

The Parish Council of Leckhampton with Warden Hill

Cheltenham, Gloucestershire

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Mr. S. Morgan, CBE,
Redrow plc,
Redrow House,
St David's Park,
Ewloe,
Flintshire, CH5 3RX

Date: 10th August 2017
fao: Ms Emma Davies

Leckhampton View and Leckhampton Park, Cheltenham by REDROW

Dear Mr Morgan,

You may be aware of a controversial REDROW development in Leckhampton, Cheltenham. An area called White Cross and now called Leckhampton View and Leckhampton Park by REDROW, a beautiful part of the countryside south of Cheltenham adjacent to the Cotswolds ANOB and Greenbelt. As a Parish Council our view has consistently been that some sustainable development was possible at White Cross. The Parish Council submitted a revised Local Green Space application in December 2015 trying to secure a modest 3 acre play space with some integration with the Lanes estate which preserves the Cheltenham Circular Walk. We were also excited about the possibility of building replicas of the two Iron Age Roundhouses found on White Cross by working with local schools. We also supported Cheltenham Borough Council's objections to the REDROW application on density and lack of green space/play space.

The other main Consultees, Sports England, Natural England, the Cotswold Conservation Board and CPRE all supported this view of a 'greening' of the REDROW proposals. Cheltenham Head of Planning stated that, *'the northern part of the site will not deliver a better place for people to live and has some serious shortcomings and in its worst parts, the site will function badly'*. Surprisingly REDROW representatives told us of the original plans which were more in keeping with the NPPF Garden City principle for urban extensions, these plans were rejected by TBC officers, the reason unknown, possibly on parks maintenance costs.

A resident group took this planning application to the High Court after Inspector Ord had found the site to be unsound and removed the site from the strategic plan. However you may not be aware that an approach was made directly to REDROW, Origin3 and the court, trying to settle the case with the addition of the Local Area of Play (LAP) consistent with the Parish Council's NPPF Local Green Space application.

Looking at other REDROW sites, Meadowfort Grange, Winchcombe, Sellars Bridge, Hardwicke, Laburnum Gardens, Evesham, Cerney on the Water, South Cerney and Frenchay, the density and lack of green space given to the children is not in keeping with other developments. Miller homes have just put in their plans for development in Leckhampton under the Strategic Plan, this is very close to the REDROW White Cross development with 3 LAPS, protecting the Brookline and endorses our Local Green Space application. We are both engineers and struggle to understand questions on viability in housing. We do know of the importance you attach to sport and children's charities and the need for play space, we would greatly appreciate your review of these plans and whether compromises can be made to provide more public open space inline with other REDROW developments.

We had a well attended public meeting last Friday, we had unanimous support in the first instance to write to you, would it be possible to meet for a short discussion to make our case and answer any questions ?

Yours faithfully

Cllr Ian Bickerton CEng
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