



CHEL TENHAM ALLIANCE



Protecting the Environment
of Prestbury and Southam



Prestbury Group

Don't Choke Cheltenham

Leckhampton Green
Land Action Group

29th July 2014



Swindon Village Society

OUTLINE PLANNING ON LECKHAMPTON 650 DEVELOPMENT OFF KIDNAPPERS LANE - 13/01605/OUT)

Dear Councillor,

The problem with any idea is the fact that the more it gets bandied about, the more feasible it seems to become. What starts out as a speculative plan, something to be carefully tested before implementation, can become, once others are drawn into it, a kind of obligation. This is the situation with this current large scale outline planning application onto the much loved green fields at Leckhampton.

The Cheltenham Alliance would like to draw your attention to the summary reasons why we strongly believe this outline planning application is premature, and clearly in need of more sustainability work. It is clear that a positive determination of this large application at present would be outside the spirit of a Development Plan led system and including proper, meaningful and fair consultation with the communities in Cheltenham. These issues lie at the heart of the National Planning Policy Framework and the current government's Localism agenda.

- At full Council on the 28th February there was a unanimous vote to protect Leckhampton, this demonstrated the strength of feeling from Councillors to protect the rural character of Leckhampton for the town. In the debate there was also recognition of the unsolved sustainability problems, both worsening traffic congestion and increased flood risk resulting from large scale development.
- On the 9th April, two amendments were added to the Cheltenham JCS resolution; one relating to validation of the JCS OAN with updated ONS/DCLG projections, the second was a pledge to deal with the NPPF Local Green Space (LGS) applications. Leckhampton was specifically named in both amendments and surely deserves more consideration and allowing the time to complete the JCS, view the results of the current public consultation and pass through the Examination in Public with the Inspectorate.
- Natural England is unable to comment fully on the application as insufficient information has been provided on landscape and ecological impacts of all the development proposals for the area. Cotswold Preservation Board supports the Natural England view and states that the development is likely to have significant adverse effects on the special qualities of the AONB. Previously, three government inspectors have rejected

large scale development in Leckhampton on these grounds and other sustainability reasons; this area has been protected for over thirty generations.

The Cheltenham Alliance is not against house building, we absolutely recognise the need for more affordable and social housing in Cheltenham. However, agreement to large outline planning applications at this stage will make it more difficult to achieve the NPPF requirement of providing *'the range of housing that is required in particular locations, reflecting local demand.'*

The Neighbourhood Planning Concept and Local Green Space application is attached for information; this project has been led by Leckhampton with Warden Hill Parish Council and the LGS by Martin Horwood MP.

Please do not vote for this application out of some obligation, please consider the local green space application and show us that human kindness that is sometimes lost in our hurried modern world.

Yours faithfully

The Cheltenham Alliance

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