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OUTLINE PLANNING APPLICATION FOR UP TO 45 RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS. DEMOLITION OF BUILDINGS.

STATEMENT OF COMMUNITY ENGAGEMENT

LAND OFF KIDNAPPERS LANE, LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL53 ONR.

ON BEHALF OF ROBERT HITCHINS LTD

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

Pegasus Group

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1. INTRODUCTION

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Pegasus Group on behalf of Robert Hitchins Ltd (and its successors in title to the land). In support of proposals for a residential development on land off Kidnappers Lane, Leckhampton, Cheltenham.
- 1.2 Applicants are encouraged to consult the local community in preparing the 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 report provides a full explanation of the consultation that has taken place, the appendices contain evidence of the consultation process, and summarises the outcome of the feedback from the respondents. The statement also sets out how those responses have been taken into account in preparing the outline planning application.
- 1.4 As such, this report takes the following form:
 - i. Section 2 looks at Planning Policy in relation 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 and the applicants responses to comments;
 - iv. Section 5 provides a concise summary and conclusion.



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 requested to encourage participation from local community groups where development is proposed.
- 2.2 The main planning policy references for pre-application consultation relevant to the proposals are:
 - The National Planning Policy Framework, published March 2012;
 - The National Planning Practice guidance web-based resource, published March 2014;
 - Cheltenham Borough Council Statement of Community Involvement adopted July 2014.
- 2.3 The role of the pre-application process 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 development. People can then have those issues and aspirations recorded and reported to those who are engaged in devising and designing the development project, or who are directly involved in the decisionmaking process

National Planning Policy Framework (NPPF) (March 2012)

- 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 188 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 preapplication discussions enable better co-ordination between public and private resources and improved outcomes for the community."

2.6 Paragraph 189 states that: where they think this 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 (NPPG) (March 2014)

- 2.8 The NPPG web-based resource was published on the 6th March 2014. It 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 NPPG outlines in detail the consultation process which Local Authorities must follow during their determination of planning applications.

<u>Cheltenham Borough Council – Statement of Community Involvement</u> (July 2014)

- 2.10 Cheltenham Borough Council's SCI was adopted in July 2014 in accordance with the provisions of the 2004 Planning and Compulsory Purchase Act.
- 2.11 The SCI has recently been updated in order to incorporate current legislations:

"The SCI has been revised to reflect current legislation including the provisions of the Planning Act 2008 (as amended), the Localism Act 2011, the Town and Country Planning Local Planning Regulations 2012 as well as the principles and requirements of National Planning Policy Framework (NPPF) 2012."

2.12 The SCI states:

"Some pre-application consultation may be undertaken by developers for larger applications before planning applications are submitted. This consultation is not within the Council's control and representations on these consultations should be sent to the relevant party, not the council, in the first instance."

2.13 It is acknowledged that the Borough Council encourage applicants to carry out their own consultation programmes with local communities and key stakeholder groups before an application is submitted.



3. THE CONSULTATION PROCESS

- 3.1 The consultation concerned the proposal for residential development on land off Kidnappers Lane comprising:
 - Provision of approximately 45 dwellings, including affordable housing and a mix of sizes and types;
 - Vehicular access off Kidnappers Lane;
 - Creation of storm water attenuation features incorporated into new areas of public open space;
 - Landscaping, including retention of existing and planting of new trees and hedgerows;
 - Provision of a children's play area and public open space.
- 3.2 A Public Consultation Event was held on Thursday 29th October 2015, between
 2:30pm and 8:00pm. The event was held at the Brizen Young People's Centre, Up
 Hatherley Way, Cheltenham, GL51 4BB.
- 3.3 In order to advertise the Public Consultation event, approximately 2,514 flyers were prepared and delivered to households on Thursday 22nd October 2015. The flyers provided local residents with information about the forthcoming event and invited them to attend to find out more information regarding the proposed development and the opportunity to discuss the proposals with the consultant team.

APPENDIX 1: DISTRIBUTION AREA MAP APPENDIX 2: CONSULTATION FLYER

3.4 Letters and direct emails were sent to local councillors and ward members, including a copy of the consultation flyer, on Tuesday 20th October 2015 which provided details of the consultation and invited them to a preview session of the event.

APPENDIX 3: EXAMPLE LETTER TO ELECTED MEMBERS

3.5 In addition to the consultation flyers, adverts was also placed within the 'Gloucestershire Echo' and 'Gloucester Citizen' newspapers on Tuesday 20th October 2015 and Wednesday 28th October 2015.

APPENDIX 4: NEWSPAPER ADVERTISEMENT



3.6 The development proposals were set out on display boards at the Exhibition. Representatives of Pegasus (Planning) and PFA (Transport), the consultant team, were in attendance to explain the proposals in greater detail and answer any questions.

APPENDIX 5: EXHIBITION DISPLAY BOARDS

3.7 At the consultation event, a leaflet was available that provided detailed information about the proposals including the background information and context, as well as a draft indicative layout of the site. The leaflets also provided the opportunity to comment on the proposals via the inclusion of a 'tear-off' freepost feedback slip and details of how to reply.

APPENDIX 6: CONSULTATION LEAFLET

- 3.8 A "Consultation Attendance Register" was made available for participants to record their attendance to the public exhibition. According to the attendance register a total of 70 people attended the consultation event. It was however apparent that not everyone who attended the event chose to record their visit, as such the number of attendees was probably far higher.
- 3.9 Those attending the exhibition were invited to record their views on the 'Comments Form' and leaflets available at the event. These could be completed at the exhibition and dropped into the 'Comments Box' or returned to Pegasus Group by Thursday 12th November 2015 using a Freepost envelope. A dedicated email address (<u>kidnapperslane@pegasuspg.co.uk</u>) was also provided should residents wish to respond to the consultation this way.
- 3.10 The deadline for comments to be received was set for administrative purposes only and any comments received after the 12th November 2015 were accepted and processed.

APPENDIX 7: COMMENTS FORMS

3.11 A total of 20 responses were received by Pegasus Group which are summarised in Section 4.

4. CONSULTATION RESPONSES

- 4.1 The aim of the consultation exercise was to provide local residents and stakeholders with the opportunity to have their say on the potential new development in their area, to voice any concerns that might otherwise have been missed, and to shape the future development.
- 4.2 From the responses received and discussions with attendees at the consultation event it is evident that there are mixed views regarding the proposals. There were a number of respondents that were concerned regarding the delivery of the application site premature to the finalisation of the JCS. Other key issues raised by attendees were predominantly in relation to the following issues:
 - Highway impacts in terms of existing congestion along surrounding roads, mainly Church Road and Shurdington Road;
 - The design and layout of the proposed development;
 - Capacity of existing infrastructure (i.e. primary and secondary schools, and health facilities);
 - Flood risks from surface water run-off;
 - Loss of green space, trees and hedgerows.
- 4.3 All the comment forms have been analysed and the results are set out in the tables below.
- 4.4 The comments received are arranged so as to summarise the nature of the comments and then to set out the applicant's response. These issues are dealt with in brief below and in detail within the accompanying suite of technical reports

COMMENTS	APPLICANTS RESPONSE		
Issue: Principle			
Too many houses crammed in as usual.	The Proposed Development is a small part of a wider allocation for South Cheltenham and Leckhampton (i.e. A6 in Policy SA1)		
The local area cannot cope with any more new homes.	and for approximately 1,124 dwellings over the plan period to 2031, as part of the emerging Joint Core Strategy.		
Not opposed to the development since the land in question is not of high quality green belt.	Noted.		



COMMENTS	APPLICANTS RESPONSE
Issue: Principle	
Any development MUST be consistent and part of the wider approved JCS and timed accordingly.	Noted.
Do not want to see the loss of our countryside - disagree with this development.	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.
Strongly object to the development - think that this a very premature application and should not go ahead until the ongoing JCS is finalised.	The proposed development is consistent with the Submitted version of the JCS as such weight can be afforded to the Plan. Furthermore there is a presumption in favour of sustainable development, the proposed development is consistent with the submitted Plan which is based on the principles of sustainable development as set out in the NPPF. The proposed development does not prejudice the delivery of the wider strategic allocation.

COMMENTS	APPLICANTS RESPONSE		
Issue: Traffic, Highways and Access			
What plans are in place with County Council to provide better infrastructure (primary roads, traffic resources) to cope with increase in vehicles already overusing the local roads?	The opportunity exists through S106 Legal Agreements to ensure that the impacts of the development are mitigated and appropriate contributions to the necessary supporting infrastructure are secured.		
It is not the issue of the dwellings that is the problem. We accept that this site is useful in terms of accommodating the need for more housing. However, the issue of traffic on Church Road should not be ignored or swept under the carpet. Development will have serious impact on traffic on Church Road during the rush hour. Cars parked along Church Road are constantly being damaged already by traffic.	The applicant has commissioned transport specialist PFA Consulting to prepare a Transport Statement. The Transport Statement has been carried out in accordance with the planning practice guidance to the National Planning Policy Framework. The Transport Statement has examined the transport and highway issues associated with the proposed development. It has been prepared in consultation with Gloucestershire County Council acting in its role as the local highway authority, and Highways England in its role as the strategic highway authority. The Transport Statement has been submitted as an essential part of the planning application and as such is available for examination by all as part of the planning process.		



COMMENTS	APPLICANTS RESPONSE		
Issue: Traffic, Highways and Access			
	The Transport Statement has estimated that the proposed development will generate no more than 30 vehicle movements on the local highway network during both the AM and PM peak hours. These movements will be spread across the local highway network. It is the opinion of PFA Consulting that the traffic generated by the proposed development will not materially change the existing conditions on Church Road.		
How are you going to deal with the traffic from these houses as Kidnappers Lane is a narrow and twisting road, which then goes onto two already congested roads – Shurdington Road and Church Road? Concerns over increased traffic on Shurdington Road.	The Transport Statement has estimated that the proposed development will generate no more than 30 vehicle movements on the local highway network during both the AM and PM peak hours. All of these movements will be onto Kidnappers Lane, which currently carries approximately 250 vehicle movements during the AM and PM peak hours. It is the opinion of PFA Consulting that Kidnappers Lane can accommodate the increase in vehicle movements associated with the proposed development. Modifications to Kidnappers Lane are proposed as part of the wider strategic allocation. It is the opinion of PFA Consulting that the traffic generated by the proposed development will not materially change the		
	existing conditions on the A46 Shurdington Road and Church Road.		
Scheme does not propose any mitigation against traffic flow. Possible proposals to consider should include preventing traffic flowing onto Church Road from Kidnappers Lane and Leckhampton Lane, and consider building out pavements on Church Road to manage the flow of traffic.	It is the opinion of PFA Consulting that the traffic generated by the proposed development will not result in a material change in existing conditions on the local highway network, and therefore no specific mitigation measures are required.		
Very little employment in the area so people will have to commute which would cause more problems with traffic.	Employment opportunities are within acceptable walking/cycling distance of the proposed development, and are also accessible via regular public transport services.		
Traffic "pinch points", 20mph limits are not the answer. All that does is cause more queues and more pollution. 20mph limits just cause problems with cyclists.	Off-site traffic calming measures (e.g. pinch points, 20mph speed limits) are not proposed as part of the proposed development. Within the proposed development, the needs of pedestrians and		



COMMENTS	APPLICANTS RESPONSE
Issue: Traffic, Highways and Acce	<i>ss</i> cyclists will be considered at the reserved matters stage.
Road access onto Kidnappers Lane looks unsatisfactory and also premature.	The proposed development will be accessed from Kidnappers Lane, at the location of the existing access to the former plant nursery. Access from this location would not prejudice the proposed road layout for the wider strategic allocation. While the detail of the access is a reserved matter, it would likely take the form of a simple priority junction, having consideration for traffic flows along Kidnappers Lane and associated with the proposed development. Appropriate visibility standards are achievable in this location.
Within the wider considerations of housing development around the Leckhampton area, there have been 'traffic solutions' offered that incorporate the closure of Kidnappers Lane as a through road – what consideration has been given to this and how can this development be progressed in advance of the overall traffic strategy for the country lanes (basically single track in places) that exist within Leckhampton	Proposals for the wider strategic allocation include the realignment of Kidnappers Lane, which would involve the closure of part of the existing Kidnappers Lane to through traffic. It is the opinion of PFA Consulting that the increase in vehicle movements associated with the proposed development does not warrant the modification to Kidnappers Lane. However, the proposed development will not prejudice the delivery of the wider strategic allocation.
COMMENTS	APPLICANTS RESPONSE
Issue: Design, Landscaping and La Visitor parking provisions? Not enough garages?	Current residential parking standards taken from Gloucestershire's Second Local Transport Plan 2006-2011 are outlined as 1.5 spaces per dwelling on average as a maximum.
There is no indication as to the styling of the proposed housing – are they red brick, ship lap, or are they consistent with the local environment? Any development on the site should be sufficiently sympathetic to the location and consider impacts on views.	A detailed application will be submitted at Reserved Matters stage. The proposed development will be designed to be sympathetic to its surroundings.
This looks like a usual modern estate with not enough space for the future of the residents.	The scheme has been designed in line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site.



COMMENTS	APPLICANTS RESPONSE
Issue: Design, Landscaping and La	Nout
Provision of affordable housing: could this mean 1 or 2 or 5%? Please define a firm commitment as to what you will actually deliver.	The provision of affordable housing will be discussed with the Council as part of the Section 106 agreement.
Driveways appear small when shown side by side which does not make for neighbourly relations.	Driveways designed to meet Manual for Streets standards. Majority of plots have on plot parking. Where this cannot be achieved parking is infront of the plot.
To preserved rural foreground, any development allowed on the site should be well screened and should look like a small rural hamlet and not a suburban site.	
One might be able to achieve a reasonable density of dwellings per ha for a rural looking development with an overall building footprint that leaves goof space on the site large trees to soften and screen the development.	These are detailed matters which are best addressed at the reserved matters stage.

COMMENTS	APPLICANTS RESPONSE		
Issue: Services, Facilities and Infrastructure			
Schools in the area of Cheltenham are already oversubscribed.	As part of the application, appropriate contributions may be secured through a		
Infrastructure in this area is insufficient to support (any) number of dwellings i.e. local schools already overloaded,	S106 agreement towards infrastructure requirements.		
Are you going to provide a route where people from this estate could walk to local schools or will they be forced to drive as there is no pavement on Kidnappers Lane?	The intention is this site will form part of the wider strategic allocation, which will bring forward new roads, footways and footpaths. In the event the strategic allocation is delayed, consideration will be given to providing new/improved pedestrian linkages.		
This is a small area in a much bigger buildings picture in Leckhampton. So provision would have to be made for future development – i.e. primary school, a secondary school, doctors (with adequate parking), buses - how are these going to be negotiate the likes of Kidnappers Lane, Farm Lane, Leckhampton Lane/Church Road?	Supporting infrastructure is being considered as part of the wider strategic allocation. The proposed development is not of a scale to warrant new infrastructure and/or new services.		



COMMENTS	APPLICANTS RESPONSE
Issue: Drainage and Flood Risk	
Potential flood risk to surrounding land as per July 2007.	Flood mapping shows the site to be within Flood Zone 1 having a low risk, less than 1:1,000 annual probability of flooding. There is some flooding from the watercourses to the west and east but this does not extend to the site.
Flood alleviation needs to allow for overflow from any existing alleviation for run-off from Leckhampton Hill, not just surface water.	The development will be designed to ensure that it is not at risk from flooding from all sources including run-off from higher land.
Surface water would have a knock on effect on surrounding areas.	Surface water will be managed on-site using SuDS (Sustainable Drainage System) to ensure that the proposed development does not increase flood risk elsewhere.

COMMENTS	APPLICANTS RESPONSE		
Issue: Ecology and the Environment			
At busy traffic times Shurdington Road already has pollution amounts in excess of EU rules.	Pre-application consultation was undertaken with Cheltenham Borough Council, which has confirmed that the scale of the proposed development does not require an Environmental Impact Assessment.		
This area is subject to a local green space application and development is opposed here.	Whilst it is noted that an application has been made this has yet to be determined. The proposed site contributes little to local green space when considered against the criteria set out in the local green space application. The site has little or no significance with regard to local history in that it contains no listed buildings or heritage features and it is unlikely in landscape and visual terms to contribute to the setting of designated heritage assets due to its poor quality landscape features, condition and former commercial use. The site contributes little in terms of recreational value as it does not contain public rights of way or permissive access. The sites former commercial use did not contribute to local tranquillity and the low number of native trees and other vegetation within the site potentially limit the range of habitats available for local wildlife. The site is not visually prominent from the Cotswold escarpment and where identifiable is seen in the context of existing built form and general settlement. As such it contributes little to the		



COMMENTS	APPLICANTS RESPONSE		
Issue: Ecology and the Environment			
	landscape setting of the Cotswold AONB or local visual amenity.		
Existing hedgerows and trees should not be destroyed and those already removed should be replaced.	Existing hedgerows are currently unmanaged, poorly structured and of low species diversity. Existing hedgerows are to be retained and it is recommended they are enhanced with additional planting and improved management. In addition, new hedgerows are to be planted and it is		
Trees and hedgerows that screen the site are very important.	recommended they are species rich hedgerows with native species to offer the maximum benefit to wildlife. The total amount of hedgerows post development will be greater than existing. Additional tree planting will also take place with the majority of the existing trees to be retained.		
As many trees, green spaces as possible. It would be nice to give something back, please help the wildlife on this development.	The site currently offers limited opportunities for wildlife. It is recommended Bat and bird boxes are provided within the site to enhance roosting/nesting opportunities for these species. It is recommended that open spaces are planted with wildflower grassland to create an enhancement post development. New hedgerows will offer foraging and commuting opportunities for bat, Badgers and birds.		
Implications of reducing available green space.	The existing site was a commercial garden centre and was not available to the public. The proposed public open spaces will allow this land to be used as green space.		
Light and noise pollution would increase.	The habitat within the site is considered to offer limited suitable foraging opportunities for bats and birds. Therefore increase light pollution and increase noise would not represent significant impacts. It is recommended that dark corridors are provided along the existing and new hedgerows to create and maintain possible foraging and commuting routes.		

- 4.5 The responses received following the consultation have been fully considered as the application proposals have been finalised.
- 4.6 Technical studies prepared and submitted in support of this application provide detailed analysis of the impact of the proposed development and set out appropriate mitigation. This includes a Flood Risk Assessment, Transport

Statement, Landscape Appraisal and Heritage Assessment. It is not the purpose of this statement to repeat the findings of the strategies set out in the technical documents, but we are confident that the concerns expressed by local residents have been adequately considered and addressed within these reports.

4.7 Through the submission of this planning application, we are confident that such concerns can be addressed and the development delivered consistent with sustainability principles. A balance needs to be made against the concerns of local residents and the need to provide additional homes in line with National and Local Planning Policy, as well as the benefits which the proposed development would bring to Leckhampton, including the provision of affordable housing.



5. CONCLUSION

- 5.1 The Applicant has undertaken extensive pre-application consultation with the local community and governing bodies including Cheltenham Borough Council, Leckhampton and Warden Hill Parish Council, and neighbouring communities as encouraged by Central Government policy contained within the NPPF and the NPPG.
- 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 the new development in the area, this has been taken into account by the Applicant. The consultation event raised a number of issues and questions which without undertaking such consultation may not have come to light.
- 5.3 We are confident that the information submitted in support of the outline planning application demonstrates sufficiently that a successful and sustainable development can be achieved, one that responds to the constraints and challenges presented at this site. It is therefore considered that the concerns expressed by the local communities have been sufficiently addressed, and do not justify a refusal of this outline planning application.



Leaflet Distribution Area Map



Site boundary

Distribution Area



Consultation Flyer

LAND OFF KIDNAPPERS LANE, LECKHAMPTON COMMUNITY CONSULTATION



Pegasus Group is holding a public consultation event to outline proposals for approximately 45 dwellings on land off Kidnappers Lane, Leckhampton.

Members of the local community are invited to attend the public consultation event on:

Thursday 29th October 2015

between 2.30pm and 8:00pm

at Brizen Young People's Centre, Up Hatherley Way, Cheltenham, GL51 4BB

Representatives of the development team will be available to discuss the proposals and listen to any feedback which will be carefully reviewed and taken into consideration when working up the proposals. If you are unable to attend the consultation and would like details of the proposals and to make comments please contact Pegasus Group on 01285 641717

or email kidnapperslane@pegasuspg.co.uk.





Example Letters to Elected Members

SHF/CIR.H.0523

20th October 2015

Cllr Andrew Chard Stanmer Lodge Southwood Lane Cheltenham Gloucestershire GL50 2QH andrew4leckhampton@gmail.com

By Email and Post

Dear Councillor Chard,

Land off Kidnappers Lane, Leckhampton – Public Consultation Event

I am contacting you to let you know about a forthcoming public consultation event which is taking place in advance of the submission of a planning application.

The proposal is for a residential development comprising up to 45 dwellings (including affordable housing), vehicular access off Kidnappers Lane, landscaping, children's play area, public open space and associated infrastructure.

The development team would like local feedback before the application is submitted to Cheltenham Borough Council. In particular, we should like to hear the views of Councillors who represent Leckhampton and the surrounding areas.

Therefore, we would like to invite you to a preview session before the public consultation event takes place on:

Thursday 29th October 2015; between 1:30pm – 2:30pm at the Brizen Young People's Centre, Up Hatherley Way, Cheltenham, GL51 4BB.

If however you are unable to attend at this time then you are of course welcome to attend the open session of the event which takes place on:

Thursday 29th October 2015; between 2:30pm – 8:00pm at the Brizen Young People's Centre, Up Hatherley Way, Cheltenham, GL51 4BB.

In attendance will be representatives from the development team for this project who will be happy to go through the proposals and do their best to answer any questions you may have.

We enclose a copy of the flyer which will be distributed to approximately 2,514 local addresses and also a copy of the leaflet which will be available at the consultation event.

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT T 01285 641717 F 01285 642348 www.pegasuspg.co.uk

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We hope that you will be able to attend. If you are unable to do so and would like to know more, please get in touch with Pegasus Group on 01285 641717.

Yours sincerely

Sarah tem: ets-Fay

Sarah Hamilton-Foyn Regional Director Email: sarah.hamilton-foyn@pegasuspg.co.uk

Enc.



Newspaper Advertisements

gloucestershireecho.co.uk Wednesday, October 28, 2015

CHJB20151027A-002_C





he scene at Mendip House on Mendip Road in Lynworth

Man, 22, held over sheltered home death

A 68-YEAR-OLD man whose death in Cheltenham sparked a murder inquiry has been named locally as Charles Swift.

Last night, detectives were still questioning a 22-year-old man arrested in connection with the death of Mr Swift, who was known as Tony.

They had been granted more time to interview the suspect and he will remain in custody until this morning.

Flowers and tributes have been left outside the flats, in Mendip Road, Lynworth, where the 68-year-old man was found seriously injured on Monday afternoon.

on Monday afternoon. Paramedics had tried to save Mr Swift, but he was pronounced dead at the scene.

Forensic teams were still

By Lewis Pennock lewis.pennock@localworld.co.uk

looking for clues at the building, Mendip House, yesterday.

Ševeral police officers were also outside, along with vans. One message left on flowers

One message left on flowers at the flat said: "R.I.P Tony, you will be missed. Such a great, great guy. Sorry you're gone xxxx." A flower had also been left

on the windscreen of a car near to the property. Ward councillor Colin Hay said serious incidents in the

said serious incidents in the area are "not the norm". Residents and nearby shopkeepers had also spoken of their shock after the incident,

of Cheltenham. Mr Hay added: "It really is

quite a surprise that has happened there. "Most of the residents say

how peaceful it is." Mendip House is a retirement and sheltered housing building managed by Cheltenham Borough Homes.

CBH property director Chris Williams said: "Our housing support team has been on site to provide additional support and reassurance to residents."

Support for Mr Swift's family was also shared on the *Echo's* Facebook following the news of his death.

news of his death. "You're a good man Tony, can't believe it, rip," wrote Vikkii Hindley. "Thoughts are with the family x." Blodwen Wood added: "RIP,

Blodwen Wood added: "RIP, thoughts are with the fam-



A flower left as a tribute



Parts of blaze-hit warehouse have to be demolished

MAJOR parts of the derelict building set alight earlier this month at Bakers Quay in Gloucester have been torn down by a demolition company to make the area safe

demolition company to make the area safe. Provender Warehouse was largely gutted by the blaze that enveloped it at the beginning of this month.

The suspected arson attack ripped through the site, destroying the roof, lift shaft and two-thirds of the interior. It left large areas of the building, which

It left large areas of the building, which has been empty for almost 20 years, unsafe, prompting health and safety concerns. As part of assessments to see whether the

As part of assessments to see whether the building can still be converted into flats as part of a multi-million pound development of the area, parts of the site have had to be torn down.

Around a third of the building which was most badly affected by the fire has been razed to ground level.

Demolition workers and a large crane have been seen at the site tearing down brickwork as well as pulling away charred pieces of wood from the building.

Two 19-year-old men were charged with arson and have been remanded in custody until Friday.

David Purchase, owner of On Toast at Gloucester Docks, said customers were still angry over what happened to the building

angry over what happened to the building. But he added he thinks there is nothing stopping the building being rebuilt in its entirety.

"Britannia Warehouse was burnt down in the 80s but they rebuilt that pretty much exactly how it was," he said. Councillor Paul James, leader of Gloucester City Council, said the

Councillor Paul James, leader of Gloucester City Council, said the demolition work being carried out was to make the rest of the site safe for investigations to continue. "We are working together on this with

"We are working together on this with the developer," he said.

NOTICE OF PUBLIC CONSULTATION

Pegasus Group is holding a public consultation event to outline proposals for approximately 45 dwellings on land off Kidnappers Lane, Leckhampton.

Members of the local community are invited to attend the public consultation event on:

Thursday 29th October 2015 between 2.30pm and 8:00pm at Brizen Young People's Centre, Up Hatherley Way, Cheltenham, GL51 4BB

Representatives of the development team will be available to discuss the proposals and listen to any feedback which will be carefully reviewed and taken into consideration when working up the proposals.

Pegasus

3EC-E01-S2

20.10.15



For news from the emergency services log on to gloucestercitizen.co.uk/999

wildlife



Karen Doig with, left, Joan Turner and Dorothy Chew holding the hornet jar.

The hornet close up

Giant hornets 'can pack mighty punch'

BEWARE – giant hornets are right here in Gloucester.

One whopper was apprehended by a family in Abbeydale after setting up home in their kitchen.

Another nest was found in a primary school and at least two more have been destroyed in the past few weeks.

Karen Doig and her children Sophie, 17, 12-year-old AJ and Lizzie, 10, were so scared when they saw the size of the insect buzzing around they fled to another room.

It was left to Karen's mum Irene Giblin, 68, to come to the rescue at their home in Abbeymead.

The grandmother kept a cool head and got the jump on the hornet, trapping it in a jam jar.

Karen, 39. said: "I've seen hornets before but not this big. It was

huge. "We took it to a neighbour who works in pest control who said it was a queen and wasn't overly dangerous but it had a nasty sting.

Professor Adam Hart of the bioscience department at the University of Gloucestershire identified the hornet as of the European variety.

The giant Asian hornet, much talked about for its killer sting, is a different species and more dangerous.

Mr Hart said: "That variety, mostly in China, can kill people. Twenty have been stung to death in China by that species.

"But that's because the Chinese are expanding more and more out into the countryside. But it won't come here."

He added: "We should be more worried about the Asian hornet which hunts honey bees. Beekeep ers are worried about it.

"I love the European hornet. It's

in my top five of British insects. It's basically a very large wasp. "It can sting when threatened, and that can pack a mighty punch,

but it won't kill you." Elsewhere, a hornet nest was discovered at Haresfield Primary School, another at a home in Barn-wood and a third one in Frampton-on-Severn, all in the past three weeks.

Sightings of the two-inch yellow and brown insects have been reorted in various spots in the UK during the summer. Each nest can have 200 to 400 hornets.



Shoplifter is held by vigilant staff at Co-op

DON'T mess with Midcounties Co-op staff. This is the moment a member of staff at the store in Slad Road, Stroud, appears to have apprehended a suspected shoplifter. Taken by Manfred Ruiz and posted on Facebook page Not Unusual For Stroud, the incident happened on Saturday evening. A Gloucestershire police spokesman said: "A 15-year-old youth had twice entered the supermarket that evening picking up some wine and beer. He then left the store without

making any attempt to pay for the items on both occasions. "On the third occasion the youth entered the

store he again attempted to walk out with some alcohol but was apprehended by a store employee. The police were called and the youth was asked to return to Stroud Police Station the following day."

He added: "The youth returned, as requested, on Sunday with his mother. The youth was of previously good character so, at the sergeant's discretion, he was issued with a Restorative Justice Level 1 order. "He paid for the goods he stole and has been

banned from the store.



NOTICE OF **PUBLIC CONSULTATION**

Pegasus Group is holding a public consultation event to outline proposals for approximately 45 dwellings on land off Kidnappers Lane, Leckhampton.

Members of the local community are invited to attend the public consultation event on;

Thursday 29th October 2015 between 2.30pm and 8:00pm at Brizen Young People's Centre, Up Hatherley Way, Cheltenham, GL51 4BB

Representatives of the development team will be available to discuss the proposals and listen to any feedback which will be carefully reviewed and taken into consideration when working up the proposals.



CONTACT US: Advertising 01242 278 000 | Deliveries 01242 278 053 | News 01452 698 821



Exhibition Display Boards

LAND OFF KIDNAPPERS LANE, LECKHAMPTON COMMUNITY CONSULTATION

INTRODUCTION

The emerging Joint Core Strategy (JCS) for Gloucester Cheltenham Tewkesbury proposes the allocation of land at South Cheltenham and Leckhampton for 1,124 dwellings over the Plan Period to 2031. The development site lies within this proposed allocation for residential development.

It is proposed to submit an application for outline planning permission to Cheltenham Borough Council for approximately 45 dwellings on land off Kidnappers Lane, Leckhampton, within the central part of the allocation.

Your views are sought on the draft masterplan and will be used to inform the preparation of the application.





BACKGROUND

Policy SA1 of the emerging JCS proposes eight strategic allocations to help deliver new homes across the Districts over the Plan Period up to 2031. The proposed site forms a small part of the strategic allocation A6 South Cheltenham Leckhampton. The strategic allocation identifies land for a development of approximately 1,124 dwellings.

The proposal will bring forward a small part of this identified site enabling housing to be delivered early in the Plan Period. The development will help to deliver sustainable development in accordance with the National Planning Policy Framework (NPPF) and assist Cheltenham Borough Council to provide and maintain a deliverable five year housing land supply.

THE SITE

The proposed site covers an area of approximately 1.3 hectares of land directly to the north of Kidnappers Lane, Leckhampton on the site of a former plant nursery.

The site lies outside the Green Belt and Cotswold Area of Outstanding Natural Beauty (AONB)





INDICATIVE SITE LAYOUT



THE PROPOSAL

The illustrative masterplan shows a possible layout for the sustainable development of the site, which would include:

- Provision of approximately 45 dwellings, including affordable housing;
- Provision of a mix of dwelling sizes and types;
- » Vehicular access off Kidnappers Lane;
- » Landscaping;
- » Provision of a children's play area and public open space; and
- » Surface Water Attenuation Measures.

The application will be informed and supported by a number of studies including those relating to:

- » Transportation
- » Drainage
- » Ecology
- » Landscape

WHAT HAPPENS NEXT?

Pegasus Group welcomes all comments in respect of the proposed development. All comments received will be carefully reviewed and taken into account as the outline application is prepared for submission in due course.

Please complete a comments form or send your comments no later than Thursday 12th November 2015 to:

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

Tel: 01285 641717

Email: kidnapperslane@pegasuspg.co.uk



Consultation Leaflet

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BACKGROUND

The emerging JCS proposes eight strategic allocations to help deliver new homes across the Districts over the Plan Period up to 2031. The proposed site forms a small part of the strategic allocation identified within Policy SA1. The strategic allocation identifies land for a development of approximately 1,124 dwellings within Area A6 South Cheltenham Leckhampton.

The proposals will bring forward a small part of this identified strategic site enabling housing to be delivered early in the Plan Period. The development will help to deliver sustainable development in accordance with the National Planning Policy Framework (NPPF) and assist Cheltenham Borough Council to provide and maintain a deliverable five year housing land supply. The application will be informed and supported by a number of studies including those relating to:

- Transportation
- Drainage
- Ecology
- Landscape

WHAT HAPPENS NEXT?

Pegasus Group welcomes all comments in respect of the proposed development. All comments received will be carefully reviewed and taken into account as the outline application evolves prior to its formal submission.

Please complete a comments form or send your comments no later than Thursday 12th November 2015 to:

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

Tel: 01285 641717

Email: kidnapperslane@pegasuspg.co.uk

Pegasus Group

Land off Kidnappers Lane, Leckhampton

Community Consultation



INTRODUCTION

The emerging Joint Core Strategy for Gloucester Cheltenham Tewkesbury proposes the allocation of land at South Cheltenham and Leckhampton for 1,124 dwellings over the Plan Period to 2031. The development site lies within this proposed allocation for residential development.

It is proposed to submit an application for outline planning permission to Cheltenham Borough Council for approximately 45 dwellings on land off Kidnappers Lane, Leckhampton, within the central part of the allocation.

Your views are sought on the proposals and the draft masterplan and will be used to inform the preparation of the application.





THE SITE

The proposed site covers an area of approximately 1.3 hectares of land directly to the north of Kidnappers Lane, Leckhampton on the site of a former plant nursery.

The site lies outside the Green Belt and Cotswold Area of Outstanding Natural Beauty (AONB).

THE PROPOSAL

The illustrative masterplan shows a possible broad layout for the sustainable development of the site, which would include:

- Provision of approximately 45 dwellings, including affordable housing;
- Provision of a mix of dwelling sizes and types;
- Vehicular access off Kidnappers Lane;
- Landscaping;

Existing Track Retained

SuD's Pond and Pump

- Provision of a children's play area and public open space; and
- Surface Water Attenuation Measures.



Land Off Kidnappers Lane, Leckhampton

Your comments are important to us and form part the

Comments





Comments Form

December 2015 | DJR/CP | CIR.H.0523

Land off Kidnappers Lane, Leckhampton



Community Consultation

COMMENTS FORM

October 2015

All responses from today's exhibition will be carefully considered, and we welcome all feedback. Our intention is to examine all comments received and record them as part of our consultation process.

Once completed please deposit in the box, return by Freepost with the envelope provided or you can email comments to: **kidnapperslane@pegasuspg.co.uk**

We understand that you may wish to make your comments on these proposals in complete confidence. It would help us however to know your street in order that we are able to address the comments /views that are received by particular localities.

Comments should be received by 12th November 2015.

Street Name		Postcode	
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