

**PUBLIC CONSULTATION ON THE REVISED REDROW PLANNING APPLICATION, FARM/LECKHAMPTON LANES
14/00838/FUL - OFFICIAL END DATE 9th JULY (probably open until August)**

Firstly, a big thank you to ALL for coming to the three public meetings and the hundreds responding on this REDROW application. We asked for more green space and a buffer zone between developments to help protect the rural character of the area, the revised application we have is much reduced green space and the destruction of all the ancient hedgerows and habitat on the interior of White Cross. REDROW have knocked out a handful of houses and increased the density on the very part residents wanted to protect on the line of the main Leckhampton footpath. Yet again, communities completely ignored on all important decisions with Parish Councils powerless to influence any part of the development plans being forced on Leckhampton by a distant Tewkesbury Borough Council.

The official Public Consultation period is to the 9th July, however, we are told by the case officer Joan Desmond that they have no Planning Committee date and they will accept your comments up to the application going to Committee.



This REDROW layout plan allows a comparison of density, far too dense given the sensitivity of this location and the AONB buffer space to the right will undoubtedly be a second phase of development and the main reason for rejecting our White Cross green space request.

PLEASE SEE OUR LGS APPLICATION ON THE POSTCARD

You can view the plans at <http://www.tewkesbury.gov.uk/1678> and make comments online but email or using the two enclosed postcards may save time and effort. **If you make objections from more than one person then please include all the names in your emails/letters.**

The revised application is still far too dense when the rural character is taken into consideration together with the proximity of the AONB and the greenbelt, and this has been raised by many consultees: CBC, the Cotwolds AONB Board, CPRE, Sports England and Natural England plus the Parish Councils. The AMEC JCS greenbelt review placed this area of White Cross with the highest merit for additional greenbelt. This application does not respect the character of Leckhampton which has been protected for many generations, provides no amenity and has a very negative impact on the environment and countryside.

The amenity or Local Area of Play (LAP) requested along the line of the Cheltenham Circular Walk has been rejected without comment. The secure by design team (PC Mark Murphy) has stated green space at the White Cross location would not present a crime problem as asserted by REDROW designers. We request this application meet the NPPF ^[para 52] for urban extensions to follow the principles of garden cities and be generous with green space where it can maintain an open aspect to the main Leckhampton footpath, to meet the long standing six acre standard per thousand people and provide a vital shared green space between existing and any new development to promote community integration.

WE CAN STOP OR SHAPE THIS APPLICATION IF ENOUGH PEOPLE CARE AND RESPOND, REDROW HOPE THAT THERE WILL BE LESS FIGHT FROM RESIDENTS GIVEN THE CURRENT DESTRUCTION IN THE GUISE OF AN ARCHAEOLOGICAL STUDY. THEY NEED A QUICK RESULT TO AVOID THE CONCLUSIONS OF THE JCS EXAMINATION IN PUBLIC ON LECKHAMPTON TIMETABLED FOR THE 15TH JULY, STARTING AT 10AM - PLEASE DROP BY IF YOU HAVE TIME, IT IS AN ALL DAY EVENT AT THE CHELTENHAM MUNICIPAL OFFICES.

These are some of the material objections on our list, you may have a different view:

- There is not enough green space provided. Request a vital buffer zone between existing and any new development, along the lines of the original Town & Village Green application which received maximum score in all four selection criteria. The area of White Cross was considered the BEST candidate for additional greenbelt by AMEC in their JCS greenbelt review covering all three districts of Cheltenham, Tewkesbury & Gloucester.
- This REDROW application is premature, large urban extensions should be plan led, the Joint Core Strategy needs to have passed Examination in Public (EiP) and have a Community Infrastructure Levy (CIL) in place to secure school funding. Right now there is opposition to the Joint Core Strategy from all five Cheltenham parish councils, Shurdington Council and even the Government in the recent ministerial statements from the Secretary of State made in his visit to Cheltenham.
- Consideration must be given to the NPPF Local Green Space application made by Shurdington and Leckhampton with Warden Hill Parish Councils.
- There are real concerns over the environmental impact, the destruction of habitat, removal of all the the ancient hedgerows, wildlife and amenity which can never be replaced. The density of development, including 2 ½ storey houses is inappropriate in the rural character of Leckhampton.
- An additional estimated 600 vehicles will exit onto Leckhampton/Farm Lanes and onto Church Road, the County Highways department are very sensitive to additional traffic onto Church Road with the existing high levels of congestion.
- Another developer has already described the road network around Leckhampton as 'broken' and 'is over capacity', the argument being used by developers is that the network is so heavily congested we cannot make it any worse. This is absolute madness, and precisely why we need the JCS transport plan and traffic modelling for the A46/Leckhampton before this application goes to the Tewkesbury planning committee.
- Air Pollution levels already break EU levels in the winter months on Church Rd and the A46; the whole of Cheltenham has been made an Air Quality Management Area in response to the problem.
- There are insufficient school places even now, both Bournside and Balcarras have no plans to expand, catchment areas will have to change to accommodate this development. Primary schools at Leckhampton, Warden Hill and Shurdington are full and no infrastructure plans to support this REDROW development. The LA analysis and review of school places to support new development is in summary, '25 primary, 18 secondary and 3 sixth form places arise per 100 dwellings', for this 370 urban extension a total of 170 additional school places would be required.

We have included two postcards in this pack, one for comments and a second for a **Local Green Space application which we hope you can support**. Alternatively please write, or email developmentapplications@tewkesbury.gov.uk

Ms Joan Desmond, TBC Planning, Tewkesbury Borough Council, Council Offices, TEWKESBURY, GL20 5TT Tel. 01684 272106
Quoting reference 14/00838/FUL

Tewkesbury offer the following advice when commenting on an application, *please remember that only matters relevant to planning can be considered. These include the likely effects of the proposal on:*

- *The character of the area*
- *Local amenities, including the amenities of neighbours*
- *The environment and countryside*
- *Noise, disturbance and odour*
- *Traffic and parking*

Published by Leckhampton Green Land Action Group (LEGLAG)
Ian Bickerton (250473), Margaret White (523668)
<http://www.leglag.org.uk>

TEWKESBURY PLANNING COMMITTEE

Cllr Ron Allen, councillor.allen@tewkesbury.gov.uk
Cllr Robert Bird, councillor.bird@tewkesbury.gov.uk
Cllr Gillian Blackwell, councillor.blackwell@tewkesbury.gov.uk
Cllr Derek Davies, councillor.davies@tewkesbury.gov.uk
Cllr Mike Dean, councillor.dean@tewkesbury.gov.uk
Cllr Bob East, councillor.east@tewkesbury.gov.uk
Cllr John Evetts, councillor.evetts@tewkesbury.gov.uk
Cllr David Foyle, councillor.foyle@tewkesbury.gov.uk
Cllr Melanie Gore, councillor.gore@tewkesbury.gov.uk
Cllr Julie Greening, councillor.greening@tewkesbury.gov.uk
Cllr Anna Hollaway, councillor.hollaway@tewkesbury.gov.uk
Cllr Elaine MacTiernan, councillor.mactiernan@tewkesbury.gov.uk
Cllr Jim Mason, councillor.mason@tewkesbury.gov.uk
Cllr Andrew Reece, councillor.reece@tewkesbury.gov.uk
Cllr Terence Spencer, councillor.spencer@tewkesbury.gov.uk
Cllr Pearl Stokes, councillor.stokes@tewkesbury.gov.uk
Cllr Philip Surman, councillor.surman@tewkesbury.gov.uk
Cllr Robert Vines, councillor.vines@tewkesbury.gov.uk
Cllr Philip Workman, councillor.workman@tewkesbury.gov.uk

CHELtenham CONTACTS (who can help)

Alex Chalk MP, alex@alexchalk.com
Martin Horwood, martin@martinhorwood.net
Cllr Steve Jordan, cllr.steve.jordan@cheltenham.gov.uk
Cllr Iain Dobie, iain.dobie@gloucestershire.gov.uk
Cllr Chris Nelson, cllr.chris.nelson@cheltenham.gov.uk
Cllr Andrew Chard, andrew4leckhampton@gmail.com