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cc Mike.Hale2@communities.gsi.gov.uk

Dear Ministers,

I was disappointed to hear from the NPCU in February that you were minded not to Call-In the Tewkesbury Borough Council decision to allow Redrow Homes to develop land to the west of Farm Lane, Leckhampton Cheltenham (NPCU Ref: MPCU/RTI/B1605/76013).

Government Planning Inspectors have rejected the suitability of this land for development on at least two occasions, primarily but not exclusively on landscape sensitivity, as it abuts the Cotswold AONB and greenbelt. Development of this land has long been contentious and in any event its designation as a potential site has always been predicated on an agreement with neighbouring Cheltenham Borough Council that any development should be undertaken under a **jointly agreed master-plan** embracing an adjoining site. Such cross- border agreement is vital for any development of this "Tewkesbury site" as it would in fact form part of an urban extension for Cheltenham. **NB.** Cheltenham Borough Council formally objected to the Redrow application.

You will be aware that Cheltenham, Gloucester and Tewkesbury have developed a Joint Core Strategy (JCS) for development covering the years 2011 – 2031 which is currently at an advanced stage of public scrutiny via an Examination in Public under the chairmanship of Inspector Ord.

Inspector Ord has visited the site in question on two occasions and has twice stated (initially in her Interim Findings of Dec 2015) that she is **minded to find development of the Tewkesbury site unsound** on grounds of landscape sensitivity (like the Inspectors before her); she has also requested that the JCS Authorities provide more information about Omission Sites which could take any diverted development.

Inspector Ord has said that in April/May she will firm up her provisional findings and provide further direction to the JCS Authorities.

You will know that Conservative MPs Laurence Robertson and Alex Chalk support a delay to planning determination by TBC, as do Cheltenham Borough Council, Local Parish Councils, the CPRE and large numbers of local residents. (Who as Cheltenham residents don't have a vote in distant TBC elections – **so the "localism" argument doesn't apply**).

At this eleventh hour, I urge you to reconsider your decision not to Call-In this insensitive planning decision by TBC, to ensure that the Examination in Public of the JCS is allowed to run its course, consistent with the premise of joint working.

It is illogical on planning grounds and economic madness to have committed such a large sum of Public Expenditure to the Examination in Public under Inspector Ord, if her evidence and findings are to be ignored or over-ridden, especially at such an advanced stage.

I look forward to hearing from you.

Yours faithfully

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