

# **APPLICATION FOR OUTLINE PLANNING PERMISSION FOR UP TO 25 DWELLINGS**

## **REPORT OF COMMUNITY ENGAGEMENT**

### **LAND OFF KIDNAPPERS LANE, LECKHAMPTON, CHELTENHAM**

#### **ON BEHALF OF ROBERT HITCHINS LTD. AND THEIR SUCCESSORS IN TITLE TO THE LAND.**

#### **TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004**

**Prepared By: Pegasus Group**

## **Pegasus Group**

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | Gloucestershire | GL7 1RT  
**T** 01285 641717 | **F** 01285 642348 | **W** [www.pegasuspg.co.uk](http://www.pegasuspg.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

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## 1. INTRODUCTION

- 1.1 This Report of Community Engagement has been prepared by Pegasus Group on behalf of Robert Hitchins Limited and their successors in title to the land; in support of proposals for Outline Planning Permission for residential development for up to 25 dwellings, including infrastructure, sustainable urban drainage and landscaping on the site on land off Kidnappers Lane, Leckhampton, Cheltenham.
- 1.2 Applicants are encouraged to consult the local community in preparing development proposals to provide local people with the opportunity to shape new development in their area. They are also encouraged to engage with Planning Authorities and other stakeholders in pre-application discussions.
- 1.3 This Statement provides a full explanation of the consultation process and is accompanied by appendices, which contain evidence of the consultation process and summarise the outcome of feedback from respondents. The Statement also sets out how those responses have been taken into account in preparing the outline application.
- 1.4 The Consultation process will also assist the Council and other stakeholders in the consideration of the application proposals and may provide a platform to apply appropriate planning conditions and/or Section 106 provisions, should planning permission be granted.
- 1.5 This Statement takes the following form:
- i. Section 2 – considers Planning Policy relating to community engagement;
  - ii. Section 3 – outlines the consultation process and programme undertaken by the applicant;
  - iii. Section 4 – provides a summary of the consultation responses received;
  - iv. Section 5 – provides a summary and conclusions and sets out any changes made to the proposals as a result of the consultation process.

## 2. PLANNING POLICY FRAMEWORK

2.1 Under Section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce a Statement of Community Involvement (SCI). As part of the SCI, LPAs are required to encourage participation from local community groups when development is proposed.

2.2 The main planning policy references for pre-application consultation relevant to the proposals are:

- The National Planning Policy Framework (NPPF), published July 2018;
- The National Planning Practice Guidance web-based resource, first published 6<sup>th</sup> March 2014, with updates;
- The Cheltenham Borough Council Statement of Community Involvement (Adopted 21<sup>st</sup> July 2014).

2.3 The role of pre-application discussions is not to seek to persuade or cajole people into supporting a project or application; rather it is to provide appropriate opportunities and environments within which people can communicate their concerns, or aspirations about the proposed development. Those issues and aspirations are recorded and reported to those who are engaged in designing the development project, or who are directly involved in the decision-making process.

### National Planning Policy Framework (NPPF) (July 2018)

2.4 The NPPF sets out the national planning policy for the delivery of sustainable development through the planning system.

2.5 In addressing the need for pre-application consultation, paragraph 39 of the NPPF states:

**“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”**

2.6 Furthermore, paragraph 40 states that where they think it would be beneficial, local planning authorities should:

**“...encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”**

- 2.7 The applicant is therefore encouraged to provide evidence of how the community have been involved in pre-application discussions concerning the proposed development.

National Planning Practice Guidance (PPG)

- 2.8 The PPG web-based resource further raises the importance of consultation in the planning process, in particular the desire to “front-load” consultation in the form of pre-application discussions.
- 2.9 The PPG outlines in detail the consultation process which Local Authorities must follow during their determination of planning applications.

Cheltenham Borough Council – Statement of Community Involvement (Adopted 21<sup>st</sup> July 2014)

- 2.10 The first Cheltenham Borough Council’s Statement of Community Involvement (SCI) was adopted in October 2006. A Revised version of the document was subsequently adopted in 2014 in accordance with significant changes to the planning system including the introduction of the 2012 Town and County Planning Regulations, the Localism Act 2011 and the National Planning Policy Framework (NPPF) 2012.
- 2.11 The SCI states that
- “The Council would like to hear the views of all the community within Cheltenham and also those outside Cheltenham Borough who are affected by the policies and proposals of the Local Plan and planning applications for development within the borough. This SCI sets out the way in which we aim to achieve this.”**
- 2.12 The Cheltenham Borough Council also identifies that the pre-application discussions provide developers with guidance prior to the submission of an application with the process helping to identify key issues. Views should be sought from groups on what may be appropriate for a site so that these comments can, wherever possible, be taken on board before the proposals are drawn up; and further views should be sought on the evolving proposals before a planning application is submitted, so that changes can be made in response before submission.

### **3. THE COMMUNITY CONSULTATION PROCESS**

- 3.1 The consultation was concerned with a proposal for outline planning permission for residential development of up to 25 dwellings with associated infrastructure, sustainable urban drainage and landscaping on land off Kidnappers Lane, Leckhampton, Cheltenham. Vehicular access is proposed from Kidnappers Lane.
- 3.2 A consultation leaflet was distributed on 5<sup>th</sup> October 2018 with approximately 3,500 leaflets delivered to households in close proximity to the site. The flyers provided local residents with information about the proposals including the planning policy background and a tear off section was provided to enable residents to express their comments and subsequently post them to the Pegasus Group office. In addition, a dedicated webpage was set up to provide an opportunity to obtain further information on the proposal as well as submit comments online.

#### **APPENDIX 1 : CONSULTATION FLYER**

#### **APPENDIX 2 : FLYER DISTRIBUTION AREA**

- 3.3 Direct emails were sent to local Councillors and Ward members on Thursday 4<sup>th</sup> October 2018, with electronic copies of the consultation leaflet.

#### **APPENDIX 3: EXAMPLE LETTER TO ELECTED MEMBERS**

- 3.4 A dedicated email address ([kidnapperslane@pegasuspg.co.uk](mailto:kidnapperslane@pegasuspg.co.uk)) was also set up should residents wish to respond to the consultation this way.
- 3.5 Pegasus Group received 37 completed comment forms, leaflet reply slips and emails which are summarised in Section 4. All comments that were received (including those received after the 19<sup>th</sup> October 2018, but prior to submission of the application) have been considered.

#### 4. CONSULTATION RESPONSES

4.1 The aim of the consultation was to provide local residents and stakeholders with the opportunity to comment on the potential new development proposals in their area, to raise any concerns that might otherwise have been missed and to make any further suggestions to improve the layout.

4.2 From the responses received it is apparent that there are mixed views regarding the proposals. The main concerns relate to highway matters and the principle of the development. Residents raised specific concerns over the anticipated impact of the proposed development upon the potential increase of vehicular movements along Kidnappers Lane and on neighbouring streets. Numerous comments indicated concerns around the principle of the development, stating that there is “enough development” in the area, that the proposal will affect the character of the place and add further pressures on the existing infrastructure. Further to that, some comments pointed out loss of biodiversity and wildlife as the site is home to numerous wildlife species. Overall, the main issues were:

- Principle of development;
- Traffic, highways and access;
- Biodiversity and the Environment.

4.3 The comments have been summarised and analysed and are set out in the tables below.

4.4 The comments received are arranged to summarise the nature of the comment, and then set out the Applicant’s response. It is intended not only to respond to the comments, but to also indicate, where possible, how the application proposals address the comments. These issues are dealt with in brief below and comprehensively through the technical and environmental reports that are submitted in support of the application, including the Design and Access Statement and the Transport Assessment.

<b>Principle of Development</b>	
<b>Consultee Comment</b>	<b>Response</b>
<i>The area is outside the agreed Joint Core Strategy (JCS) and the proposal, if permitted, might result in a significant amount of the speculative applications in the area.</i>	Whilst the site is beyond the existing built-up area it is a brownfield site as it was formerly a commercial plant nursery.
<i>If the proposals were to be permitted this would trivialise the JCS and set a precedent which would be followed by a flood of further speculative applications for development in the surrounding area.</i>	The proposed site does not form part of the wider agricultural landscape, but rather forms the large part of a former horticultural nursery. The site is in poor condition and its features do not reflect the desirable characteristics of the local area. In character terms it is more akin to a brownfield site than undisturbed countryside.
<i>This site is isolated, introverted and insular. It will integrate very poorly with its nearest neighbours.</i>	See above.
<i>There is a distinct lack of connectivity with surrounding areas, and with the Principal Urban Area.</i>	The site is accessed directly from Kidnappers Lane to the south which in turn provides access to the principal county highway of the A46 Shurdington Road to the north and the associated services and facilities of the local areas of Up Hatherley and Warden Hill.
<i>The proposal represents an urbanising influence on both Kidnappers Lane, and the adjacent Lotts Meadow.</i>	The proposal is reduced in scale from the previous application and as such addresses the issues raised by the Inspector. However, matters of detail will be more appropriately considered at the reserved matters stage.
<i>The oversubscribed local primary schools are already expanding to cope with the existing number of children. There is no scope to take even more children. Having more secondary age children in the new housing will mean that they would take places at the proposed new secondary school and therefore some of the people in the Leckhampton triangle would be bumped down the priority list and still face the issue of not getting a place at their nearest schools.</i>	As part of the application, appropriate contributions may be secured through a S106 agreement towards infrastructure requirements



<p><i>Concern raised over the affordability and accessibility of the houses arising from the proposed development.</i></p>	<p>The scheme will include some affordable housing. The provision of affordable housing will be discussed with the Council as part of the Section 106 agreement.</p>
<p><i>Concern raised over the affordability of the houses proposed in the scheme.</i></p>	<p>The scheme will include some affordable housing. The provision of affordable housing will be discussed with the Council as part of the Section 106 agreement.</p>
<p><i>Concern raised over insufficient educational provision to cater the newly arisen population upon the completion and occupation of the development.</i></p>	<p>As part of the application, appropriate contributions may be secured through a S106 agreement towards infrastructure requirements.</p>
<p><i>Concerns raised in relation to the potential traffic congestions in the area, also considering future developments of the school in a close proximity to the site.</i></p>	<p>The proposed development will not result in a material change in existing traffic conditions on the local highway network. Indeed the Inspector at the recent appeal concluded that any increase in traffic from the proposed development would not result in severe harm to highway safety. He also stated that this is consistent with the Highways Authority who raised no objection in relation to capacity or highway safety.</p> <p>A new footway is proposed along Kidnappers Lane connecting with the existing footway that ends near Vineries Close.</p>
<p><i>What plans are there in place for the expected increase in the need for school places?</i></p>	<p>As part of the application, appropriate contributions may be secured through a S106 agreement towards infrastructure requirements.</p>
<p><i>Concerns over lack of sufficient employment and associated facilities provision in the area to reduce car traffic. Concerns raised over the existing infrastructure being insufficient to accommodate new population arising from the new development, namely healthcare and educational facilities.</i></p>	<p>The site is in a sustainable location.</p> <p>As part of the application, appropriate contributions may be secured through a S106 agreement towards infrastructure requirements.</p>

<b>Traffic, Highways and Access</b>	
<b>Consultee Comment</b>	<b>Response</b>
<i>"The entrance/exit from the new housing onto Kidnappers Lane is at a very dangerous bend in a narrow but busy road. It will be very difficult for the residents to turn out of the new estate into Kidnappers Lane."</i>	The site access junction will take the form of a simple priority junction, having consideration for traffic flows along Kidnappers Lane and traffic associated with the proposed development. Appropriate visibility standards are achievable in this location.
<i>"Kidnappers Lane is already dangerous as it is very busy with traffic (many people use it to come off the A46 and cut through to Church Road in an effort to avoid the long queue to the Moorend Park traffic lights on the A46) - Kidnappers Lane can't cope with more traffic volume."</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>"Kidnappers Lane is already dangerous as it is narrow - in many places it is only just possible for 2 cars to pass, and it is very tight when larger vehicles such as vans use it. How would delivery lorries, rubbish collection vehicles get to the new houses?"</i>	At present refuse vehicles use Kidnappers Lane to access existing residential properties. The road width is adequate to allow for a refuse vehicle to pass a car.  A construction traffic management plan would be produced prior to the start of construction detailing the construction traffic routes to the site.
<i>"There is no pedestrian access to the proposed houses as there is no pavement on Kidnappers Lane. This would mean the residents would have to use their cars all the time when leaving the new housing. Children could not walk safely along Kidnappers Lane to get to school so it would add to rush hour traffic."</i>	A new footway is proposed along Kidnappers Lane connecting with the existing footway that ends near Vineries Close.
<i>"The effect of the occupation of only a few houses of the current Redrow development, has already been apparent on the increase in traffic in the Kidnappers Lane/ Farm Lane area. When all 350+ houses are occupied, it will obviously be a lot worse. Another 25 houses in this area will only exacerbate the situation."</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>"There would need to be pavements the entire length for it to be safe while at the same time the road would need to be widened to easily allow to cars to pass in opposite directions. 25 houses will bring around 40 new cars, so increased traffic, with poor access is not acceptable in my view."</i>	A new footway is proposed along Kidnappers Lane connecting the proposed site access with the existing footway that ends near Vineries Close. The site access junction will take the form of a simple priority junction, having consideration for traffic flows along Kidnappers Lane and traffic associated with the proposed

	development. Appropriate visibility standards are achievable in this location.
<i>"Concerns raised in relation to the potential traffic congestions in the area, also considering future developments of the school in a close proximity to the site."</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>"The traffic in this area is bad enough without having any more houses built. This development will lead to even more congestion at peak times."</i>	See response above.
<i>"As a local we would like the roads maintained with all the lorries etc going in and out of Kidnappers Lane. The Redrow development have largely followed the rules set out about deliveries but this is so important as there are a lot of young families around here who walk along Farm Lane and Kidnappers."</i>	A construction traffic management plan will be produced prior to the beginning of construction. The plan will detail how construction vehicles will access the site to minimise the impact to residents in the local area.
<i>"Concerns raised over the increased number of cars causing a traffic on Kidnappers Lane and surrounding roads, especially during the morning hours."</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>"The entrance to the proposed new site off the very narrow and dangerous Kidnappers Lane is totally unacceptable."</i>	The proposed site access junction will achieve appropriate visibility standards. The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>"The proposal will result in an increased number of vehicles in the area what causes a hazard."</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>"Concern raised around the lack of entrance into Lots Meadow what will not enable the residents to get the dogs to the walking areas."</i>	A new footway is proposed along the northern side of Kidnappers Lane connecting with the existing footway along Kidnappers Lane. The existing public rights of way into Lots Meadow will be accessible from the new footway.
<i>"We would support the application. However, we would expect the developer to support the Leckhampton Fields Conservation Area as well as implementing traffic calming measures along Kidnappers Lane."</i>	The traffic generated by the proposed development will not result in a material change in existing traffic conditions on the local highway network. A new footway is proposed along the northern side of Kidnappers

	Lane connecting with the existing footway along Kidnappers Lane.
<i>"Kidnappers Lane needs to be widened to cope with an increase in traffic."</i>	Kidnappers Lane is of sufficient width to accommodate two passing vehicles.
<i>"What improvements are planned to accommodate the increased levels of traffic arising from the development?"</i>	The proposed development is not considered to result in a material change in existing traffic conditions and therefore no specific highway mitigation measures are required. However, to reduce car trips to/from the site a new footway is to be provided on the northern side of Kidnappers Lane connecting with the existing footway along Kidnappers Lane. This new footway provision will encourage walking trips to/from the site.
<i>"The proposal on this site would increase the traffic problems in the area and make the existing situation worse, especially considering neighbouring developments. Both Church Road and Shurdington Road are highly congested at certain times causing pollution and danger to all road users, including pedestrians and cyclists as well as motorists."</i>	See response above.
<i>"Concern raised over unsustainable levels of traffic on the road and related delays in the public transport."</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.
<i>The huge impact on the traffic levels on already saturated polluted roads is unacceptable.</i>	The proposed development will not result in a material change in existing traffic conditions on the local highway network.

<b>Biodiversity and the Environment</b>	
<b>Consultee Comment</b>	<b>Response</b>
<i>Concern raised over the original hedgerows and trees being chopped down as a result of the development. Further remarks made around the impact of the proposal on the wealth of wildlife including a small herd of deer which have lived in the vicinity for at least 15 years.</i>	The current proposals do not require removal of existing hedges or trees to facilitate the building of the development. The existing hedges would be retained and restored as part of the development where within the ownership of the site. Additional hedges would be planted along with a

	<p>significant number of new trees. The site is well contained by hedges and fences with its only entrance from Kidnappers Lane. As such the development of the site would not restrict movement of any local deer population passing within the area. The site itself holds limited wildlife value. Deer are not deemed a notable species in a planning context and will not be reliant upon the site in any event.</p>
<p><i>The infrastructure can barely cope at the moment, let alone 300+ houses being built on the Farm Lane. This is supposed to be an area of outstanding nature beauty. This proposal will only add to more pollution and really spoil the area.</i></p>	<p>The proposed development does not form part of the approved Farm Lane development and is for a small number of dwellings. The site does not fall within the Cotswolds AONB but regardless the development proposals include proposed mitigation measures to protect the character and scenic beauty of the AONB. These measures are also designed to conserve the character of the area including Kidnappers Lane and Lotts Meadow.</p>
<p><i>The proposal will have a negative impact on the landscape and loss of trees and hedgerows in the area.</i></p>	<p>The proposals will include new hedgerow and tree planting that will more than offset any losses.</p> <p>The development site is separated from Lotts Meadow by both robust hedgerows and existing residential development. Development proposals have kept buildings away from the boundaries with Lotts Meadow and incorporated tree planting within the development to assist with screening new dwellings and protecting the character of views experienced within Lotts Meadow.</p>
<p><i>Concern raised over the impact of the development on Lotts Meadow– a peaceful space rich in wildlife which many local residents enjoy.</i></p>	<p>Whilst this is an area of local open space Lotts Meadow is not a designated nature conservation site. Nonetheless, given the small-scale nature of the proposals and the strengthening of boundary vegetation and inclusion of open space it is considered unlikely there would be any adverse effects on this feature. Development proposals have kept buildings away from the boundaries with Lotts Meadow and incorporated tree planting within the development to assist with screening new dwellings</p>

	and protecting the character of views experienced within Lotts Meadow.
<i>This land should be used for a country park as all of Cheltenham can enjoy if it is full of trees and wildlife that should be saved.</i>	Lotts Meadow already informally provides this local resource which will remain unchanged by development on the application site. Furthermore, the proposals will include new open spaces and will strengthen the existing vegetation on site such that the existing limited ecological value of the site will be enhanced post-development.
<i>Additional development will further increase the level of air, noise and air pollution.</i>	
<i>This area is near to an area of Outstanding Natural Beauty which we should be protecting for the benefit of everyone in Cheltenham.</i>	Please refer to previous responses on how the development seeks to protect the character and scenic beauty of the Cotswolds AONB through incorporating mitigation measures through its layout design and tree and hedge planting proposals.
<i>The proposal will have a negative impact to wildlife which are already displaced by housing in Farm Lane.</i>	The proposals will include new open spaces and will strengthen the existing vegetation on site such that the existing limited ecological value of the site will be enhanced post-development.
<i>This land should be used for a country park as all of Cheltenham can enjoy if it is full of trees and wildlife that should be saved.</i>	As above.
<i>Objection on the grounds of the excessive impact and interference in the wildlife and landscape.</i>	As above.
<i>The loss of habitat would be disastrous to local wildlife.</i>	Given the small-scale nature of the proposals and the strengthening of boundary vegetation and inclusion of open space it is considered unlikely there would be any adverse effects on this feature. The development will not require the removal of site hedges or trees. Only the derelict former nursery land will be changed.
<i>The proposal will have an effect on the landscape and loss of trees and hedgerows.</i>	The proposals will include new hedgerow and tree planting that will more than offset any losses.

<p><i>The proposal represents an urbanising influence on both Kidnappers Lane, and the adjacent Lotts Meadow.</i></p>	<p>The introduction of new dwellings does will have an urbanising influence on the site but mitigation measures through layout design and new tree and hedge planting are proposed to contain these influences so that the character of Lotts Meadow and Kidnappers Lane are conserved much as they are experienced today.</p> <p>Whilst this is an area of local open space Lotts Meadow is not a designated nature conservation site. Nonetheless, given the small-scale nature of the proposals and the strengthening of boundary vegetation and inclusion of open space it is considered unlikely there would be any adverse effects on this feature.</p>
<p><i>I'm concerned that this would just be the first step in putting housing all over the green spaces of Leckhampton which are so much loved and used by local residents.</i></p>	<p>This application is for up to only 25 new dwellings and has no capacity within its boundaries to extend or expand in the future.</p>
<p><i>The proposal will have a negative impact on the landscape and loss of trees and hedgerows in the area.</i></p>	<p>The proposals will include new hedgerow and tree planting that will more than offset any losses.</p>
<p><i>Concern raised over the impact of the development on Lotts Meadow– a peaceful space rich in wildlife which many local residents enjoy.</i></p>	<p>Whilst this is an area of local open space Lotts Meadow is not a designated nature conservation site. Nonetheless, given the small-scale nature of the proposals and the strengthening of boundary vegetation and inclusion of open space it is considered unlikely there would be any adverse effects on this feature.</p>
<p><i>We would support the application. However, we would expect the developer to support the Leckhampton Fields Conservation Area as well as implementing traffic calming measures along Kidnappers Lane.</i></p>	<p>Please refer above to responses to similar comments.</p>
<p><i>This land should be used for a country park as all of Cheltenham can enjoy if it is full of trees and wildlife that should be saved.</i></p>	<p>Please refer above to responses to similar comments.</p>
<p><i>This area is near to an area of Outstanding Natural Beauty which we should be protecting for the benefit of everyone in Cheltenham.</i></p>	<p>Please refer above to responses to similar comments.</p>

<p><i>The proposal would detract from the views that are enjoyed when walking on Leckhampton Hill and other high points in the neighbouring Cotswold Escarpment. Although this site is relatively small in relation to other proposed developments in the area, it would be part of a creeping urbanisation of a green corridor. At some point this must be stopped or the whole landscape will lose its tranquillising quality.</i></p>	<p>The site is well screened by the existing trees located along Kidnappers Lane to the immediate east of the site. Whilst new development might be identifiable it will be seen from views on Leckhampton Hill as part of the wider Cheltenham settlement.</p>
<p><i>The proposal will have an effect on the landscape and loss of trees and hedgerows.</i></p>	<p>The proposals will include new hedgerow and tree planting that will more than offset any losses.</p>
<p><i>This area is near to an area of Outstanding Natural Beauty which we should be protecting for the benefit of everyone in Cheltenham.</i></p>	<p>The proposed development does not form part of the approved Farm Lane development and is for a small number of dwellings. The site does not fall within the Cotswolds AONB but regardless the development proposals include proposed mitigation measures to protect the character and scenic beauty of the AONB. These measures are also designed to conserve the character of the area including Kidnappers Lane and Lotts Meadow.</p>
<p><b>Heritage and Archaeology</b></p>	
<p><b>Consultee Comment</b></p>	<p><b>Response</b></p>
<p><i>The proposed site for the 25 new dwellings has the potential to impact on the listed buildings nearby known as 'Heritage Assets' i.e. thatched Moat Cottage (believed to be the oldest building in Cheltenham, 17th century), Field Cottage (thatched), Sheepshead Row (very old) and others opposite, being only a 'stone's throw' from the proposed site. Therefore, this proposed development will surely result in a great deal of visual harm to these very old existing buildings.</i></p>	<p>An historic environment Desk Based Assessment (DBA) was produced in January 2016 (CgMs), which assessed the impact of the proposed development on Listed Buildings within the proximity, as well as the potential for significant buried archaeological remains to be present within the site. An updated DBA was produced in November 2018 (CgMs), which included updated Historic Environment Record (HER) data and the results of a subsequent archaeological trenching evaluation. The DBA identified that the proposed development would have 'no impact' or 'no measurable harm' to these designated heritage assets. The final report was issued to Charles Parry (Local Planning Authority Archaeological Advisor), who recommended that "no further archaeological investigation or recording need be undertaken in</p>



	connection with the development of this land." (email from Charles Parry; 11/09/2018, 12:36pm).
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Drainage and Flood Risk	
Consultee Comment	Response
<i>The proposal will have a negative impact on the drainage- there were already flooding in the area and this development will make it even worse.</i>	The drainage/SuDS for the scheme will be designed to ensure that it will not have a negative impact on flooding in the area. The scheme will attenuate run-off to reduce flows and overall flood risk. The planning application will include a site-specific Flood Risk Assessment that will consider flood risk from all sources and demonstrate that the development will not be at risk from flooding and will not increase flood risk elsewhere.
<i>There has already been flooding in parts of Warden Hill in the past. Will the present stream, and any culverting in the Farmfield Road area, be able to cope?</i>	Please refer to response above.
<i>Will the drainage be adequate to prevent further flooding in Lotts Meadow and the lanes around?</i>	Please refer to response above.
<i>The proposal will deteriorate the flooding situation in the area.</i>	Please refer to response above.

- 4.5 The responses received following the consultation event have been fully considered as the application proposals have been finalised. The focus of the majority of comments related to the principle of development and highway matters.
- 4.6 The comments raised through public consultation are welcomed and in so far as they are relevant to an outline application are addressed in full through the technical and environmental documents submitted in support of the application.
- 4.7 The comments made on matters of detail are noted and can be taken into consideration during the consideration of detailed design at the reserved matter approval stage.

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## **5. SUMMARY AND CONCLUSIONS**

- 5.1 The applicant has undertaken pre-application consultation with the local community as encouraged by Government policy, contained within the NPPF and the PPG, and the Council's Statement of Community Involvement.
- 5.2 The Public Consultation exercise has allowed local residents and stakeholders to consider the proposals before the planning application has been finalised and offer suggestions and recommendations to help shape new development in the area, which have been taken into account by the applicant.
- 5.3 It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal, but it ensures that there is an opportunity to openly review and discuss the proposals with the developers and their consultant team and to help shape new development.
- 5.4 The concerns raised above have been noted and considered and where appropriate addressed through the application and supporting documentation. Some of the comments have related to off-site matters and as such it has not been necessary to make any direct changes to the proposals as a result of the consultation.

### **APPENDIX 4: INDICATIVE MASTERPLAN**

**APPENDIX 1**

**CONSULTATION FLYER**

# LAND OFF KIDNAPPERS LANE LECKHAMPTON, CHELTENHAM PUBLIC CONSULTATION



## INTRODUCTION

An application for outline planning permission for the development of up to 25 dwellings on land off Kidnappers Lane, Leckhampton is being prepared. This follows a previous application for planning permission for residential development which was refused on appeal last April.

## WHAT HAPPENS NEXT?

Your views are important to us and we would appreciate if you could take the time to send us your comments using the freepost tear off section of this leaflet or if you wish to comment via our website page at:

[kidnapperslanepegasusgroup.co.uk](http://kidnapperslanepegasusgroup.co.uk).

Please send any comments by Friday 19th October 2018. Alternatively, you can email:

[kidnapperslane@pegasusgroup.co.uk](mailto:kidnapperslane@pegasusgroup.co.uk).

All comments received will be carefully reviewed and considered by the development team in the process of finalizing the design for the proposed development.

Once finalized a planning application will then be submitted to Cheltenham Borough Council. As a part of the application package we will be preparing a statement summarising the feedback received, together with the response to any issues raised.

Once the application has been registered by Cheltenham Borough Council there will be a formal opportunity to comment on the proposals.

## SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including: transport, drainage, flood risk, landscape, heritage and ecology.

Before the application is submitted to Cheltenham Borough Council we are seeking the views of the local community on the draft proposals.



P18-2052

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Pegasus Planning Group  
Pegasus House  
Querns Business Centre  
Whitworth Road  
Cirencester  
GL7 1RT

## LAND OFF KIDNAPPERS LANE, LECKHAMPTON , CHELTENHAM

Your comments are important to us and form part the public consultation process for the proposals

### Comments

Comments should be received by  
Friday 19th October 2018.

### THE PROPOSAL

Revised proposals are now put forward for consultation which seek to address the reasons why the appeal was dismissed. For example, the number of dwellings proposed has been reduced from 45, the layout amended to reflect a less suburban form, and additional landscaping has been introduced to mitigate harm to landscape character.

### PROPOSED SITE

The site is an irregular shaped area of flat land that was formerly a commercial plant nursery. It is bounded by established hedgerows on its western and southern boundaries with an open field boundary to the north abutting agricultural land beyond. To the eastern boundary is an adjacent plant nursery complex that contains a number of horticultural structures.

Access to the site will be directly from Kidnappers Lane and the Indicative Masterplan shows how the development could be laid out to accommodate residential development, sustainable urban drainage (SuDs), and landscaping.



## **APPENDIX 2**

### **FLYER DISTRIBUTION AREA**



Site boundary



Distribution Area

## **APPENDIX 3**

### **EXAMPLE LETTER TO ELECTED MEMBERS**



P18-2052/SHF

04.10.2018

Councillor Martin Horwood  
10 Pilford Road  
Cheltenham  
GL53 9AQ

Dear Cllr Horwood

**Town and Country Planning Act 1990**  
**Pre-application Public Consultation – Land off Kidnappers Lane, Leckhampton, Cheltenham - Residential development comprising up to 25 dwellings, associated infrastructure, sustainable urban drainage (SuD) and landscaping.**

I am writing on behalf of Robert Hitchins Ltd to invite your views on a proposed application for an outline planning application for up to 25 dwellings on land off Kidnappers Lane, Leckhampton, Cheltenham.

This follows a previous application for residential development which was refused on appeal last April. Pegasus Group is now preparing a new application to address the reasons for this refusal. Further details can be found in the attached leaflet or online at [www.kidnapperslanepegasusgroup.co.uk](http://www.kidnapperslanepegasusgroup.co.uk)

Views of local residents are being sought on the revised proposal and the attached leaflet will be delivered to neighbouring homes and businesses on Friday 5<sup>th</sup> October 2018.

Comments can be submitted by post, online at the website or by email to [kidnapperslane@pegasusgroup.co.uk](mailto:kidnapperslane@pegasusgroup.co.uk).

I look forward to receiving your feedback in relation to the proposed scheme.

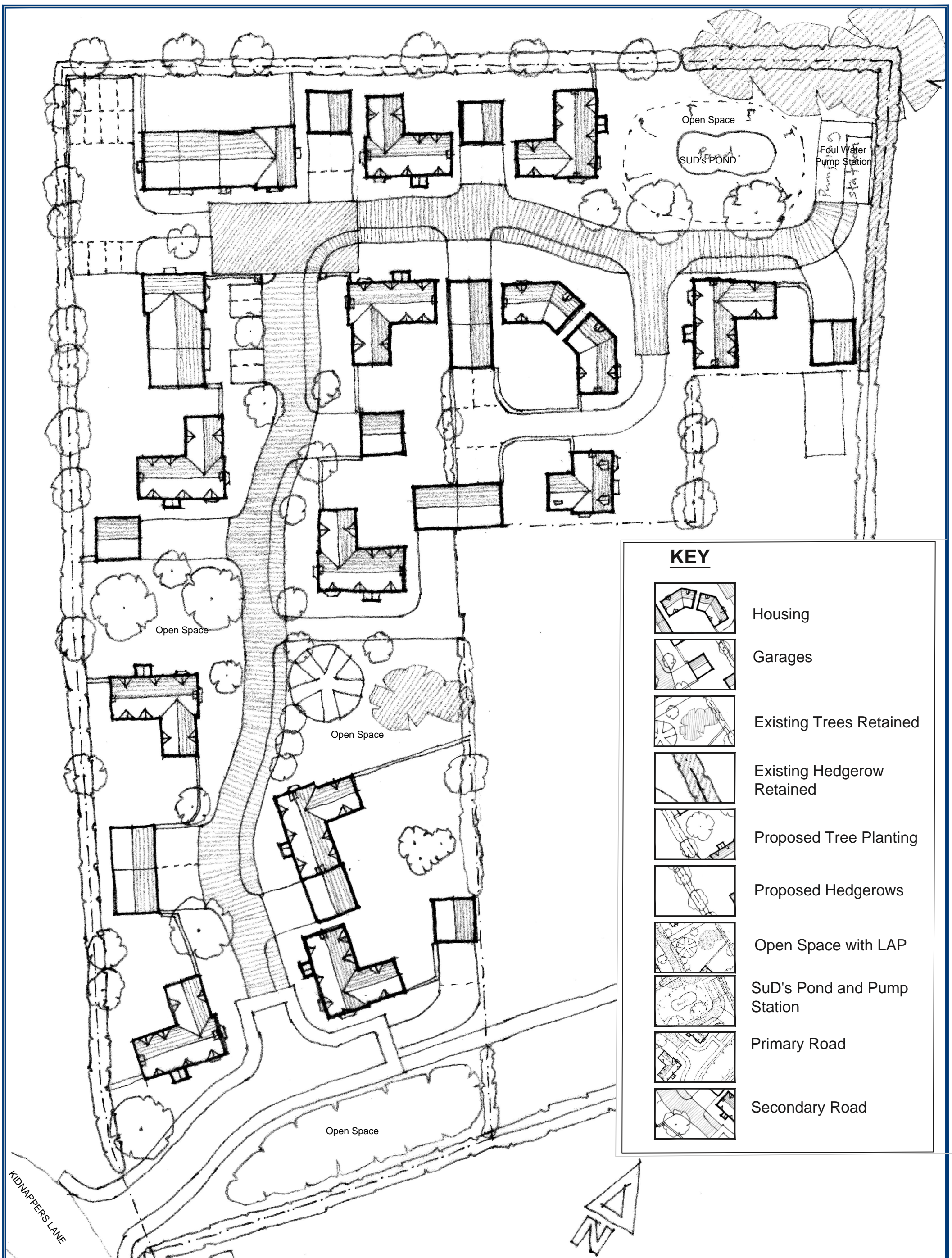
Yours sincerely,

**Sarah Hamilton-Foyn**  
**Regional Director**  
[Sarah.Hamilton-Foyn@pegasusgroup.co.uk](mailto:Sarah.Hamilton-Foyn@pegasusgroup.co.uk)

Enc. Consultation flyer

## **APPENDIX 4**

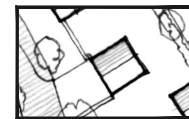
### **INDICATIVE MASTERPLAN**



**KEY**



Housing



Garages



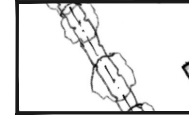
Existing Trees Retained



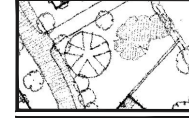
Existing Hedgerow Retained



Proposed Tree Planting



Proposed Hedgerows



Open Space with LAP



SuD's Pond and Pump Station



Primary Road



Secondary Road

Site Name:  
Land off Kidnappers Lane, Leckhampton

Drawing Number:  
300.P.3

Revision:  
K

Drawing Title:  
Illustrative Masterplan

Drawn By:  
POK

Date:  
20.08.18

Scale:  
1:500@A3

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