

Dear Mr Lewis

I am most concerned about Tewkesbury Borough Council's attempts to push through this application before work is completed on recommendations for Local Green Space and Leckhampton requested by Inspector Ord. Tewkesbury will not wait for the JCS master planning. Cheltenham Borough Council Planning and JCS Partner agree the REDROW Planning Application is too high in density, and I suspect TBC do so as well, hence their determination to push the application through.

Leckhampton not only suffers from congestion on Shurdington and Church Roads; it is an area of greenbelt and also protects the area from flooding thanks to the fields surrounding it which TBC are trying to build houses on. A recent and comparatively small housing build in Kidnappers Lane has already had a significant impact on flooding, with the lane being flooded after just one night's rain.

Inspector Ord has visited Leckhampton twice and is familiar with the area and the development history. Any urban extension proposals for Leckhampton should continue within the framework of the JCS under Inspector Ord's independent guidance. It is important that the plans for Farm Lane be led in conjunction with CBC, not rushed through by TBC. This should be a local decision in order to comply with NPPF.

I respectfully request you to intervene and recommend to TBC that this work be completed, and that the TBC Policy SD2/White Cross remain within the JCS Framework and Masterplanning, as requested by CBC and the parish councils - and the public who will actually be affected by this very worrying development. Once these houses are built, and precious greenbelt destroyed, already-dwindling wildlife decimated and air pollution increased, there is no going back.

Please find below extracts from the JCS Preliminary Findings Report by Inspector Ord made in December 2015:

*56. Whilst these dwellings are intended to contribute to Cheltenham's housing supply, it is unclear how this will work in practice, as there is no mechanism in place to achieve this at present and, as the main reason for the resolution seems to be Tewkesbury's lack of a five year housing supply. The JCS authorities are invited to provide further explanation.*

*59. In summary, balancing the harms and benefits of this site, in my judgement some residential development is justified on the Cheltenham part of the site. Nonetheless, this should not be on those areas that have high landscape and visual sensitivity. With this proviso, I am minded to find that the Cheltenham part of the allocation is sound. Submissions are invited from the JCS authorities only on what capacity is justified on this site in view of my comments.*

*66. In my judgement, the evidence suggests that the NPPF criteria are met and LGS designation is justified. The JSC authorities are requested to consider indicative areas for LGS designation based on two scenarios:  
1) development not proceeding on the Farm Lane site;  
2) development proceeding on the Farm Lane site. Further input from relevant developers and Leckhampton with Warden Hill Parish Council, limited to indicative areas, is invited at the forthcoming hearings. Detailed boundaries are best left for either the Cheltenham Borough Plan or the forthcoming Neighbourhood Plan.*

Thank you in advance for your attention.

Yours sincerely

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