

Leckhampton with Warden Hill Parish Council Neighbourhood Plan

Proposed minor amendments to the Neighbourhood Plan, February 2025

At its meeting in December 2024, the Parish Council agreed to propose to the examiner a limited number of changes to the text of the draft Neighbourhood Plan. These reflected a number of changes since the draft Neighbourhood Plan was submitted for Regulation 16 consultation by Cheltenham Borough Council:

- The recent technical change to the name of the Cotswold Area of Outstanding Natural Beauty to Cotswold National Landscape.
- The planning permissions given to Miller Homes, Redrow Homes and Newland Homes and further helpful consultation with the latter
- A change reflecting more ambitious plans for one community facility, Leckhampton Village Hall
- Changes requested by Cheltenham Borough Council and Gloucestershire County Council to the text relating to flooding after CBC had issued the draft for consultation

Leckhampton with Warden Hill Parish Council
February 2025

Summary of amendments proposed

Amendment numbers/ documents	Detail
Main texts amends 1 and 10	Changes references to the AONB to 'Cotswold National Landscape' and the dates of its updated Management Plan
Main text amends 2, 8 and 11	Changes to the flood risk wording and policies to reflect comments from CBC and GCC
Main text amend 3	Acknowledges Miller Homes' planning permission 20/01788/FUL APPB1605/W/22/3309156
Main text amend 4	Changes the local community facilities list wording to reflect more ambitious plans for the village hall
Main text amend 5 and 6	Clarifying changes in response to Miller Homes clarifying policy responsibilities for travel and transport and removing explicit references to the their MD4 site
Main text amend 7	Changes acknowledging consented developments bordering on the Local Green Space and responding to Miller Homes' concern that the previous wording would constrain their consented development beyond the Local Green Space boundary.
Main text amend 9 and proposed amends to Sections 6 and 17 of the green infrastructure list and the deletion of section 7	These all relate to Miller's now consented Shurdington Road development. The amendments are designed to reinforce Miller's consented detailed landscape and environmental management plan while deleting the now redundant reference to the fields known as R2 and R3 which will now form part of the consented Miller development.
Proposed amend to section 13 of the green infrastructure list	This is a rewording of the text relating to the L shaped green space in which Newlands have an interest.
Proposed amend to section 9 of the green infrastructure list	This is a rewording that acknowledges Redrow's planning permission on this site.

Proposed amendments to the main text of the Neighbourhood Plan

These are all amendments we propose to the examiner in response to challenges or comments during the Regulation 16 consultation by Cheltenham Borough Council or, in two cases, a simple technical change reflecting the change in name from AONB to 'National Landscape'. In each case, **new text** is shown in bold.

Amendment number	Location in current text and rationale	Current text	Proposed text
1	Main text paragraph 12, seventh bullet point; page 4 <i>Updated name</i>	Cotswold Area of Outstanding Natural Beauty Management Plan, 2018-2023 (relating to the Cotswold National Landscape).	Cotswold National Landscape Management Plan 2023-25
2	Main text Table 1; page 5 <i>Improved wording following consultee comments</i>	[Environmental objective:] Improvements in local flood avoidance and resilience measures will contribute to environmental benefits through avoidance of flooding.	[Social objective:] Less flood damage improves domestic insurability and improves mental wellbeing [Environmental objective:] Improvements in local flood avoidance and resilience measures will contribute to environmental benefits through avoidance of flooding. Sustainable/ natural flood risk management schemes can also contribute to biodiversity/habitat under environmental objectives.
3	Main text paragraph 59; page 13 <i>Reflects development now consented</i>	Significant housing allocations have been made within the Neighbourhood Area. Cheltenham Local Plan site allocation MD4 will provide up to 350 dwellings when consented. Through this, the Neighbourhood Area is making a contribution towards meeting housing needs across Cheltenham Borough....	Significant housing allocations have been made within the Neighbourhood Area. Cheltenham Local Plan site allocation MD4 has recently secured detailed planning consent for 350 homes (application reference APP/B1605/W/22/33091563) . Through this, the Neighbourhood Area is making a contribution towards meeting housing needs across Cheltenham Borough...
4	Main text Table 2; page 27 <i>Reflects more ambitious plans for local village hall since original draft</i>	Multi-use venue which is used by 11 local clubs, available for hire. Parking off street provided. Retain in community use	Multi-use venue which is used by 11 local clubs, available for hire, attracting 25,000 visits per annum . Parking off street provided. Retain in community use. Update facilities to promote accessibility and safe use.

5	<p>Main text paragraph 148, page 4 (amend, and insert new paragraph numbers and renumber all subsequent paragraphs accordingly).</p> <p><i>Responds to concerns from Miller Homes by more clearly defining responsibilities for travel and transport policy and the status of the Neighbourhood Plan</i></p>	<p>148. Significant housing developments should directly provide key route connections.</p>	<p>148. Significant housing developments should directly provide key route connections. Strategic priorities for the provision of sustainable transport are set out in the Adopted Joint Core Strategy (2017), which provides a strategic policy framework for transport and sustainability. JCS Strategic Objective 7, Policy SD4 (vii), Table SD4b (Ease of Movement) Policy INF1 (1 i-iii) and Policy INF4 (3) provide principles to guide the consideration of walking and cycling networks at a neighbourhood level, or in development proposals. Cheltenham Plan policy MD4 requires pedestrian and cycle links within the allocation site and to key centres.</p> <p>149. The Joint Core Strategy and Cheltenham Plan provide a strategic policy context for the identification of local priorities for improvements to movement networks, particularly through walking and cycling, within the neighbourhood plan area. The neighbourhood plan objective is to set out local priorities to improve the environment for walking and cycling to access key local services. It identifies the location of key local destinations for existing and new residents and identifies routes local people use. It is important that these are given appropriate regard in decision making and investment programmes.</p>
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6	<p>Main text Policy LWH2, p34</p> <p><i>Amendment responds to concerns from Miller Homes about clarity of responsibilities in relation to travel and transport, and to remove specific reference to site MD4</i></p>	<p>POLICY LWH2 – Transport Plan, Walking and Cycling Transport Plan</p> <p>Leckhampton with Warden Hill Parish Council will seek to work with all those with a role in creating, managing and responding to traffic growth in the local environment of Leckhampton with Warden Hill to actively promote sustainable transport measures set out in the Transport Plan in Appendix 1, including:</p> <ul style="list-style-type: none"> • The development of better walking and cycling connections and cycle racks at key destinations • Improved traffic management including lower speed limits. • Reallocation of priority on highways to cyclists and pedestrians. • Support for the retention of key local facilities serving local people on foot. • Better provision and distribution of public transport routes, services and stops. <p>Walking and Cycling Community Priorities</p> <p>Support will be given to proposals for improvements in key walking and cycle routes within the Neighbourhood Area. The following routes are identified as community priorities within the Neighbourhood Plan area which would be given particular support:</p> <p>a) Improved routes and crossing facilities from housing allocation site MD4 across A46 highway to the edge of the Neighbourhood Plan Area in the direction of St James Primary School and Bournside.</p> <p><i>/.. continued on next page</i></p>	<p>POLICY LWH2 – Transport Plan, Walking and Cycling Transport Plan</p> <p>When using policies SD4, INF1 and INF4 of the Joint Core Strategy in the determination of relevant planning applications and to formulate investment priorities, Cheltenham Borough Council and Gloucestershire County Council should have regard to the need for measures that would improve walking and cycling connectivity, and walking and cycling levels, throughout Leckhampton with Warden Hill Neighbourhood Area.</p> <p>This should include positive consideration of opportunities to deliver the following measures set out in the Transport Plan in Appendix 1, including:</p> <ul style="list-style-type: none"> • The development of better walking and cycling connections and cycle racks at key destinations • Improved traffic management including lower speed limits. • Reallocation of priority on highways to cyclists and pedestrians. • Support for the retention of key local facilities serving local people on foot. • Better provision and distribution of public transport routes, services and stops <p>Improvements to key walking and cycle routes identified as community priorities within the Neighbourhood Plan area:</p> <p>a) Improved routes and crossing facilities from Leckhampton across A46 highway to the edge of the Neighbourhood Plan Area in the direction of St James Primary School and Bournside.</p> <p><i>/.. continued on next page</i></p>
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		<p><i>/ continued..</i></p> <p>b) Improved routes and crossing facilities from residential development along Farm Lane and from allocation site MD4 across A46 highway to Salisbury Avenue Neighbourhood Centre and Warden Hill Primary School.</p> <p>c) Improved facilities along the A46 within the Neighbourhood Area in the direction of Shurdington.</p> <p>d) From High School Leckhampton across housing allocation site MD4 to the edge of the Neighbourhood Plan area adjacent to school catchment residential areas to the north also connecting housing allocation site MD4 to the local GP surgery.</p> <p>e) From High School Leckhampton towards and across Leckhampton Road to school catchment areas to the east.</p> <p>f) From High School Leckhampton across Church Road to Collum End Rise, The Close and areas to the south east via Kidnappers Lane.</p>	<p><i>/ continued..</i></p> <p>b) Improved routes along Farm Lane and crossing facilities from Leckhampton (in the vicinity of Kidnappers Lane) across the A46 highway to Salisbury Avenue Neighbourhood Centre and Warden Hill Primary School.</p> <p>c) Improved facilities along the A46 within the Neighbourhood Area in the direction of Shurdington.</p> <p>d) From High School Leckhampton to school catchment residential areas to the north, also connecting to the local GP surgery at Moorend Park Road.</p> <p>e) From High School Leckhampton towards and across Leckhampton Road to school catchment areas to the east.</p> <p>f) From High School Leckhampton across Church Road to Collum End Rise, The Close and areas to the south east via Kidnappers Lane.</p>
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7	<p>Main text, paragraph 154, p36</p> <p><i>Updates text to reflect planning consents since submission and responds to concerns from Miller Homes by removing prescriptive reference to now consented MD4 site.</i></p> <p><i>Small drafting amends in last section.</i></p>	<p>154. The Local Green Space adjoins housing allocation site MD4, other potential development sites and the wider built area. Policy GI1 of the Cheltenham Local Plan says that development proposals should consider the views of local communities where development could affect Local Green Space.</p> <p>Policy MD4 requires careful consideration of the development layout and form in relation to sensitive landscapes in the vicinity.</p> <p>As an objective, the local community want to work positively to ensure that landscaping, planting, biodiversity gain, pedestrian/cycle access objectives and measures are complementary and create positive reinforcement for both new developments realising their full development potential and the Local Green Space, the value and attributes of which are much more than simply being free of development.</p>	<p>156. The Local Green Space adjoins two consented housing sites (one being housing Cheltenham Plan allocation site MD4 and the other a speculative consent granted on appeal on Farm Lane), and other potential development sites and the wider built area. Policy GI1 of the Cheltenham Local Plan says that development proposals should consider the views of local communities where development could affect Local Green Space.</p> <p><i>(text deleted)</i></p> <p>As an objective, the local community want to work positively to ensure that landscaping, planting, biodiversity gain, pedestrian/cycle access objectives and measures are complementary and create positive reinforcement for both new developments in realising their full development potential and for the Local Green Space, the value and attributes of which are much more than simply being free of development.</p>
8	<p>Main text paragraph 157, page 4</p> <p><i>Insertion suggested by council consultee</i></p>	<p>157. It is important that new development maintains and enhances this role by incorporating sufficient green infrastructure within developments (and of a type) to support net gains in biodiversity, strengthen ecological networks, maintain local character and the strategic Valued Landscape setting.</p>	<p>159. It is important that new development maintains and enhances this role by incorporating sufficient green infrastructure within developments (and of a type) to support net gains in biodiversity, strengthen ecological networks, mitigate flood risk, maintain local character and the strategic Valued Landscape setting.</p>

9	<p>Main text, paragraph 163 Figure 12, p39</p> <p><i>Update to reflect planning consent for housing by Miller on specific fields known as R2 and R3 identified in the original Green Infrastructure List. The consent granted makes this reference redundant</i></p>		(In Figure 12, delete green marker no 7 and renumber remaining green markers accordingly)
10	<p>Main text paragraph 165,; page 41</p> <p><i>Updated name</i></p>	<p>165. Extensive work has been undertaken to support development of a distinctive neighbourhood approach to the consideration of the character and setting of Leckhampton with Warden Hill adjacent to the Cotswold Area of Outstanding Natural Beauty (now also referred to as the Cotswold National Landscape). This dates from early considerations on the Joint Core Strategy, through the development of the Cheltenham Borough Plan adopted in 2020 and in relation to significant planning applications and appeals within the area and outside it.</p>	<p>167. Extensive work has been undertaken to support development of a distinctive neighbourhood approach to the consideration of the character and setting of Leckhampton with Warden Hill adjacent to the Cotswolds National Landscape. This dates from early considerations on the Joint Core Strategy, through the development of the Cheltenham Borough Plan adopted in 2020 and in relation to significant planning applications and appeals within the area and outside it.</p>

11	<p>Main text paragraphs 185-191 including Policy LWH7, pp50-52</p> <p><i>Changes in response to rewording suggested by Cheltenham borough Council and Gloucestershire County Council</i></p>	<p>185. There are four main catchments on the scarp of Leckhampton Hill. The largest has an area of around 170 ha and feeds into Hatherley Brook. To the east of this are two smaller catchments one above Leckhampton Village and the other above Old Bath Road from run-off flows into Moorend Stream and thence into Hatherley Brook. Further to the east there are catchments below Hartley Hill from which the runoff flows into the River Chelt. To the west of the Hatherley Brook catchment there is a smaller catchment from which runoff flows into a stream at Brizen Farm. This catchment played a large part in flooding Warden Hill in July 2007. The part of this catchment west of Farm Lane is now the site of the new development of 377 houses being built by Redrow. This development will alter the runoff in future storms but the flood defences along the A46 are designed to hold back the flood water on the land of Brizen Farm.</p> <p>[186 unchanged]</p> <p>187. Hatherley Brook overflows onto area land at the corner of Farm Lane and Church Road and onto the land east of the brook in the Local Green Space. It also overflows Kidnappers Lane and along the course of the brook across allocated housing site (Miller Homes) located off the A46. The brook has a gully with a depth of about 2.5 metres over most of its course between Church Road and the A46 and a width of about 50 metres, giving a possible storage volume of around 100,000 cubic metres. The floodwater flow .. <i>[remainder of paragraph unchanged]</i></p> <p><i>/.. continued on next page</i></p>	<p>187. There are four main catchments on the scarp of Leckhampton Hill. The largest feeds into Hatherley Brook. To the east of this are two smaller catchments, one above Leckhampton Village and the other above Old Bath Road from run-off flows into Moorend Stream and thence into Hatherley Brook. Further to the east there are catchments below Hartley Hill from which the runoff flows into the River Chelt. To the west of the Hatherley Brook catchment there is a smaller catchment from which runoff flows into a stream at Brizen Farm. This catchment played a large part in flooding Warden Hill in July 2007. 2011-installed flood defences along the A46 are designed to protect properties should flows overtop the A46. The part of this catchment west of Farm Lane is now the site of the new development of 377 houses being built by Redrow. This development will alter the runoff in future storms but the flood defences along the A46 are designed to hold back the flood water on the land of Brizen Farm.</p> <p>[188, previously 186, unchanged]</p> <p>189. Hatherley Brook overflows onto area land at the corner of Farm Lane and Church Road and onto the land east of the brook in the Local Green Space. It also overflows Kidnappers Lane and along the course of the brook across consented housing site located to the east of the A46. The brook has a gully with a depth of about 2.5 metres over most of its course between Church Road and the A46 and a width of about 50 metres, providing significant storage volume. The floodwater flow... <i>[remainder of paragraph unchanged]</i></p> <p><i>/.. continued on next page</i></p>
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		<p><i>/ continued</i></p> <p>188. For a 100-year storm including the effect of global warming one might expect to have a rainfall of 200 mm over 6 hours or less. One must also assume that the ground (impermeable lias clay) is fully saturated at the start of the storm, which was the case for 20 July 2007 storm which was preceded by a heavy storm on 19 July.</p> <p>189. One must also assume that any balancing ponds will be full or nearly full because of previous rainfall. For such a 100-year storm the runoff from a catchment of 170 ha would be around 340,000 cubic metres compared with a possible storage capacity in the Hatherley Brook gully as noted above of only 100,000 cubic metres.</p> <p>190. Also this storage capacity could be reduced both by the re-profiling of the land along Hatherley Brook for the proposed new secondary school and by the proposed housing development on the Northern Fields. Great care is therefore needed to avoid flooding of the new development and of residential areas west of the A46.</p> <p>[191 unchanged]</p> <p>POLICY LWH7 – Protection of dwellings against Future Flooding and Climate Change</p> <p>Proposals for new development must have regard to the following guidance on specific local flood risk matters:</p> <p><i>/.. continued on next page</i></p>	<p><i>/ continued</i></p> <p>190. Significant rainfall occurs during major storm events, often onto already saturated ground above impermeable lias clay across the area. The capacity of existing storage ponds and basins, and new drainage infrastructure within new developments is an important consideration. Reprofilng of land to facilitate development must be undertaken carefully to avoid impacts on existing development, particularly to the west of the A46.</p> <p>191. Local community knowledge is not scientific in nature but does provide first-hand information about what has happened previously in storm events in relation to run-off from Leckhampton Hill and from Warden Hill into and across the Neighbourhood Area. This can sometimes confound the models within Flood Risk Assessments and, through dialogue with the local community, local experience should be taken into account in the preparation of mitigation strategies in support of new development.</p> <p>[192, previously 191. unchanged]</p> <p>POLICY LWH7 – Protection of dwellings against Future Flooding and Climate Change</p> <p>Proposals for new development must have regard to the following guidance on specific local flood risk matters:</p> <p><i>/.. continued on next page</i></p>
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		<p><i>/. continued</i></p> <p>[Paragraphs LWH7 a) b) and c) unchanged]</p> <p>d) The use of permeable materials on external surfaces and the installation of water butts would allow much better drainage and reduce the frequency of flash flooding.</p> <p>e) New development should incorporate tree planting, particularly important in Warden Hill which compares badly with the tree-lined streets of Leckhampton Ward.</p> <p>[paragraph f) unchanged]</p>	<p><i>/. continued</i></p> <p>[Paragraphs LWH7 a) b) and c) unchanged]</p> <p>d) The use of permeable materials on external surfaces and the installation of water butts should be secured where appropriate</p> <p>e) New development should incorporate where possible tree planting, particularly in Warden Hill</p> <p>[paragraph f) unchanged]</p>
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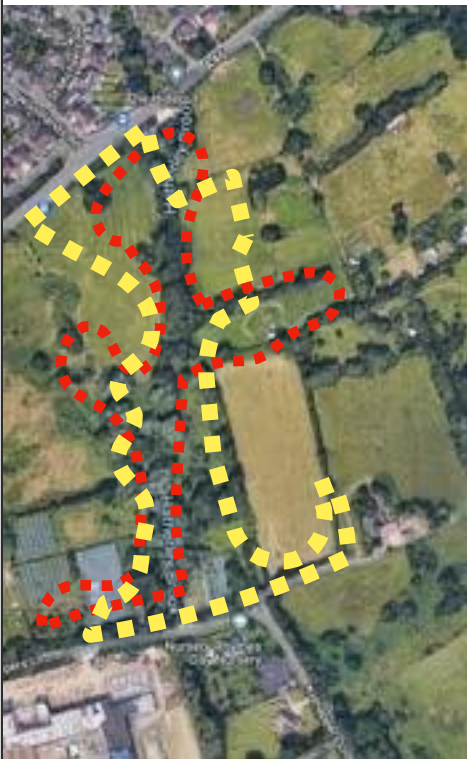
Proposed amendments to text and maps of Appendix 2: the Green Infrastructure List



The following pages detail the proposed amendments to the Green Infrastructure List which which was appended to the Plan submitted as Appendix 2.


They either update or delete sections to reflect planning consents already given to Miller Homes and Redrow Homes since submission or, in the case of section 13, the helpful discussion we were able to have with Newland Homes about this specific site in which they have an interest.


Section of Appendix 2 to be amended	Notes and explanation
Sections 6 and 17	<p>These changes relate to Miller's Shurdington Road development and acknowledge the consent given. The amendments are designed to accept and reinforce Miller's consented detailed landscape and environmental management plan of July 2024.</p> <p>The proposed amendments are shown as tracked changes in the pages that follow with the original text shown struck through.</p> <p>The maps show the original areas to be covered by these sections bounded by red dotted lines and the proposed areas of green space to be covered by the sections bounded by the yellow dotted line. These exactly match Miller's consented layout and environmental management plan.</p>
Section 7	<p>This section related to the fields known as R2 and R3 which the original Appendix 2 sought to protect in the event of consent not being given to include them in the Miller development. In the vent, consent was given so this section is redundant and we propose its complete deletion and the renumbering of subsequent sections.</p> <p>The original section 7 is shown in full in the following pages.</p>
Section 9	<p>This adds additional text, shown in red, acknowledging Redrow's planning permission on this site but nevertheless seeking to mitigate the harm identified by the appeal inspector and protect the special qualities of the site in the future..</p>
Section 13	<p>This is a rewording of the text relating to the L shaped green space in which Newlands have an interest. The original and proposed texts are shown side by side with new text in red.</p>





The green infrastructure map with these sites marked and numbered is Figure 12 on page 39 of the submitted draft Neighbourhood Plan

Number on map	Picture	Name/location	Description	Importance/reasons for protection
Proposed amended 6		<p>The area of brookline, vegetation and open green space set out in the detailed landscape and Ecological management Plan (LEMP) prepared by Hankinson Duckett Associates for Miller Homes (July 2024, HDA ref 436.15) following the line of Hatherley Brook and neighbouring floodzone, trees and hedgerow network south from the Shurdington Road to Kidnappers Lane to the south, to the boundary of the designated Local Green Space and the fields known as 'R2' and 'R3' (see 7 below) to the east, and including hedgerow along the northern edge of Kidnappers Lane between the junctions with Farm Lane and the northern</p>	<p>This area is included in the area MD4 now permitted for development by Miller Homes (20/01788/FUL, APP/B1605/W/22/3309156) covered by Cheltenham Plan Policy MD4 which says development must have 'a layout and form that respects the existing urban and rural characteristics of the vicinity' but does not specifically identify the brook or hedgerows. The JCS Inspector did specify "Built development should, however, avoid the green corridor of Hatherley Brook" (Elizabeth Ord, Note of Recommendations, 21 July 2016) and this is reflected in the permitted development which required a Landscape and Ecological Management Plan (LEMP) which has been prepared by Hankinson Duckett Associates for Miller Homes (July 2024, HDA ref 436.15) which includes additional planting, swales and accessible footpaths and open spaces.</p> <p>The area includes the flood plain of the brook and nationally recognised National Forest Inventory Broadleaved woodland habitat and Priority Habitat Inventory Deciduous woodland just north of Kidnappers Lane (see Defra map, left).</p>	<p>The brook line, trees and hedgerow network will all soften and mitigate the visual impact of MD4 development on the visual landscape and provide an important and restful breathing space and ecosystem services for new and existing residents. They provide important and connected habitats, including nationally recognised woodland habitats, which add to and link habitats within the Local Green Space and ultimately the AONB to the south and the continuing brook line and The Park to the north.</p> <p>The view south to Leckhampton Hill forms part of the setting for the AONB referred to in the JCS and Cheltenham Plan and was one of only 28 notable roadside viewpoints in England listed by the AA.</p>

Number on map	Picture	Name/location	Description	Importance/reasons for protection
		side of the Robinswood pathway (footpath CHL6).	Much of the brook line-s protected in the plans by Miller Homes rejected in 2022 (see Miller's plan left) but some connections would have been lost and not all hedgerows were clearly protected. Work in 2022 to Kidnappers Lane in connection with the new High School Leckhampton protected hedgerows beside highways land itself.	Protecting tThese spaces, view and connectivity within future MD4 development as was proposed to some extent by Miller will preserve nationally recognised habitats and biodiversity and a view important not just to Leckhampton but to Cheltenham. should all be protected and where possible enhanced in any future development or modification.
				

Number on map	Picture	Name/location	Description	Importance/reasons for protection
<p>Proposed Deleted 7 and subsequent sections renumbered</p>		<p>Fields referenced during the JCS process as 'R2' and 'R3' and accompanying hedges, bounded by pathway CHL6 and the Local Green Space to the east, Kidnappers Lane to the south and the vegetation surrounding Hatherley Brook to the west specified in 6 above. Within the MD4 area in the Cheltenham Plan but - uniquely within the MD4 area - more visible from the AONB and of higher landscape value and sensitivity according to the Landscape & Visual Sensitivity and Urban Design Report carried out for the JCS process (marked on map, left, from the report, JCS Evidence document EBLO-106).</p>	<p>Agricultural fields of an open rural character noted by a series of inspectors and recommended as not to be developed by Inspector Ord during the JCS examination ("I have concerns over the impact of the proposed development on the AONB. I have visited Leckhampton Hill on three occasions and it is apparent to me that proposed building on the areas of medium sensitivity, shown yellow on the Landscape and Visual Sensitivity plan, would bring a large mass of development closer to Leckhampton Hill, adversely impacting on views from the Hill.. The areas I find acceptable for development correspond generally with the fields referenced NE, NW1, NW2, NW3 and NN in EXAM 121C", Elizabeth Ord, Note of Recommendations, 21 July 2016).</p> <p>The wooded area in the north-west of this area is nationally recognised as Priority Habitat Inventory Deciduous Woodland (see Defra map in 6 above)</p>	<p>This is the most visually sensitive part of the MD4 area as seen from the AONB. Incorporating the green and rural character of these higher landscape sensitivity fields and their accompanying hedges into any planned development scheme would significantly soften and mitigate the visual impact of any development under MD4. The wooded areas are nationally recognised as important habitats and all the accompanying hedges provide connected habitats for a variety of species providing important biodiversity within the MD4 area.</p>

Number on map	Picture	Name/location	Description	Importance/reasons for protection
Proposed Deleted 7 (continued)				

Number on map	Picture	Name/location	Description	Importance/reasons for protection
Proposed amended 17		The area of open space and vegetation set out in the detailed landscape and Ecological management Plan (LEMP) prepared by Hankinson Duckett Associates for Miller Homes (July 2024, HDA ref 436.15) including hedgerows and trees in and around former fields and smallholdings designated "NE" during the JCS process, bounded by Moorend Stream and the old parish/NP boundary and the Shurdington Road to the north and the Local Green Space boundary along pathway CHL6 to the south and a small access road to the west.	<p>This area is included in the area MD4 now permitted for development by Miller Homes (20/01781/FUL, APP/B1605/W/22/3309156)</p> <p>A mixed area including smallholdings and some buildings and included in the MD4 policy area having been found acceptable for development by the JCS Inspector ("The areas I find acceptable for development correspond generally with the fields referenced NE, NW1, NW2, NW3 and NN in EXAM 121C", Elizabeth Ord, Note of Recommendations, 21 July 2016).</p> <p>The area nevertheless includes the western banks of the EA designated main river Moorend Stream (see EA map, left), trees and old hedgerows as well as a pleasantly sheltered and wooded pathway along its southern boundary.</p> <p>It also touches wooded and sheltered footpaths CHL6 (to the south, pictured, left) and CHL12 (to the east).</p> <p>The eastern brook line was protected in the plans by Miller Homes rejected in 2022 (see Miller's map, left) but some connections and hedgerows would have been lost and the wooded pathways were not clearly protected.</p>	<p>The brook line, trees and hedgerows will all soften and mitigate the visual impact of MD4 development on the visual landscape. They provide important and connected habitats, including nationally recognised woodland habitats, which add to and link habitats within the Local Green Space and ultimately the AONB to the south and the continuing brook line connecting to Hatherley Brook and The Park to the north.</p> <p>Protecting this connectivity within future MD4 development as was proposed to some extent planned by Miller will preserve biodiversity.</p> <p>Preserving tThe wooded and sheltered pathways provide will protect unusually pleasant rural spaces for existing and new residents alike and any future development or modification should retain, restore or enhance trees, wooded pathways and hedgerows.</p>
				
				
		For clarity, the area marked on the map, left, includes large areas of field and smallholding which are being likely to be developed under Cheltenham Plan Policy MD4 but the green infrastructure referred to here are the trees and hedgerows.		



Orchards, green fields and the line of Hatherley Brook adjacent to Leckhampton Farm Court, bounded by Farm Lane to the west, Church Road to the south, Hatherley Brook itself to the east and the Local green Space to the north and east.


This area is outside the Local Green Space designated in the Cheltenham Plan but between that and the AONB immediately to the south. It is extremely prominent in the foreground of iconic views from the AONB at Leckhampton and was identified in the Landscape & Visual Sensitivity and Urban Design Report carried out for the JCS process (see 7 above) as of high (red) landscape sensitivity. It contains two nationally recognised Priority Habitat Inventory Traditional Orchards (see Defra map, left).


This area was not excluded from the LGS on landscape or visual sensitivity grounds but because local planners and councillors trying to limit the size of the Local Green Space according to the Cheltenham Plan inspector's instructions prioritised areas which were more publicly accessible and thought to be more at risk from development, considering development very unlikely to be permitted at this location.

Planning permission was granted on appeal (23/00010/PP1) for 30 dwellings on this site although the inspector did acknowledge that the permitted scheme would 'cause harm to the character and appearance of the countryside' (appeal decision 12 September 2023 paragraph 19)

This is a highly sensitive part of the visual landscape, very prominent in the foreground of iconic views from the AONB, including from the Cotswold Way and the Devil's Chimney. It is identified as high value landscape in both the JCS Landscape & Visual Sensitivity analysis report and the 2022 NP Landscape Character Assessment. The orchards are Priority Habitats and perhaps the last remaining examples of the historic orchards that defined Leckhampton (*leek hamtun* in Anglo-Saxon) as a settlement based on market gardening.

Every opportunity should be taken to protect these qualities and mitigate the harm caused by the permitted development. Should this development not take place, this area should be protected from harm by any other development.

<p>Original 13</p>		<p>Fields and former orchards and nurseries between Kidnappers Lane to the south, the Newlands development to the east and Robinswood Field and the Local Green Space to the north.</p>	<p>Not publicly accessible and not designated within the Local Green Space these four parcels of land including some previously developed areas now feature extensive trees and vegetation and form a significant part of Leckhampton's valued landscape clearly visible from the AONB. Identified as of medium (yellow) visual sensitivity in the the Landscape & Visual Sensitivity and Urban Design Report carried out for the JCS process.</p>	<p>Any development in this area should respect its importance to the local landscape and protect existing trees and hedgerows which not only form an important rural aspect to the overall street- and landscape but also important and connected habitats for many species. The trees and hedgerows bordering Kidnappers Lane are important in lending the lane a green and rural feel and provide important and connected habitats for many species.</p>
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<p>Proposed amended 13</p>		<p>Fields and former orchards and nurseries between Kidnappers Lane to the south, the Newlands Pear Trees development to the east and Robinswood Field and the Local Green Space to the north.</p>	<p>Not publicly accessible and not designated within the Local Green Space these four parcels of land including some previously developed areas now feature extensive trees and vegetation and form a significant part of Leckhampton's valued landscape clearly visible from the AONB. Identified as of medium (yellow) visual sensitivity in the the Landscape & Visual Sensitivity and Urban Design Report carried out for the JCS process.</p>	<p>Any development in this area should retain and where possible enhance the contribution of the site to Leckhampton's Valued Landscape, specifically with regard to field hedgerows and mature trees within the site which not only form an important rural aspect to the overall street- and landscape but also important and connected habitats for many species. Development that does take place may involve some loss of individual trees and shrubs but could be balanced by a comprehensive scheme of landscaping. The trees and hedgerows bordering the neighbouring development and the Local Green Space are particularly important to the landscape and those bordering Kidnappers Lane are important in lending the lane a green and rural feel and provide important and connected habitats for many species.</p>
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