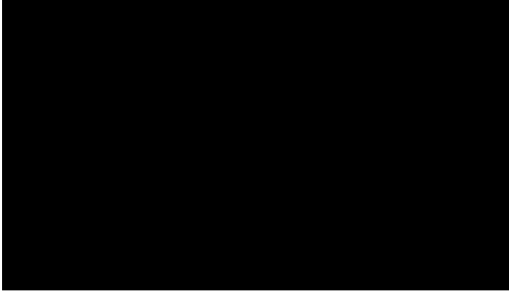
The scheme shows hedgerows being kept but this is not happened on the last two developments towards Hatherley with the existing roads being opened up that would have a tremendous negative visual impact if the developers go for subsequent amendments to do the same again if the scheme was unfortunately approved.

If this and the subsequent development applications around Farm Lane are unfortunately approved could it not be made a condition that all the new roads to the south & west of Farm Lane etc from the other developments are all brought out on to the main road at the existing roundabout on the A46 through this development and include a vehicular two way link into the existing Lanes development as was the original intention from the design of the Lanes and close any direct access to and from Farm Lane to this existing and any future developments, in this way if development takes place then it would have minimal impact on the residents of Farm Lane and the surrounding neighbourhood, and most important would probably be a great improvement on the safe access on to the main A46 This way the development could be seen to resolving issues but not at the expense of existing people. If somebody moves into this type of development then they know what to expect i.e. roads in place, but if these development are introduced and transport links put in to small country lanes i.e. Farm Lane as was the Lanes years ago then the local people have no options. Please protect what is left of Leckhampton as a village. Surely this is not what planning is all about imposing unforgiving situations to the local community which

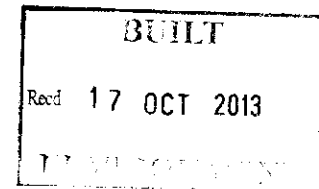
could easily be overcome at an insignificant cost to the developers. Perhaps Farm and Kidnappers Lanes could be designated "quiet lanes" and by reducing present traffic levels to these two country lanes it could protect and reduce the damage to the village.

Please reject this application.

Yours sincerely



Willow Green
Leckhampton Lane
Shurdington
Cheltenham
Glos
GL51 4XW



15/10/13

Land at Leckhampton, Shurdington Road , Cheltenham. 13/01605/OUT

Dear Sir

I wish to object to the above planning application on the following grounds:

1] The A46 is a busy and dangerous road and struggles to cope with all the traffic , if this housing goes ahead chaos will ensue. An environmental statement lodged by Hunter Page a while ago admits that the highway was found to be operating near to capacity.

2] I believe that emergency services will be affected by the increase in traffic during peak times.

3] No provision for an extra Secondary School has been provided when local schools are over subscribed .

4] This land in the past has been used as prime horticultural land and supported many smallholdings, the land has only got into its present state by the threat of building.

5] This area should be used as a green buffer zone , helping to prevent the merging of Cheltenham and Shurdington and to keep and protect the outlook over Cheltenham.

6] This open space must help to act as a lung to the area, with all the pollution caused by the amount of traffic already on the A46, more housing means, more traffic, more pollution.

7] The amount of housing has not been based on the Office For National Statistics projection but on short term interim figures, the amount of houses should I believe be based on what housing is really needed and on solid facts.

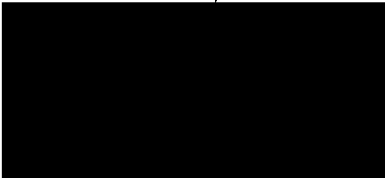
8] A clear Brownfield policy should be put in place before the JCS is finalised, this application is premature.

9] I don't believe our hospitals will cope with all these extra people ,and that there are enough jobs available locally.

10] Cheltenham is the centre of the Cotswolds attracting tourists, do tourists want to see a mass of sprawling houses blocking the views from and to the hills.

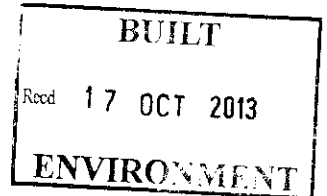
11] If this application is allowed to go ahead it could be only the beginning, with phase 2 or 3 , allowing further development on the Newbridge Construction owned land up to Leckhampton Lane, which is already dangerous and is getting like a race track, being used as a rat run with no one taking any notice of the speed limits, the whole surrounding area cannot sustain any developments.

Yours sincerely



Willow Green
Leckhampton Lane
Shurdington
Cheltenham
Glos. GL51 4XW
13/10/2013

Cheltenham Borough Council Planning
Municipal Offices
Cheltenham
Glos
GL50 9SA



With ref. to Planning Application 13/01605/OUT

Dear Sir

I wish to object to the above planning application on the following grounds:

1/ The loss of valuable horticultural land said by some to be the finest in the county. It formally supported successful businesses of many smallholders but has been allowed to deteriorate in the face of builders options on the land.

2/ Lack of local infrastructure. There is no provision for an extra Secondary School education when local schools are mostly oversubscribed. The application only vaguely mentions 'potential' other infrastructure that should be considered essential in a locality poor in such amenities.

3/ The A46 is a very busy and dangerous road and currently struggles to cope with existing traffic at peak times. Upwards of 1000 extra vehicle movements and road chaos could be generated by this plan as lack of local employment opportunities will lead to the need to travel distances not covered by bus services.

4/ This large development will ruin the Cheltenham 'green lung buffer' helping to prevent the coalescence of Cheltenham and Shurdington. It will spoil the outlook over Cheltenham from the surrounding hills designated as Areas of Outstanding Natural Beauty. Due regard should be given to the important need to protect the character and appearance of the rural landscape.

5/ This application is premature as it comes ahead of public consultation of the Joint Core Strategy and consideration of real housing local structure needs. The Local Authorities and public should have the opportunity to have an input before any serious planning application is considered.

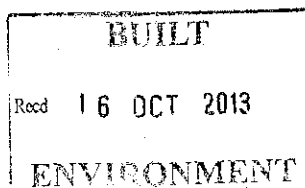
Yours sincerely



Drs J and J Pringle
111A Charlton Lane, Cheltenham, GL53 9EE



CBC Planning
Municipal Offices
Cheltenham
GL50 9SA



Ref. 13/0106/OUT

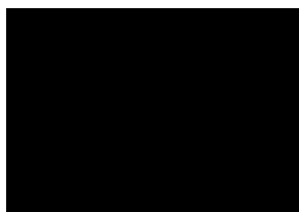
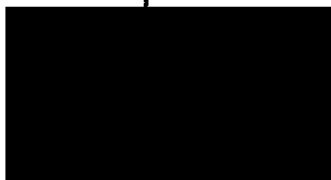
Dear Sir/Madam

We write in relation to (a) the proposed growth in housing of 33,000 houses to 2031 in the Joint Core Strategy and (b) the 650 house applications on Leckhampton Green Fields. There appears to be some doubt concerning the figures used for population growth and anticipated housing needs. It seems highly likely that these needs have been exaggerated. Quite apart from this, we are alarmed at the proposition for a number of reasons:

1. The use of green field sites would irreversibly alter the area we live in. The natural appeal of this area both for residents and visitors alike depends entirely upon these green spaces, so it would be an act of short-sightedness and irresponsibility not to utilize brown field sites first, as we have already requested.
2. Cheltenham's infrastructure, in particular roads, schools and health services are already under pressure and would not cope with this level of housing growth. The road system is already under huge strain and the last thing that is needed is the injection of hundreds of additional vehicles onto these roads every day.
3. The huge increase in traffic, particularly along Shurdington Road, would make life for both local residents and motorists pretty miserable and stressful, not to mention the increased air pollution that would result. The closure of Kidnappers Lane would compound matters. These results may not be quantifiable but would dramatically alter the quality of life of those of us affected.

We would be grateful if you would register our strong objection to this proposal and give serious consideration to alternative propositions made by Leckhampton and Warden Hill Parish Council.

Yours faithfully,



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

Comments & Observations on 650 House Application on Leckhampton Green Fields

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BUILT
Recd 16 OCT 2013
ENVIRONMENT

See letter

Name [REDACTED]

Ref. 13/01605/OUT

Address *111A CHARLTON LANE CHELTENHAM GL53 9EE*



Your Ref. 13/01605/OUT

Tracy Crews, Head of Planning,
Cheltenham Borough Council.

4 VINERIES CLOSE,
LECKHAMPTON,
CHELTENHAM,
GL53 0NU.

Dear Tracy Crews.

16th October 2013.

Residential and associated development of land
at Leckhampton. - OBJECTION

This proposed development will bring chaos to an already chaotic area. Transport access in Leckhampton is already at breaking point, and until the Council solves the current situation that exists in Leckhampton Lane/ Church Road and on the A46 between Sharbington and Cheltenham, then no further development should take place.

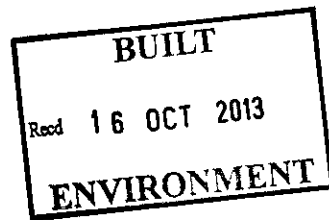
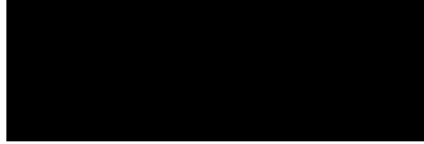
Should further development be required, and I do not accept your figures, then it should be done in areas with easy access to the M5 motorway. Building ~~an~~ an access at Combe Hill M5 junction for traffic going south, and for leaving the motorway for traffic travelling north would help solve much of Cheltenham's traffic problems.

P.T.O.

Accidents are going to happen on Church Road with the current situation - most likely at school times.

The situation can only get worse with additional residential development in Heckhampton.

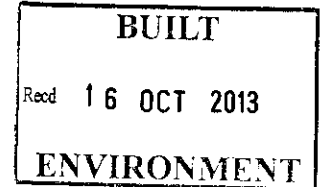
Sincerely,



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

14th October 2013

Mr. Craig Hemphill
CBC Planning
Municipal Offices
Cheltenham
GL50 9SA



Dear Mr. Hemphill,

OBJECTION: Outline Planning Application Ref: 13/01605/OUT

I object to the above proposal to build 650 houses, a supermarket and other retail units, primary school, community centre, business premises, car parks, and care home on a 33 hectare site in Leckhampton. There are ongoing and significant problems associated with housing development in this area to the south of Cheltenham. These have been detailed in numerous letters by numerous objectors on numerous occasions and which include:

Traffic

1) This Application seeks to turn Kidnappers Lane into a cul-de-sac in a simplistic attempt to prevent the estimated 1,000 vehicles that will be generated by the proposed 650 houses and co-located businesses from reaching the sensitive Church Road area.

The local road network is today heavily utilised. But any attempt to channel the extra loading caused by the proposed development towards Shurdington Road, which itself is already congested, will simply result in the overloading of Shurdington Road (and by extension Bath Road); it will then become a second Church Road, with all the attendant social problems.

2) It is only correct that developers should provide additional resources to cope with the increased demands created by their developments; however in this case the Application will achieve quite the opposite and destroy local resources (by turning Kidnappers Lane into a cul-de-sac).

I am therefore very concerned about the negative impact from this huge increase in traffic passing through Church Road, Shurdington Road, Farm Lane, Kidnappers Lane and Leckhampton Lane daily, and feeding into Leckhampton Road, Bath Road and other local roads.

Air Pollution

3) Air pollution levels already break EU levels in the winter months on Church Road and the A46, and are likely to break it all year round after the EU reduces the recommended level. The current scale of the problem means that the whole of Cheltenham has been made an Air Quality Management Area, and this proposed development would just make a bad situation worse.

Employment

4) Employment opportunities on the south side of Cheltenham are severely restricted which means that new developments (such as this) located south of Cheltenham will force inhabitants to commute elsewhere causing considerably higher traffic flow particularly during peak times. The developers have made a token attempt to co-locate some small businesses with the housing, but these commercial enterprises are very small and will employ an insignificant number of the inhabitants - it is nothing but a fig leaf. The fact remains that the vast majority of the people on such a development would have to commute elsewhere in Cheltenham/Gloucestershire - by car, and the national requirement to drastically cut carbon emissions means that it is no longer acceptable for developments to be dependent on commuting long distances.

Providing schooling infrastructure to support the development

5) This application does not consider where any residents would attend secondary school. All local schools, both primary and secondary, are currently oversubscribed. The nearest secondary school (Cheltenham Bournside) is an Academy and cannot therefore be required to expand further. Children would have to travel to Brockworth or Chosen Hill if spaces were available, or to schools on the opposite side of Cheltenham.

Infrastructure

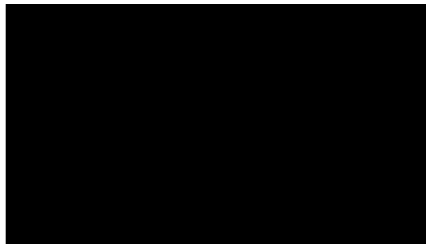
6) The JCS is still awaiting modelling work that will consider (and presumably specify) the potential impacts of proposed developments, and any mitigation required. The JCS also maintains that it is working with the necessary providers to develop the infrastructure required.

But until the JCS knows what the impacts will be and what mitigation is needed (or even if it is possible), I fail to see how the JCS can meaningfully work to develop the infrastructure required. (In summary, since it is impossible to understand the impacts of the JCS "preferred plan", how can anyone say they prefer it?).

Conclusions

- The above Application is inappropriate for its proposed location and should be rejected.
- Any further Applications should not go before the Planning Committee until the JCS plan for the area of Cheltenham, Tewkesbury and Gloucester City has been finalised.
- The public deserves to know that the housing targets contained in the JCS are objective, transparent and in accordance with the needs of the area and NOT a contrived Developer's Charter. This means that –
- All traffic and infrastructure modelling that the JCS needs to do, must be completed before any 'preferred plan' can be considered.
- The population estimates contained in the JCS housing targets need to be verified with the ONS.

Yours sincerely,



200R REF 13101605100T

BUILT
Recd 16 OCT 2013
ENVIRONMENT

13-10-2013

Dear Sir/Madam

Re Development on land at Leckhampton
Shurdington Road Cheltenham

I wish to object to this development in the strongest possible terms for the following reasons.

(1) It will destroy the Cottryside nature of this area and the quiet beauty of Leckhampton for ever.

(2) The additional traffic that this development will generate will largely affect Church Road and Shurdington Road both of which are already very busy particularly at peak times.

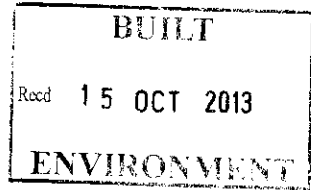
(3) I do not think that there is a need for the number of houses that has been quoted.

I hope that the Cheltenham Borough Council will carefully consider the points I have made and refuse the development application.

Yours faithfully



19 Gordon Road, Cheltenham, Glos. GL53 0ES



**C B C Planning
Municipal offices
Promenade
Cheltenham
GL50 9SA**

Outline Planning Application (Ref.13/01605/OUT

14 October 2013

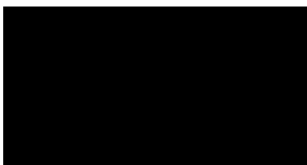
Dear Sir or Madam

I would like to register my views and comments, as follows:

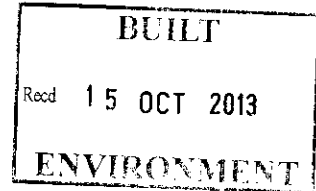
- 1) My main objection is to the building of extra dwellings on the Cotswold Area of Outstanding Natural Beauty or on land near to it.**
- 2) I object to building on top grade agricultural land, land on the flood plain and on land which suffers flooding regularly. Warden Hill could suffer from flooding caused by building on the land in question.**
- 3) If we need more affordable housing, it should be within the present built-up area, particularly on brownfield sites.**
- 4) Because of the narrow roads in the Leckhampton area, there would be an increase in the already high levels of traffic congestion and resultant pollution. I understand that Kidnappers Lane into Church Road and Shurdington Road will be closed. It is estimated that a further 1000 vehicles will all exit on to Shurdington Road thus causing more traffic congestion on the already over capacity road network. There MUST BE a JCS transport plan and traffic modelling before this application goes to Planning Committee.**
- 5) Air pollution levels already break EU levels in winter months on Church Road and the A46. Cheltenham has been made an Air Quality Management Area in response to the problem .**
- 6) There are insufficient secondary school places to cope with the increased demand this development would generate.**

Before any planning application is considered, The Joint Core Strategy for the area of Cheltenham, Gloucester City and Tewkesbury should be finalised and all aspects of planning, transport, environment and population estimates contained in the housing targets should be verified.

We, the public, deserve to be sure that the housing targets contained in the JCS are in accordance with the needs of the area.



19 Gordon Road, Cheltenham, Glos. GL53 0ES



**C B C Planning
Municipal offices
Promenade
Cheltenham
GL50 9SA**

Outline Planning Application (Ref.13/01605/OUT

14 October 2013

Dear Sir or Madam

I would like to register my views and comments, as follows:

- 1) My main objection is to the building of extra dwellings on the Cotswold Area of Outstanding Natural Beauty or on land near to it.**
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- 6) There are insufficient secondary school places to cope with the increased demand this development would generate.**

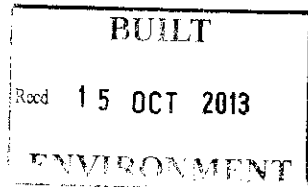
Before any planning application is considered, The Joint Core Strategy for the area of Cheltenham, Gloucester City and Tewkesbury should be finalised and all aspects of planning, transport, environment and population estimates contained in the housing targets should be verified.

We, the public, deserve to be sure that the housing targets contained in the JCS are in accordance with the needs of the area.

Yours faithfully



19 Gordon Road, Cheltenham, Glos. GL53 0ES



C B C Planning
Municipal offices
Promenade
Cheltenham
GL50 9SA

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

14 October 2013

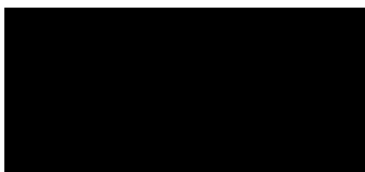
Dear Sir or Madam

I would like to register my views and comments, as follows:

- 1) My main objection is to the building of extra dwellings on the Cotswold Area of Outstanding Natural Beauty or on land near to it.
- 2) I object to building on top grade agricultural land, land on the flood plain and on land which suffers flooding regularly. Warden Hill could suffer from flooding caused by building on the land in question.
- 3) If we need more affordable housing, it should be within the present built-up area, particularly on brownfield sites.
- 4) Because of the narrow roads in the Leckhampton area, there would be an increase in the already high levels of traffic congestion and resultant pollution. I understand that Kidnappers Lane into Church Road and Shurdington Road will be closed. It is estimated that a further 1000 vehicles will all exit on to Shurdington Road thus causing more traffic congestion on the already over capacity road network. There MUST BE a JCS transport plan and traffic modelling before this application goes to Planning Committee.
- 5) Air pollution levels already break EU levels in winter months on Church Road and the A46. Cheltenham has been made an Air Quality Management Area in response to the problem .
- 6) There are insufficient secondary school places to cope with the increased demand this development would generate.

Before any planning application is considered, The Joint Core Strategy for the area of Cheltenham, Gloucester City and Tewkesbury should be finalised and all aspects of planning, transport, environment and population estimates contained in the housing targets should be verified.

We, the public, deserve to be sure that the housing targets contained in the JCS are in accordance with the needs of the area.





Autumn Fall
104 Shurdington Road
Cheltenham
Glo'shire
GL53 0JH
Tel 01242 238076

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

Attention Mr Craig Hemphill (Planning Officer)

13 October 2013

Dear Sir

**Strong Opposition to - Planning Application No 13/01605/OUT
At Leckhampton/Shurdington Road, Cheltenham.**

1. We send this letter to register our Formal Objection to the above Planning Application.
2. Firstly however we cannot understand how this Planning Application is being formally considered at this date in October 2013, as the Consultation Process of the recently announced Joint Core Strategy (JCS) is still underway – especially as the location of this actual planning application is right at the very heart of the JCS.
3. There is so much we could say in detail about “our horror” should the application be approved, but we will do our best to keep our Objection Points in a clear and concise manner - we are willing to additionally discuss our major concerns if you wish.
4. At the end of this letter is a Schedule detailing the enclosed documentary evidence mentioned in this particular correspondence (Photos of traffic delays and a Pollution document), which we are confident will assist in your deliberations.
5. **The main reasons how this Application will have a serious and damaging impact on our life are:**

- (i) *The closeness and overpowering nature of the proposed hundreds of new homes to our home* - we are living in a small close, the majority of which are bungalows occupied by mature and elderly residents and our homes are only a matter of yards from this new building site for 650 homes plus other buildings.

(ii) **Overdevelopment**

We really hope the Application is Refused, but if the Application is approved, we would like the new development to be shielded from us from sight, noise and pollution by extending/moving the large green open space already on the plans to be right alongside our bungalows. This would mean the actual new houses would have to be at least 100 yards from our homes.

Likewise this would mean a re-siting of the 2 newly Proposed road junctions, which are also yards away from our home – see below.

(iii) **The proposed closeness to our homes of 2 new Traffic Controlled Junctions for buses and other motor vehicles.**

We feel it very important that we bring to your EARLY attention in this letter, that there is already a VERY REAL EXAMPLE available for closer analysis of the absolute chaos that has recently occurred due to road works on the A46 Shurdington Road in Cheltenham lasting for several days in April 2013 - within yards of where the proposed 2 new Traffic Controls/Junctions will be located.

In April 2013 Severn Trent in undertaking their necessary work had to place **one** set of temporary traffic lights controlling traffic movements at Shurdington Road in and out Cheltenham.

As we live within yards of this road works site, we can definitely confirm that even on the 2013 current volume of traffic, considerable traffic queues were caused throughout the day (not just the rush hour). Bus time tables were also totally disrupted often with 3 buses coming along together and Emergency vehicles were faced with having to overcome additional considerable delays.

Additional road safety dangers were also being experienced by motorists, pedal cyclists and pedestrians.

This matter was formally referred to my local councillor for appropriate contact to occur with the various Local Authorities and Severn Trent. These organisations will be able to confirm these traffic problems and in order to assist the Cheltenham Borough Council Planning Department further, we have also taken photos to confirm the lengthy traffic queues at various locations along this Shurdington Road at different days and times due to this particular road works/traffic lights control - see our photos enclosed for your consideration).

The major point worthy of appreciation is that traffic chaos was caused with one set of traffic lights and with the current volume of traffic, so one has to ask - "*what will be the serious impact with 2 Permanent Traffic controlled Road junctions almost at the same location on the Shurdington Road in Cheltenham - together with the additional cars, lorries, buses, cyclists and pedestrians associated with an extra 650 homes nearby*".

This particular point should not be considered in isolation as far as this CBC Planning Application is concerned, as the increasing level of traffic on the main A46 Shurdington Road in and around Cheltenham will obviously be a major discussion issue within the ingredients of the overall JCS for Cheltenham, Tewkesbury and Gloucester Planning Areas.

- (iv) ***The damaging and increased level of Air and Noise Pollution*** - brought about by the extra homes and associated traffic in what is at present is an enjoyable rural environment.

The very nature of slow moving traffic/idling engines on the Shurdington Road brought about by these 2 new junctions will again seriously impact on our lives with a definite increase in Air and Noise Pollution – thereby damaging our health. The closeness of the new Bus route on this development will especially cause additional Pollution.

We also attach an extract of a leaflet distributed by the Green Political Party to the public at the time of the recent local election on 2 May 2013 - which clearly comments and shows a photo of the Current high level of traffic and resultant pollution on the A46 Shurdington Road. Other Political Parties have also consistently made very similar comments about any increase in traffic on the A46 Shurdington Road. This shows that it is of some serious concern in the wider community of Cheltenham area – it is not just "one or two" local residents making these comments.

We are sure that everyone will agree that Air pollution caused by heavy traffic has to be an increasing major concern and deserves to be properly and professionally measured and considered in making correct decisions on this planning application.

- (v) **Additional traffic dangers on the Shurdington Road in Cheltenham.**

We have lived in our current bungalow home since 1981 (32 years) and have especially been aware of the problems of the increase in

traffic on this busy road (A46) in recent years. The road safety problems today are very real and we can confirm that collisions involving cars, lorries, buses, cyclists and pedestrians are at serious risk of happening every day.

Over the years we have had reasons to liaise with local authorities/councillors/MP and also to examine formal planning records of both the Cheltenham and Tewkesbury Borough Councils and can state that the 2 Councils have had policies to REFUSE planning applications, where it was intended that even a few new dwellings would be gaining access on to this same busy main road.

We recollect that the reasons put forward for their Refusals to Grant Planning Applications have largely related to the Dangers caused by the additional movements of traffic and pedestrians on this busy road. These comments were supported by the Gloucestershire County Council Highways department - as the A46 Shurdington Road was and still is a very busy main road.

The Volume of traffic today has to our knowledge definitely increased since the Planning Refusals mentioned in the above para and must surely now be at its maximum capacity already. Anyone travelling this road on a regular basis will be aware of the lengthy queues in and out of Cheltenham as a result of the current amount of traffic. In fact traffic is "at a stop" for lengthy periods in the day. There must be current County Highways Department Traffic Census records to prove these facts.

The traffic problems on the A46 are also nowadays made a lot worse by the regular use of this road as a detour or overflow following problems on the nearby A417 and M5 main roads. (Regularly broadcast on local and national radio).

6. This current Planning Application will also have major implications for other matters of serious concern:

- a. **Dwindling resources of local Police, Fire, Ambulance and NHS/Hospitals** - in dealing with the anticipated increased level of accidents, injured persons, motoring offences and responding to other incidents over a 24 hour period.
- b. **Loss of the enjoyable Countryside and Wildlife.**
- c. **Increased Flooding risk.**
- d. **Extra Traffic/Pollution/Danger on local Country roads and lanes.**

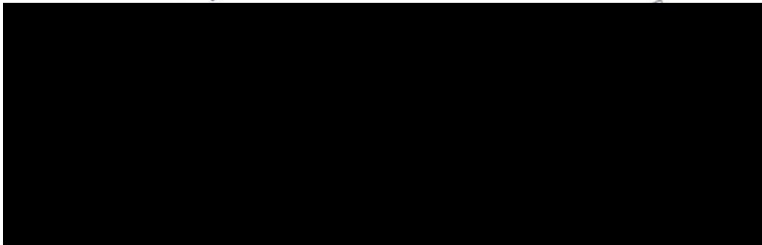
e. Will local Junior and Senior schools be able to take a large increase in pupil numbers?

7. Final Comments

Whilst there will be obvious major worries caused by the possible building of thousands of new homes within the criteria and parameters of the JCS - the proposed 650 new homes subject of this current Cheltenham Borough Council planning application are still a major problem "in their own right" for the many important reasons detailed above.

We trust you will carry out all the necessary research into this issue (some of which are mentioned in this letter) and also that you will give our views very careful consideration, as it is our strong wish that the **Planning Application be REFUSED.**

Yours faithfully

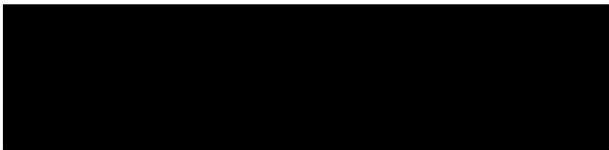


ENC

Schedule of documentary exhibits to OBJECT to Planning Application No 13/01605/OUT - at land at Leckhampton/Shurdington Road, Cheltenham.

<u>Photo No</u>	<u>Day/Date/Time taken</u>	<u>Description of Photo</u>
MAH 6133	Frid 12.4.13 245pm	- Shurdington Road near Highwood Avenue
MAH 6139	Frid 12.4.13 249pm	- Shurdington Road/Moorend Park Rd TJs.
MAH 6140	Frid 12.4.13 249pm	- Shurdington Road/Moorend Park Rd TJs.
MAH 6145	Frid 12.4.13 251pm	- A Star Traffic Management van at Highwood Ave/Shurdington Rd near ST road works site.
MAH 6197	Mon 15.4.13 0818am	- Shurdington Road near Kidnappers Lane junction.

Also enclosed is documentary exhibit no **MAH 1** - a copy of the Green Party political leaflet for the 2.5.2013 local election – referring to the heavy traffic problems and resultant air pollution on the Shurdington Road.



Dated 13 October 2013

Green Party

FAIR IS WORTH FIGHTING FOR



MAN /

BUILT

Recd 15 OCT 2013

ENVIRONMENT

TRAFFIC in TOWN

Did you know that...

Some areas of Cheltenham have such **poor air quality** that residents are forced to breath air that falls below the minimum standards set by the World Health Organisation?

The main cause of this problem is **traffic** and it will take coordinated action and a change in the way we travel around the town if ill health problems caused by traffic pollution are to be a thing of the past.

The endless delays in tackling this issue suggest this needs to be a top priority now!

"I will work to reduce traffic congestion and improve air quality"

"Traffic must not dominate"

Below: Traffic build up on the Shurdington Road



PROTECT our GREEN SPACES

Does Leckhampton need a Country Park or more homes?

Most existing residents clearly favour the Country Park option. Greens know that it will take more than local opposition to developments to stop the relentless concreting over of the countryside.

Ref 13/01 605/OCT

104 Shurdington Rd
CHELT.

Cheltenham
Green Party
FAIR IS WORTH FIGHTING FOR



Your chance for a **REAL**
CHOICE FOR CHANGE

IN THE UK? YES.....

- Caroline Lucas, Britain's first Green MP-Voted MP of the Year 2011
- Brighton and Hove Council in Sussex already controlled by the Green Party
- The main opposition party in Norwich City Council is the Green Party

WEST MIDLANDS? YES...

- 12 Green Party councillors voted in on 7 councils

IN GLOUCESTERSHIRE? YES...

- The Green party is already in a 'rainbow' coalition in Stroud, Gloucestershire
- Green Party County councillor

"If we do what we have done in the past again the future will be just the same as now. If you want real change and a better future vote for the Green Party on May 2nd." :

"Fair is worth voting for."



Vote Sarah Field



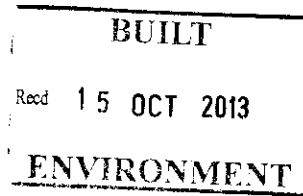
ON MAY 2nd 2013.....VOTE for the Green Party







Forefield House,
Church Road
Leckhampton
Glos.



GL 53 0QT

October 13, 2013

Reference 13/01605/00T

Dear Sirs,

I understand that yet again
an outline planning application has been made
in the area of Kidnappers Lane, Leckhampton
under the above reference.

In the first instance, this application appears
to be premature, & I therefore assume that the
application cannot go before the Planning Committee
and any decision taken until the Joint Core Strategy
for the area - Cheltenham, Tewkesbury & Gloucester City -
has been finalised, and I would like confirmation
that my reasoning is correct.

With regard to potential development in
the area, I would like to point out the following:

- Church Road + Shurdington Road already suffer from an excess of traffic in the morning & evenings. A further 650 houses will result in a further (minimum) of 1000 vehicles in the area, which will exacerbate an already unacceptable situation

- Air pollution levels in Church Road exceed levels acceptable under EU regulations. This proposed development will result in further deterioration of air quality.

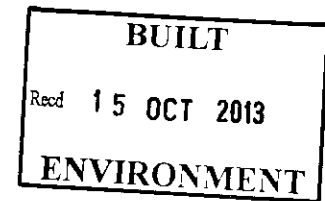
- Although there is a proposal for a new primary school within the application, this does nothing but further the shortage of senior school places in the area; with the resultant increase in public transport demands and further cross town traffic.

I believe the application 13/01605/007 should be immediately rejected as it is premature, and the post-adoption of the Joint Core Strategy should be ~~the application should be~~ dismissed.

Yours faithfully, JH

[REDACTED]
Leckhampton Farm Court, Leckhampton, Cheltenham, Gloucestershire GL51 3GS
[REDACTED]

CBC Planning
Municipal Offices
Cheltenham
GL50 9SA



October 14th 2013

RE: OUTLINE PLANNING APPLICATION 13/01605/OUT - SOUTH OF CHELTENHAM

Dear CBC Planning Department,

We are writing to strongly object to this application for the following reasons:

- This development will destroy precious wildlife and habitat, unique smallholdings and good quality pastoral land. This destruction by covering with housing, new lighting, roads and more vehicles would certainly add to the carbon footprint. Bearing in mind air pollution levels are already extremely high along the A46 and Church Road, exceeding EU levels in the winter.
- We cannot see how the existing road network will cope with the additional estimated 1,000+ vehicles using the A46 Shurdington Road which is already 'grid locked' at peak times. The impact on Church Road and Farm Lane will be detrimental as these roads will see more and more traffic with the closure of Kidnappers Lane making no difference. **WE WOULD LIKE TO SEE THE JCS TRANSPORT PLAN AND MODELLING FOR LECKHAMPTON BEFORE THIS APPLICATION GOES TO PLANNING.**
- A new primary school is planned but there is no provision for secondary education. The existing senior schools are already full so where are the incoming pupils going to study?
- **THIS OUTLINE APPLICATION IS PREMATURE.** We feel that this application should NOT go before the planning committee until the JCS has been finalised. Are the growth estimates for population correct? Once again where is the transport plan?
- This development is planned on Green field sites and according to the NPPF Brown field sites should be considered first. Green fields and the Green Belt are precious and make living in Cheltenham attractive. We need more housing but we need to respect our landscape and consider the consequences of more urban sprawl.

PLEASE REJECT THIS APPLICATION FOR THE DEVELOPMENT OF 650 HOUSES.

Yours faithfully,

[REDACTED]

BUILT

15 OCT 2013

ENVIRONMENT

52 Collum End Rise
Leckhampton
Cheltenham
GL53 0PB

The Manager
CBC Planning
Joint Core Strategy Team
Municipal Offices
Cheltenham
GL50 9SA
Reference No 13/01605
Dear Sir

I object strongly to the continuing applications for new housing on land off Kidnappers Lane, Leckampton, Cheltenham.

May I suggest that a survey of road congestion be carried out forthwith during a full week and not in school holidays.

It will prove that apart from many other counter points to the proposal that the road infrastructure is at present congested during peak periods on any business day and at weekends surrounding this area. (Shurdington Road, Leckhampton Lane, Church Road and all converging on to Bath Road). Road widening cannot be considered.

The further loading of traffic arising from the proposed project would bring increased traffic movement to a standstill. You may not have considered the advent of shopping on line and deliveries by large vehicles to homes which would aggravate the situation.

The increased numbers in population will only come from areas outside of the Gloucester/Cheltenham conurbations.

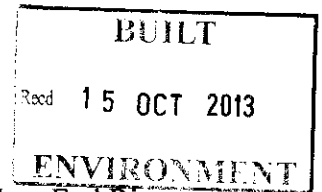
The whole project is foolhardy and would only benefit the profits of the housebuilding fraternity who would then take no further part in the locality having achieved their aim.

There would be no benefit to the current or proposed increase in residents.

I fully support the counter action taken by the 'Green Land Action Group' in apposition to the proposals.

Yours faithfully

[Redacted Signature]



52 Collum End Rise
Leckhampton
Cheltenham
GL53 0PB


13th October 2013

The Manager
CBC Planning
Joint Core Strategy Team
Municipal Offices
Cheltenham
GL50 9SA
Reference No 13/01605
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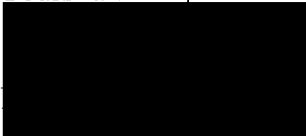
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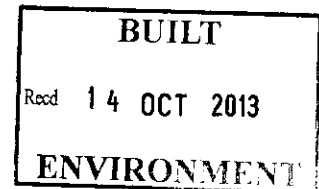
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Yours faithfully


48 Collum End Rise
Cheltenham
GL53 0PB
10 October 2013

CBC Planning
Municipal Offices
Cheltenham
GL50 9SA



Dear Sir,

Kidnappers Lane Planning Application
Your ref 13/01605/OUT

It is extraordinary that, yet again, a planning application has been submitted to build on a significant portion of the green land between Leckhampton and Shurdington. How many times must the very serious objections be set out before it is realised that repeated applications do not make them go away?

The land in this case is vital for the protection of the Warden Hill estate from flooding by runoff from Leckhampton Hill. Much of the land is frequently waterlogged in wet weather, a fact that would not be clear from merely looking at a map. This kind of protection needs a large contiguous area left free from development, and building on even a small part of it, never mind this substantial area, makes all of the surrounding area vulnerable.

Congestion along the Shurdington Road is already severe at times and getting progressively worse without any new construction. I think the plans specify that all the traffic from the proposed development will go onto Shurdington Road, with no prospect of alleviation. Stationary queues from the Norwood to the Up Hatherley Way roundabout are the norm in the morning rush-hour. There is often a queue at the same time on Moorend Park Road waiting for the traffic lights; this would be made much worse if access from Leckhampton to Warden Hill via Kidnappers Lane were closed off.

Population and housing expansion cannot continue indefinitely. At some point the land will be full, and this must be well short of the point where it is all built on, for the sake of a healthy society. The land between Leckhampton/Warden Hill and Shurdington needs to be left alone for the sake of generations to come. Bovis Homes and Miller Homes and landowners in the area need to know for sure that housing, commercial or industrial development has no part in the future of this land.

Yours sincerely

R P A Welch