



CHELTENHAM BOROUGH COUNCIL

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ask for: Councillor Steve Jordan
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our ref: SJ/JP
your ref:
date: 23 October 2015

Dear Sir/Madam

Ref - Planning Application 14/00838/FUL

At a meeting of Cheltenham Borough Council on 19th October 2015 Cheltenham debated a motion in regards to permission granted by Tewkesbury Borough Council for the development of 376 new homes. The principle of development is not in question as it forms part of a strategic allocation contained within the submission version of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS). The strategic allocations contained within this plan were agreed by the three JCS councils and is currently subject of an examination in public.

Whilst the Borough Council did not object to the principle of development through the consultation on the scheme it did object to development being brought forward in a piecemeal way, failing to adequately demonstrate its contribution to comprehensive master planning of the strategic allocation proposed by the submission JCS. This requirement for comprehensive planning and development of the strategic allocation was a key reason for Cheltenham Borough Council's refusal of outline permission for 650 dwellings (13/01605/OUT) on the 31st of July 2014. Cheltenham Borough Council (an application subject to call in and subject to an inquiry which closes in November).

In correspondence made to Tewkesbury Borough Council dated 1 December 2014 and 6 July 2015 Cheltenham Borough Council set out its concerns over the landscape and visual impact of the proposal with regard to the AONB, the density of the proposed development and the lack of information as to how the scheme will contribute to the economic role of sustainable development by ensuring that development requirements are co-ordinated, including the provision of infrastructure. This includes concern about lack of green infrastructure within the site given the proximity to the AONB.

The Head of Planning of Cheltenham Borough Council emailed the case officer and Chair of Tewkesbury Planning Committee ahead of the Planning Committee meeting to determine the application, reinforcing the concerns set out by Cheltenham Borough Council and highlighting a specific request from a local action group (LegLag) in regards to the amenity space and provision of local area of play within the site.

The application site is directly adjacent to the administrative boundary of Cheltenham, set within the setting of the Cotswolds AONB and as noted above forms part of a wider strategic allocation proposed by the JCS. It is with regret that the Planning Committee of Tewkesbury Borough did not support our views.

Following the determination of the application for 369 new dwellings Cheltenham Borough Council has received communication from local residents concerning the impact of the scheme together with requests for the Borough Council to request call in of the application. In light of this the following motion was unanimously agreed by Council;

This Council requests the Leader of the Council to write urgently to the National Planning Casework Unit in support of the SD2 Call-In request in relation to Tewkesbury Borough Council Planning decision 14/00838/FUL consistent with the original letter of objection to this application sent by the Borough Council on the 6th July 2015.

A copy of the letter referenced is attached, together with correspondence dated 1 December 2014 and email dated 28 September 2015.

The Council is aware that local MPs have requested call in of the application and our support is offered for you to consider the details of that request.

In drawing to conclusion I formally request that application 14/00838/FUL is subject to call in by the Secretary of State. This offers the opportunity for the strategic allocation to be considered as a whole and the proposed JCS policy (policy SA1) appropriately considered in the delivery of comprehensive master planning.

Yours faithfully



Stephen Jordan
Leader of the Council

c.c. Rt Hon Greg Clark MP