

CHELTENHAM BOROUGH

ENGAGING COMMUNITIES PROJECT REPORT

PART 2 – CHAPTER 4

LECKHAMPTON WITH WARDEN HILL PARISH

January 2017

Report compiled by GRCC, working in partnership with
Leckhampton with Warden Hill Parish Council

Chapter 4: Leckhampton

Report Context

GRCC was commissioned by Cheltenham Borough Council in 2016 to support twelve communities in Cheltenham Borough to consider their aspirations and present these in order to inform the Cheltenham Plan, a planning strategy document being produced by Cheltenham Borough Council during 2016-2017. The Cheltenham Engaging Communities Project builds on previous partnership working between GRCC and Cheltenham Borough communities in 2014-2015 which resulted in evidence gathering and recommendations by communities for designation of Local Green Spaces across Cheltenham Borough. The findings from that Local Green Spaces Study were summarised in a [report](#) presented to Cheltenham Borough Council in 2015.

The Cheltenham Engaging Communities Project Report is structured in 2 Parts:

Part 1 of the report provides an overview across Cheltenham Borough, summarising each community's approach and drawing out key messages.

Part 2 of the report contains 12 separate chapters, each devoted to one community, tracking their approach to the task and drawing out their conclusions, aspirations and priorities. Each chapter contains Appendices which provide fuller detail of a profile produced by the community and outputs from engagement activities they have conducted as part of this project and relevant previous activity.

This document forms Chapter 4 of Part 2 of the Cheltenham Engaging Communities Project Report and contains information about the parish of Leckhampton with Warden Hill.

Introduction to Leckhampton with Warden Hill Parish

The parish of Leckhampton with Warden Hill is situated to the south of Cheltenham, linked to Cheltenham to the north and east by developments along Leckhampton Road. To the west is the Leckhampton Green Field Land and on the south side it borders the Cotswold AONB and the scarp of Leckhampton Hill. It is one of five parishes in Cheltenham Borough, adjoining Shurdington Parish to the south, Up Hatherley to the west, and unparished sections of the town to the north and east (including some of Charlton Park, Naunton Park, Bournside and Pilley). Warden Hill is a suburb of Cheltenham, much of it built in the 1950s with more recent development on its south side down to Up Hatherley Way. Leckhampton Village has more of a village feel, being surrounded by fields on three sides and also having a long history and a number of Medieval buildings including Leckhampton Manor and St Peter's Church.

How Leckhampton with Warden Hill Parish Council approached the Cheltenham Engaging Communities Project

Leckhampton with Warden Hill Parish Council made the decision to work towards a Neighbourhood Development Plan in 2013 and the parish was designated as a Neighbourhood Area by Cheltenham Borough Council in September 2015. Since 2013 a NDP group has led the process. Its membership includes Leckhampton with Warden Hill (LWWH) Parish Council, Shurdington Parish Council, Leckhampton Green Land Action Group (LEGLAG), two Borough Councillors, and various expert members as required. Shurdington Parish Council is a member because the Leckhampton Fields, although mainly in LWWH Parish, extend into Shurdington west of Farm Lane. Leckhampton Hill and the fields surrounding Leckhampton on the south and east side are also in Shurdington. Leglag has

approximately 1100 members actively involved in green space preservation. The NDP group also has informal links to other local organisations including the church, Friends of Leckhampton Hill and Charlton Kings Common (footpath and general maintenance group). The group, which at the time also included the Chairman of Gloucestershire CPRE and the then MP for Cheltenham, produced a 'concept statement' in 2013 for the NDP, focussing particularly on green spaces and traffic problems. The Concept included a proposal for a Local Green Space and the group then worked with GRCC in 2015 on the Local Green Space Study, which included the proposal for designation of part of the Leckhampton Fields as a Local Green Space (revised from the original 2013 LGS proposal in 2014 based on recommendations from CBC. The group has also presented in Joint Core Strategy Inspector hearings during 2016, and changes have subsequently been made to the JCS with regard to proposals for a strategic site around Leckhampton. This has clarified the potential scope for sustainable development, which was a key objective of the 2013 Concept.

The approach to the Cheltenham Engaging Communities Project took this previous activity into account and allowed GRCC to support the parish council in ways which would also inform the progress of the NDP as well as enabling them to produce a Chapter for the Engaging Communities Report. It is recognised that proposals in this report will be enhanced and amended throughout the NDP process therefore final aspirations and themes in the NDP may not be identical to the ones presented in this report. GRCC support centred around the NDP and Engaging Communities Project process, providing a framework profile for the community to amend and a basic analysis of data from the 2015 survey.

Leckhampton with Warden Hill Parish Council engagement with the wider community

2013

The concept statement and Local Green Space application was compiled in 2012/13 and submitted to Cheltenham and Tewkesbury Borough Councils in July 2013, this document was countersigned by Shurdington Parish Council. This concept document^[1] had been prepared in-house by the Neighbourhood Forum with the assistance of CPRE who were government funded to provide Neighbourhood Planning Consultancy. Traffic congestion was a major concern at the forum meetings, the Parish Council undertook extensive traffic surveys and traffic modelling of traffic flow on the A46 in order to understand the scale of the existing peak workday periods of congestion.

2014

The Cheltenham Partnership – Connecting Warden Hill survey was conducted in 2014, with the Task and Finish Group delivering approximately 850 homes of over 50s and receiving responses from 55. The survey aimed to explore people's interests and skills with a view to enabling setting up of more activities for over 50s in the ward and encourage volunteering. Questions also explored extent of loneliness and feelings of personal safety. This was an initiative by CBC, the LWWH Parish Council and the Church- In-Warden Hill to strengthen community; it was a separate activity to the neighbourhood planning, although contributing useful information to it.

2015

A survey of residents and other users of Leckhampton Fields was conducted in early 2015 in order to inform the response to the Local Green Space Study and subsequent presentation to the Joint Core Strategy Inspector.

Extracts from the JCS Examiner's Reports relating to Leckhampton with Warden Hill can be found in [Appendix 5](#)

In order to gain opinions on wider issues (rather than those focussed on green spaces), the NDP group carried out an additional survey in summer 2015. Questions were largely rating questions, with opportunities to add

comments. What people valued about living in Leckhampton was explored through a rating question with 57 areas to consider, including those relating to schools, environment, transport and roads, amenities and health and social care. Other questions centred around concerns, including a list of 9 possible issues to rate. Question 5 explored views on types and strategy relating to housing needs in the area while a follow up question explored opinions on downsizing. Traffic congestion and pollution was the focus of Question 6 and other questions invited opinions on schools, health and social services, strong community and employment and local economy. The full questionnaire can be found in [Appendix 2a](#). The geographical catchment area for the questionnaire was broader than the parished area, in order to gain perspectives of those neighbouring the parish boundary but respondents provided information which made it possible to isolate responses from within the parish. Overall 645 households responded to the Public Consultation exercise with 329 identified as being from within the parished area of Leckhampton with Warden Hill.

2015 to 2017 – Evidence on Sustainability

Evidence was submitted in 2015 by LWWH Parish Council, Leglag and developers to the appeal by Bovis Homes and Miller Homes against the rejection by CBC of their planning application to build 650 homes on the Leckhampton Fields. This evidence and the subsequent findings of the Appeal Inspector and of the Secretary of State helped in refining the scope for sustainable development on the Leckhampton Fields. In the same way the evidence given by various parties including the Parish Council and Leglag to the Leckhampton sessions of the JCS Examination in Public together with the JCS Inspector's findings have provided further clarification and also assurance that the LGS application in respect of the Cheltenham part of the Leckhampton Fields is consistent with the JCS. The finding by the Secretary of State that the development on the Leckhampton Fields as originally proposed in the JCS would cumulatively cause severe traffic congestion is an important clarification on sustainability and supports the findings on traffic congestion in the 2013 Neighbourhood Plan Concept. The Parish Council is conducting further traffic surveys in February and March 2017 to compare with the surveys in the same months in 2013 to see to what extent the traffic levels have changed.

Profile of the Parish

The outline profile of Leckhampton with Warden Hill can be found in [Appendix 1](#). It contains sections on history, economy, housing, community spaces, transport, physical environment and demographic information. The parish is in two main parts: the village of Leckhampton and the suburban area of Warden Hill with the Leckhampton Fields in between; there is also post-1980 development on land in Leckhampton along Farm Lane. Together they are home to approximately 4,600 people. The parish has a higher than county or national average proportion of under 5s and over 75s, with 30% of households in the parish being pensioner households, compared with 20.7% nationally. Leckhampton with Warden Hill has low levels of deprivation and residents have a relatively high level of qualifications. The parish has easy access to Cheltenham by foot, bicycle and bus and good access to services, even though only primary and pre-school, meeting rooms and sports facilities are within the parish boundary. It is a largely residential parish with little local employment but it borders the Cotswolds AONB and Leckhampton Hill scarp which are popular walking destinations for local residents and people from further afield.

Community Engagement Outputs

Concept Statement comments

Commentary in the Concept Statement 2013 provides a perspective on issues facing the parish in the context of new development. These are summarised in the table below and further extracts from the Concept Statement can be found in [Appendix 3](#).

Aspect	Commentary (from Concept Statement 2013)
Roads and commuting:	Heavy traffic congestion at peak times on Shurdington & Church Roads; the local network is near capacity. As a direct result, in recent years - deterioration of air quality on Church Road and now evident on the Shurdington Road with a new monitoring tube added in March 2013.
Increased Flood Risk:	Leckhampton and Warden Hill has seen an increasing flood risk due to changes in rainfall patterns compounded by surface water runoff due to the close proximity of Leckhampton Hill and the clay soil conditions south of Farm Lane. Forty five homes were impacted by the floods of 2007 in Leckhampton & Warden Hill and now struggle to get home insurance, the fields flood most winters and are saturated for long periods.
Health and fitness:	To encourage walking for fitness and leisure, LWWH PC sponsors four walks around the Leckhampton Green Field Land and on Leckhampton Hill and Charlton Kings Common, providing some funding and effort for footpath maintenance. The Council is also developing a website describing local walks to encourage more people to walk in the countryside. The Cotswold Voluntary Wardens and the Ramblers organize regular local walks. The local footpath infrastructure is maintained by the Friends of Leckhampton Hill and Charlton Kings Common (FOLK), by the Cotswold Voluntary Wardens, by the parish councils and by the County Council. The Burrows Sports Field provides facilities for team sports and there are other sports and fitness facilities close by in Cheltenham.
Housing, population balance and employment:	As Leckhampton and Warden Hill has a relatively large population there is a natural cycle with generations move in and out. Leckhampton has an outstanding primary school, which attracts families with young children. Whilst major new development is not needed in Leckhampton to keep the community balanced, there is a general problem in Cheltenham of an ageing population. This is due not only to people living longer but also to a net inward migration of people in the over-60 and over-75 age groups and by net outward migration of younger people and loss of local employment.
Shopping and community facilities:	There is a thriving shopping centre in the Bath Road as well as supermarkets within easy reach and local shops on Leckhampton Road and in Salisbury Avenue. The village hall in Church Road is very well used and is well supported financially by local people. A large hall is available at Leckhampton Primary School able to take public meetings of over 300 people. More use could also be made of St Peter's Church when it is not being used for worship. St Peter's is sometimes used for concerts and the church cottages provide a room and facilities for small events.
Youth facilities and Unemployment:	There are sufficient facilities for youth work. The scout hut in Leckhampton needs major renovation, but this may occur as part of the proposed redevelopment of the adjacent brownfield site. The Brizen Young People's Centre near the Up Hatherley Way roundabout is new and is a good facility that is available for general use as well as for the youth work. The local schools also

	provide activities. What the area needs is not more facilities but more funding for professional youth workers and more volunteers to help with youth work. The youth work at Brizen Young People's Centre is supported by donations, by revenue from lettings and by funding from LWWH PC. Local churches also fund two professional youth workers serving the south Cheltenham area.
Maintenance of the local area:	With further major austerity cuts coming between now and 2018, the maintenance of the local area and local services will be an increasing problem. The pot-holed state of the roads and the uneven pavements are common complaints from local people and present a risk of injury to cyclists and pedestrians. Dog fouling is a significant local problem; more enforcement is needed, but impossible with the austerity cuts. Littering and dumping are minor problems on the Leckhampton Green Field Land. LWWH PC does occasional litter picks. Litter on Leckhampton Hill is a bigger problem, but the FOLK has frequent volunteer working parties that keep the area pristine. Volunteers also maintain the flower bed at the Leckhampton Road and Moorend Road junction, with funding support from LWWH. In Warden Hill there is strong volunteer activity through In Bloom for Warden Hill maintaining the attractiveness of the area. With the further austerity cuts in the pipeline, more volunteer effort like this is going to be very important.
Agriculture:	The Leckhampton Green Field Land is substantially grade 2 agricultural land. It has been farmed for over a thousand years and until the 1960s it had thriving market gardens, orchards, small holdings and small farms. These declined as a result of modern intensive horticulture but the prospects are reasonably good that the area could thrive again both through conventional, zero carbon hydroponic farming with research links to both Gloucestershire and Bristol Universities

2014 Warden Hill Survey

The results of the Connecting Warden Hill surveys are provided in Annex 1 of [Appendix 4](#). Questions related to social activities. Most of the 55 respondents were retired, 25 volunteered and 33 used the internet. None felt unsafe in their neighbourhood but 17 sometimes or often felt lonely and 6 wished to be contacted to connect them with other residents

Summer 2015 NDP survey

The table below summarised key findings while tables providing a overview analysis of responses to tick box questions is provided in [Appendix 2b](#)

A full analysis of findings from Warden Hill respondents can be found in Annex 2 of [Appendix 4](#)

The Neighbourhood Plan will contain a full analysis of all responses from the parished area of Leckhampton and neighbouring areas.

Summary of findings

Total number of responses analysed within Leckhampton with Warden Hill parished area = 329 out of 645 total responses. No weighting applied to number of residents per household.

Question/ area	Findings
Problems in getting care for self/ others	GP- major problems- 10 respondents, problems -54 respondents: Dentist- major problems- 6 respondents, problems 32 respondents: A+E- Major problems- 9 respondents, problems 28 respondents:
Roads and traffic	Traffic deters people from cycling Yes- 112; Very - 34; No 73; NA – 84 Pot holes deter people from cycling – Yes 114; Very – 52; No 51; NA – 85 Respondents divided on issue of 20mph limits on roads. No- 113; Yes- 151; Very 33; NA – 6 f. If you cycle a lot, do you find traffic is a serious danger? (No- 26; Yes – 86; Very -48; NA- 136
Features important for moving/ downsizing to retirement property	Good bus service- 214 Easy access to shops – 212 Light rooms – 198 Quiet- 198 Low maintenance – 191
Types of housing in short supply	Don't know – 157 Houses with medium/ large gardens – 60
Aspects most valued about Leckhampton, Warden Hill and Cheltenham – top 7 responses	Leckhampton Fields Leckhampton Hill Bath Road shops Cheltenham General Hospital Trees Parks Cotswold AONB
Chief concerns about development in this area (Leckhampton with Warden Hill)- top 5 responses	More traffic /pollution Loss of green space Demands on services Loss of local character Loss of views
Concerned about -top 5 responses	Traffic congestion and pollution Green open spaces Housing and over development Safe cycling and walking Health and social care
Planning in this area should be used to.. (top 11 responses)	(b) Ensure high traffic congestion does not damage the local economy? (s) Provide plenty of local amenity space / safe roads for children? (z) Keep pollution in all areas within EU safe limits? (t) Provide sufficient parking space to avoid on-road (d) Reduce car use and traffic congestion? (u) Beautify roads by encouraging more trees? (p) Conserve the Leckhampton Fields and AONB as much as possible? (y) Meet or exceed statutory requirements for reducing carbon emissions? (w) Use good amenity space and play areas to encourage stronger community? (v) Use housing/street layout to encourage strong community / neighbourliness? (x) Encourage working from home and retirement housing to reduce peak traffic?

Community Aspirations

Through consideration of the survey findings and points expressed during the creation of the concept statement, the community has identified 6 themes which will be represented within the NDP:

- Housing
- Local Green Space
- Roads, Traffic and Transport
- Community Halls and Facilities
- Air & Water Quality
- Protected Views from and into Leckhampton from the Cotswolds Escarpment including Tree Preservation.

Warden Hill representatives isolated the results for the Warden Hill area from the 2015 NDP survey and considered these in conjunction with results from the Cheltenham Partnership – Connecting Warden Hill survey in 2014.

This resulted in definition of five objectives to explore as a part of the Neighbourhood Plan process (See also [Appendix 4](#) for links between survey responses and suggested policy areas). Please note that these Objectives are at an early draft stage and will be refined by the NDP Group prior to presentation in a Draft Neighbourhood Plan for the parish. Refinement will take into consideration full results of consultation to date, results of further engagement and consideration of aspects appropriate to include in a Neighbourhood Plan.

A number of policy areas under key themes were also developed but as these related to Warden Hill alone they have not been included in this report.

Neighbourhood Planning Objectives

1. Encourage a thriving and prosperous community that delivers an excellent quality of life for all its residents.
2. Seek ongoing improvements to transport to reduce use of private cars and ensure alternatives are appropriate and safe.
3. Protect green space, the landscape and support nature conservation.
4. Delivery of a housing growth strategy informed by the Joint core Strategy and the Cheltenham Local Plan, with housing type tailored to the needs and context of the Parish.
5. Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

Next steps and Forward Plan

The NDP group will further explore and add detail to this Chapter's work in the coming months in order to inform the Vision, Objectives and policies of the Leckhampton with Warden Hill NDP. A Forward Plan on Leckhampton & Warden Hill Neighbourhood Plan has been developed which contains actions to address outstanding work including:

1. Housing Requirement both current and future, Affordability and Type, to be informed by the LWWHPC Neighbourhood Planning Questionnaire and JCS Evidence Base.
2. Traffic Assessment to 2030 to be informed by JCS Saturn Modelling and Additional Traffic Counting to GCC Highways Methodology, analysis to include danger areas, junction design and congestion.
3. Air Quality, accurate measurement and mapping of NO2 and 2.5/10 micron particulates in traffic congested areas, purpose to assess health impact on residents, this work will seek advice from the Gloucestershire NHS Trust, DEFRA UK Air on air quality measurement and health and the JCS Evidence ENAT109.
4. Water Quality Assessment, Habitat and Policy, to include Hatterley Brook and Moorend Stream.
5. Protected Views into and from Warden Hill and Leckhampton, to be informed by the JCS and Evidence Base, ENAT references below, these to be added to the LWWHPC Local Green Space Application.
6. Tree Preservation Orders, re-assessment required across the parish and applications made to CBC and included in the LWWHPC Local Green Space Application.
7. Assessment of the need for Community Halls and Facilities, this community work to be in concert with CBC Local Planning, consultation Spring 2017 and included in the Neighbourhood Plan.

REFERENCES

[1] Leckhampton with Warden Hill Parish Council Neighbourhood Planning NPPF Concept Plan & Local Green Space Application July 2013 75pp - [Published here](#)

Authors: Parish Councillors Cllr. Dr Adrian Mears CBE, FInstP, Cllr. Viv Matthews

Neighbourhood Forum Members Mrs Margaret White, Dr Elizabeth Pimley PhD (Cam), CEnv,

MIEEM, Cllr. Ian Bickerton CEng., MIET

National Planning Policy Framework & the Natural Choice Mr Martin Horwood MP

Leckhampton History Mr Eric Miller and Mr Terry Moore-Scott

Ecology, Wildlife & Habitat Dr Elizabeth Pimley PhD (Cam), CEnv, MIEEM, Prof Adrian Philips CBE, IUCN, WCPA, Mr Ray Woolmore DipTP, MRTPI, FRGS

[2] Warden Hill perspective on the Neighbourhood Plan for Leckhampton with Warden Hill Parish (v0.1) Nov 2015 *Authors Parish Councillors Angela Swales and Anne Regan.*

[3] Leckhampton with Warden Hill Parish Council Neighbourhood Planning Revised Local Green Space Application - Dec 2015. [Leckhampton Fields LGS application minus Appendices 4-11.pdf](#)

[4] Office for National Statistics – 2011 Census

[5] Cheltenham Partnership - Connecting Warden Hill survey 2014

[6] Warden Hill residents' responses to LWWHPC Neighbourhood Plan Public Consultation July 2015

Joint Core Strategy References informing the Neighbourhood Plan ([published here](#))

EXAM 121 LWWHPC Priorities for the Leckhampton fields green space

EXAM 121 A Community LGS common ground for the Inspector

EXAM 121 B K.Pollock Leckhampton LGS advice

EXAM 121 C Community LGS Submission

EXAM 232 Inspector's Interim Report – 31st May 2016

EXAM 146 Inspector's Preliminary Findings on Green Belt Release Spatial Strategy and Strategic Allocations

EXAM146A JCS Response to the inspectors preliminary findings

ENAT100 Green Belt Review (Sept 2011)

ENAT101 Habitats regulations assessment – screenings report (Dec 2011)

ENAT102 Landscape Characterisation Assessment & Sensitivity Analysis (Sep 2013)

ENAT 103 Strategic Flood Risk Assessment (SFRA) Level 1 - Halcrow, December 2007

Cheltenham Borough

b.1) CBC_Flood_Warning_Zones_Mapping

b.2) CBC_Flood_Zone_Mapping

b.3) CBC_Geology_Mapping

b.4) CBC_Historic_Flooding_Mapping

b.5) cheltenham_borough_council_level_1_sfra

b.6) Climate_Change_Mapping

b.7) SFRA_Appendices

b.8) Watercourse_Mapping

ENAT104 Strategic Flood Risk Assessment (SFRA) Level 2 Halcrow (Oct 2011)

a) Assessments

b) SUDS Maps

c) Flood Hazard Maps

d) Blockages Maps

e) Flood Extent Maps

ENAT106 Ecological Survey Work (Cheltenham 2010, 2011, 2012; Gloucester 2006, 2010; Tewkesbury 2009, 2010, 2011)

ENAT107 Joint Core Strategy Historic Environment Assessment (Mar 2014) ECUS

ENAT108 Green Infrastructure Strategy (Jun 2014)

ENAT109 JCS Strategic Air Quality Study (Phase 1) (Jun 2014) Atkins

EXAM 91 LEGLAG letter to TBC re. Redrow Homes application 15/07/15

EXAM 94 Officer report on Bovis and Miller Homes Leckhampton planning application 17/07/15

EXAM 94A Officer update report on Bovis & Miller Homes Leckhampton planning application 17/07/15

EXAM 98A Leckhampton ASV Route 21/07/15

EXAM 98B Leckhampton site visit recommendations 21/07/15

EXAM 252 RPS for Bovis Miller – Response to Leckhampton Query 18/07/16

EXAM 252A Ken Pollock Response to Leckhampton Transport Query 20/07/16

EXAM 252B Leckhampton with Warden Hill PC response to Leckhampton Transport Query 20/07/16

EXAM 252C LEGLAG Response to Leckhampton Transport Query 20/07/16

EXAM 81 AERC Green Belt Review 2007

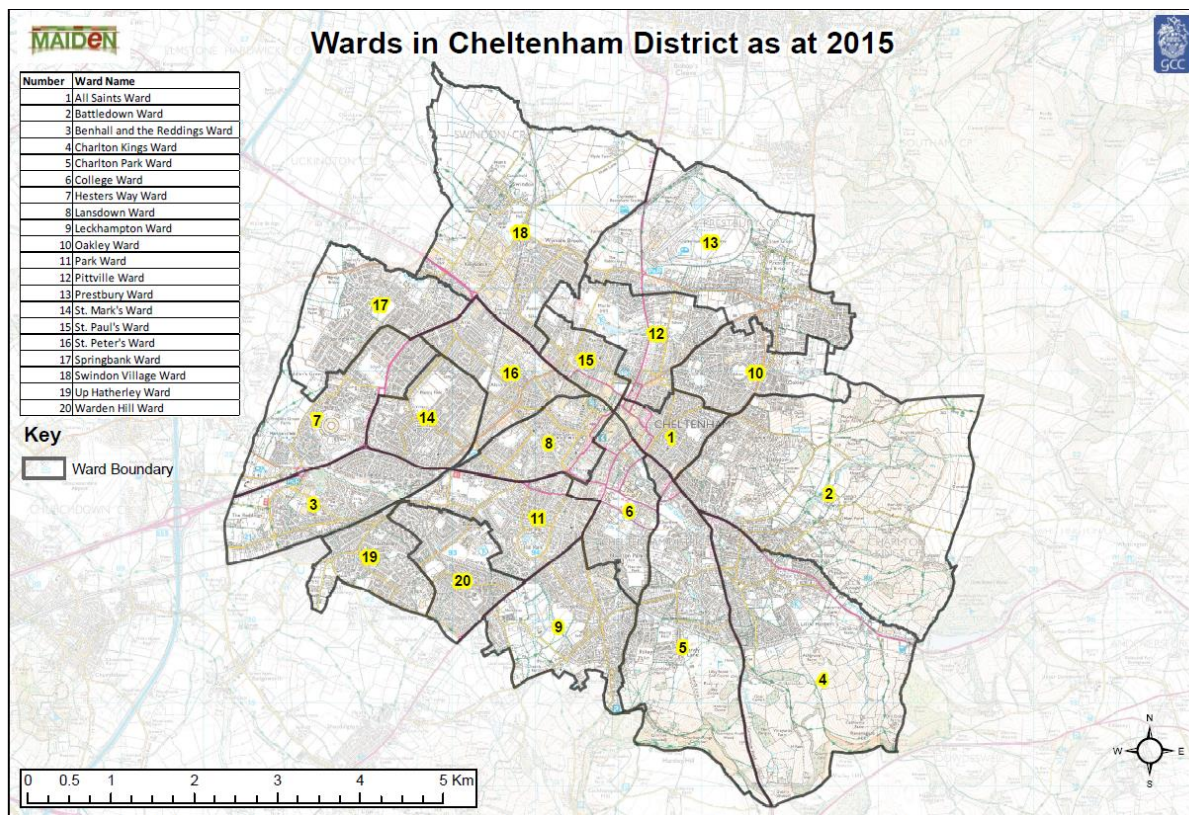
EXAM 107 Natural England greenspace guidance June 2010

Appendix 1: Leckhampton with Warden Hill Parish Profile

This profile has been produced by Leckhampton with Warden Hill Parish Council. GRCC provided a basic framework and some desk top researched data about the area as a starting point and the parish council reworked the section, using their local knowledge and perspectives. Any additional community commentary, giving a flavour of local feeling on the topics is shown *in italics*.

Location

Leckhampton with Warden Hill Parish is a mature residential and fairly rural area to the south of Cheltenham town centre. It is shown in green on the map below and is one of five parishes in Cheltenham Borough. It is the southernmost part of the Borough, and adjoins Shurdington Parish to the south, Up Hatherley to the west, and unparished sections of the town to the north and east (including some of Charlton Park, Naunton Park, Bournside and Pilley).



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People and Households

Data

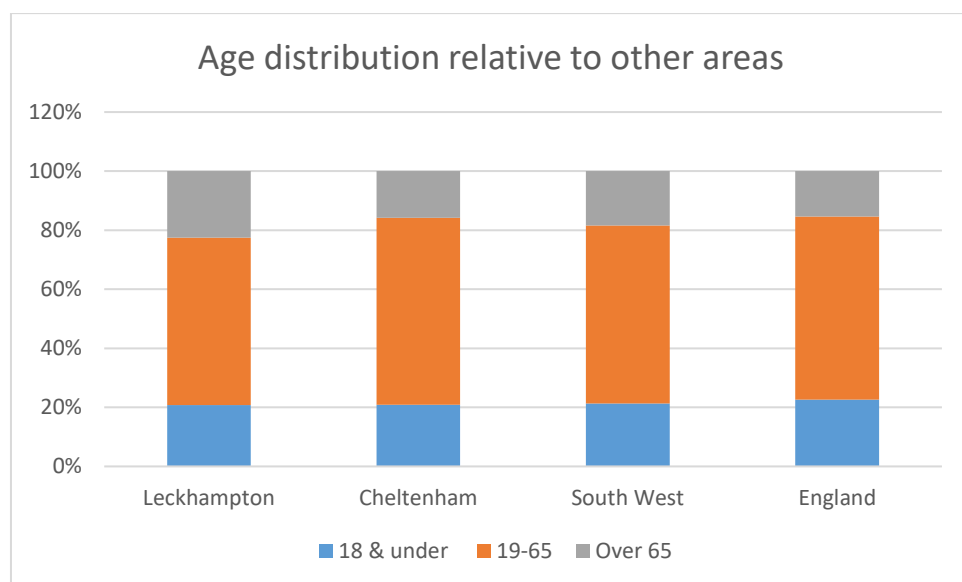
Leckhampton with Warden Hill Parish is home to 4,610 people, according to the Inform Gloucestershire Local Insight profile of the parish and 94% identify themselves as white British.

Census information for the parish indicates a roughly even division between males and females and that there is a higher than county-average number of people under the age of 5 and over the age of 75 living in the parish¹. According to the Inform Gloucestershire Local Insight Profile of the parish, 30% of households in Leckhampton with Warden Hill are pensioner households, compared with 20.7% nationally.

¹ MAIDeN Neighbourhood Profile

The parish is in the top 10% for population density for Gloucestershire areas, as would be expected in a parish on the outskirts of Cheltenham Town. The breakdown of the two key areas of the parish shows that Warden Hill has a rate of 41.3 people per hectare while Leckhampton has 24.5 per hectare (and Cheltenham 24.8 per hectare) ¹.

Although the Concept Statement states that crime levels are low for the area the frequency of some types of crime are in the top third for the county (such as burglary, violence and arson), and the number of crimes against those aged 75 or over is in the top 10% in Gloucestershire.²



Deprivation

A Lower Layer Super Output Area (LSOA) is a geographic area designed to improve the reporting of small area statistics in England and Wales. Each LSOA is graded based on where it falls in its score for multiple deprivation, across five divisions in the full range. All LSOAs in the Leckhampton with Warden Hill parish are in the lowest quintile for deprivation ratings, indicating that deprivation levels are relatively low.

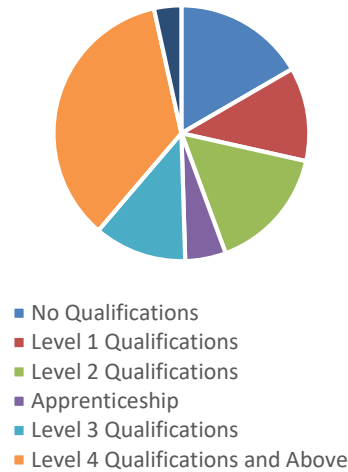
According to the Inform Gloucestershire Insight Profile, the number of children in out-of work households in the parish is 5% compared with 11.1% Gloucestershire and 15.2% in England.

Educational Achievement

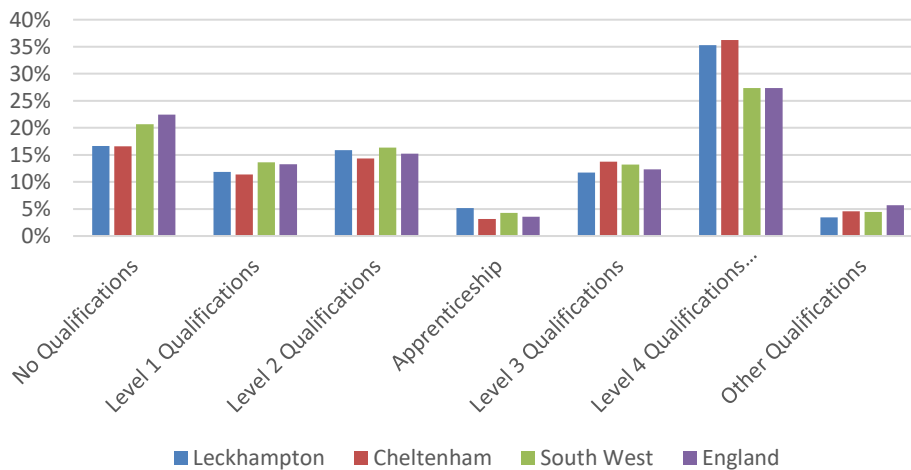
According to the 2011 Census, Leckhampton has a higher proportion (36%) of adults with a degree-level qualification than the England average of 27.4%, and a lower-than-average proportion of (16.4%) people with no qualification compared with 22.5% nationally. Instances of levels of qualification are roughly in line with Cheltenham statistics.

² MAIDeN Neighbourhood Profiles

Distribution of qualifications within Leckhampton



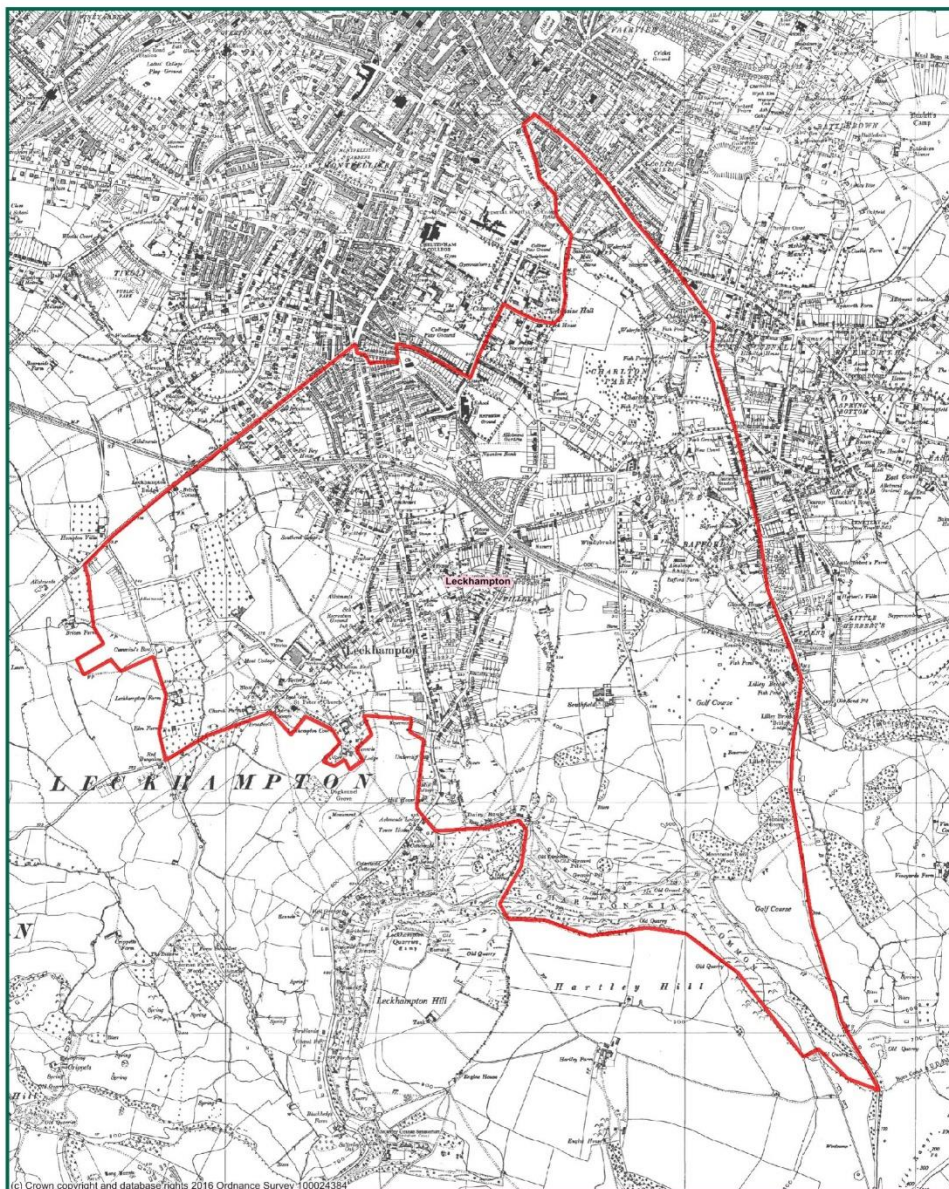
% qualifications relative to other areas



History and Heritage

Leckhampton once served as the vegetable garden for the Anglo-Saxon manor of Cheltenham. In the early 14th century, Leckhampton Court was built, and with this a village developed over time. At the end of the 18th century, quarries were formed in the area, along with a horse-drawn railway to carry the stone to Cheltenham. This led to previously common land being enclosed, which was met with protests from local people. In 1929, Cheltenham Town Council bought the land and made it accessible to the public once again.

Warden Hill has been known as such since at least 1617. Over time, a farm came to be established there, which took the location's name. Some development around existing roads took place from the early 19th century, but much of the area remained as farmland until the 1950s when the area to the north of Farmfield Road was developed. The area to the south and west of Farmfield Road was developed mainly from 1970 to 1990.



Leckhampton 1954

1:15000

07 June 2016



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There are no conservation areas in the parish, but there are numerous Grade I and II listings of one or more clusters of buildings and objects.

Physical Character

Housing in the Leckhampton village area of the parish is partly Victorian and Regency and partly post-1960s, with some older dwellings that as noted earlier contribute to its rural feel. Warden Hill housing is suburban, much of it built in the 1950s with more recent development on its south side down to Up Hatherley Way. The developments along Farm Lane are also recent. Compared to more central areas of the town, the area has a rural appearance

and nature, with even the more densely built areas and estates appearing comparatively leafy, with a spacious feel. Although Warden Hill is suburban, its proximity to open countryside and of open views to Leckhampton Hill contribute to feeling of space within the parish.

Community commentary: Leckhampton Village has a rural feel and that is because despite the development it is still surrounded on three sides by green land and because of the considerable variety of styles and ages of buildings. Leckhampton Court, St Peter's Church and the other Medieval buildings also contribute importantly to the village and its rural feel; also important is the proximity to Leckhampton Hill and the AONB.

Roads, Transport and Access

Roads

The parish is roughly divided in half by the major route of the A46 Shurdington Road, which joins the east of the town centre to Shurdington and beyond towards Stroud and Bath. Up Hatherley Way runs along the south boundary of the parish and joins the A46 with Up Hatherley and eventually the A40. Along the eastern boundary of the ward, Leckhampton Road joins the town centre with Leckhampton Hill, which is within the Cotswolds AONB. Other highways within the area serve a mostly residential population. Church Road continuing via Leckhampton Lane to the A46 at Shurdington and via Kidnappers Lane to the A46 and Up Hatherley Way provides the only route round the south side of Cheltenham and is heavily congested as a result. Other roads in the parish including Salisbury Avenue mostly serve the residential population.

Community commentary: Under roads it is important to note that Leckhampton Lane and Church Road is the main traffic route round the south side of Cheltenham and liable to bad congestion and gridlock in the peak periods. The Bovis-Miller appeal was rejected by the Secretary of State partly because the cumulative traffic congestion would be severe and Church Road is a big factor in this.

Cycle ways

There are no recognised cycle trails in the parish, so cyclists travelling through and around it currently use the roads. Roads in the parish have been graded by the Cheltenham and Tewkesbury Cycling Campaign as being either quiet, reasonably quiet or medium, apart from the A46 Shurdington Road, which is very busy. A higher rating needs a higher level of skill from the cyclist. Cycling on Church Road is also hazardous in peak traffic periods.

Community commentary: On cycle ways, Church Road is a problem because of the congestion in peak periods and the parked cars. It makes commuting by bicycle difficult. The parked cars and the narrowness and winding of Church Road also make it somewhat dangerous at many times of the day.

There are no good side road routes. Access by foot from Leckhampton is hampered by the very poor state of the pavements in Leckhampton Road – a particular problem to wheel chair users but a hazard to all older people.

There are serious concerns over the viability of public transport in both Leckhampton and Warden Hill, both financially and because of the effect of traffic congestion on journey times. This was a point that was made very strongly to the JCS Examination in Public by Stagecoach.

Public Transport

Cheltenham Railway Station is 1.7 miles away, or a 35 minutes' walk³. The bus station is also an 1.7 mile, 35-minute walk from the heart of the parish⁴, but some buses go through the parish, such as the K (Cheltenham-Up Hatherley), F (Rowanfield-Cheltenham-Leckhampton), D (Warden Hill-Cheltenham), 61 (Cheltenham-Painswick-Stroud-Stonehouse-Dursley) and 10 (Cheltenham-Brockworth-Gloucester-Tuffley).

³ Google Maps

⁴ Google Maps

Parking

The character of much of the housing in Church Road means that on-street parking is used by residents and visitors and this contributes to the traffic congestion. In other areas of the Parish the more modern housing means that there is more off-street parking available. There are no municipal car parks in the parish apart from the car park at the Brizen playing field along Up Hatherley Way for people using the recreation facilities and the Brizen Young People's Centre.

Community Services and Facilities

The length of time taken to walk or use public transport from Leckhampton with Warden Hill to reach key services is lower than England and Gloucestershire averages. Job centre, GP and primary and secondary school can be reached in between 6 and 15 minutes from Warden Hill by foot although longer from Leckhampton Village. Further Education, hospital and town centre can be reached in between 18 and 28 minutes by foot and public transport and in 30 to 40 minutes by foot.

Community commentary: there is a shortage of secondary school places and some children have needed to attend more distant schools. This is the reason that local people have been very concerned about secondary schooling.

Healthcare

The Sue Ryder hospice now occupies Leckhampton Court and provides care to a wide catchment of patients. There are no GPs within the parish boundary, but Hatherley Surgery is just a few metres from the western edge of the parish. There are no dental surgeries in the parish, so residents rely upon dental services in the town centre or in Leckhampton north of the Parish, or on Community Dental Clinic on Charlton Lane, to the east of the parish. There are no pharmacies in the parish, but the nearest pharmacy is at Morrisons in Up Hatherley, which is just to the south of the parish and adjacent to Hatherley Surgery. There are two pharmacies in the Bath Road Shopping Area.

Libraries

There is no library in parish. However, Up Hatherley Library is just outside the boundary and very accessible to Warden Hill residents especially. The heart of the parish is 1.9 miles (40 minutes by foot) from Cheltenham's central library, which is co-located with the county's children's library.

Places of Worship

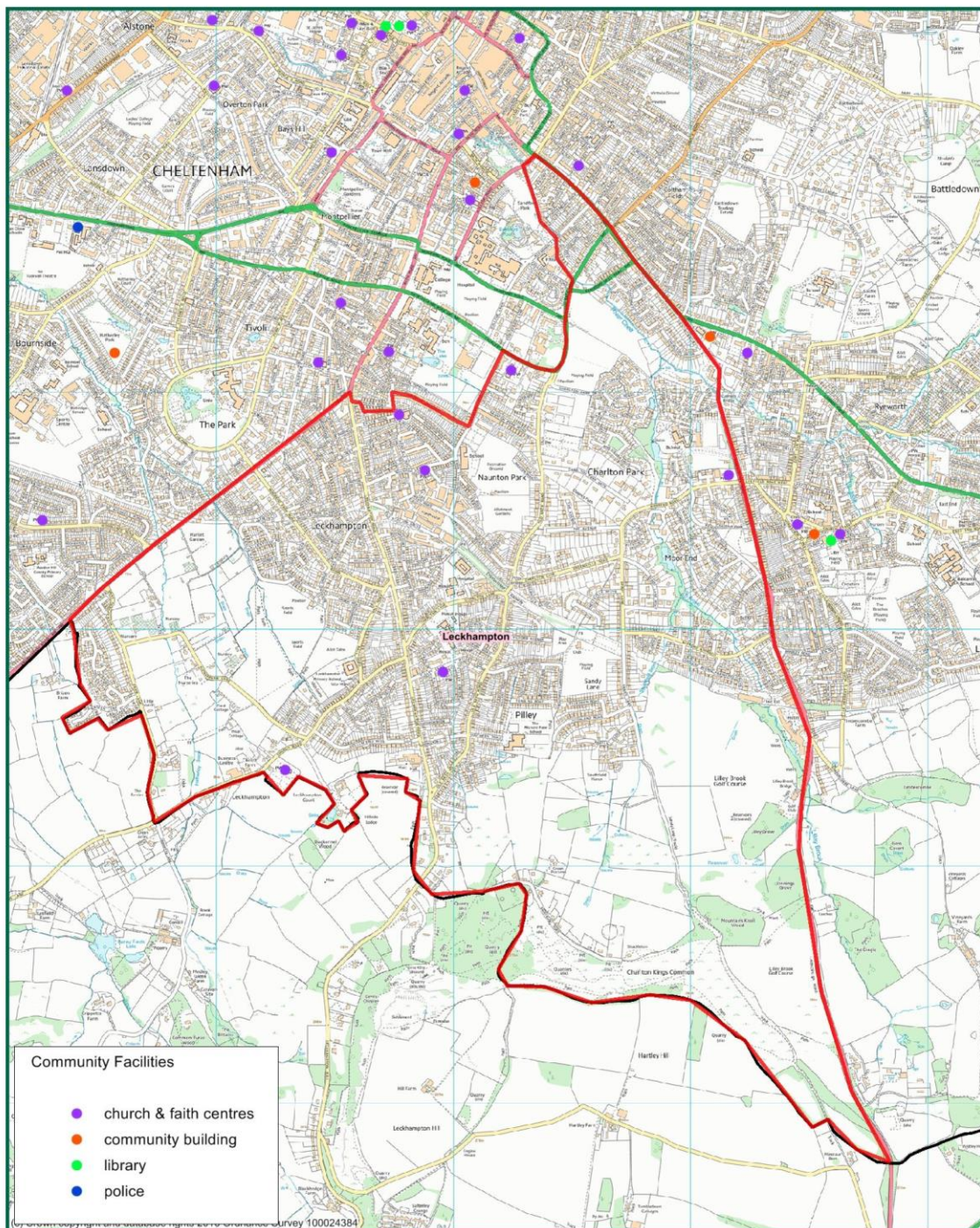
The parish has three active churches – St Peter's Church (Church Road), St Christopher's Church (Salisbury Avenue) and United Reform Church (Salisbury Avenue). All three churches offer church-run clubs and groups. Operationally, St Christopher's and the URC are amalgamated as the Church in Warden Hill.

Community Spaces

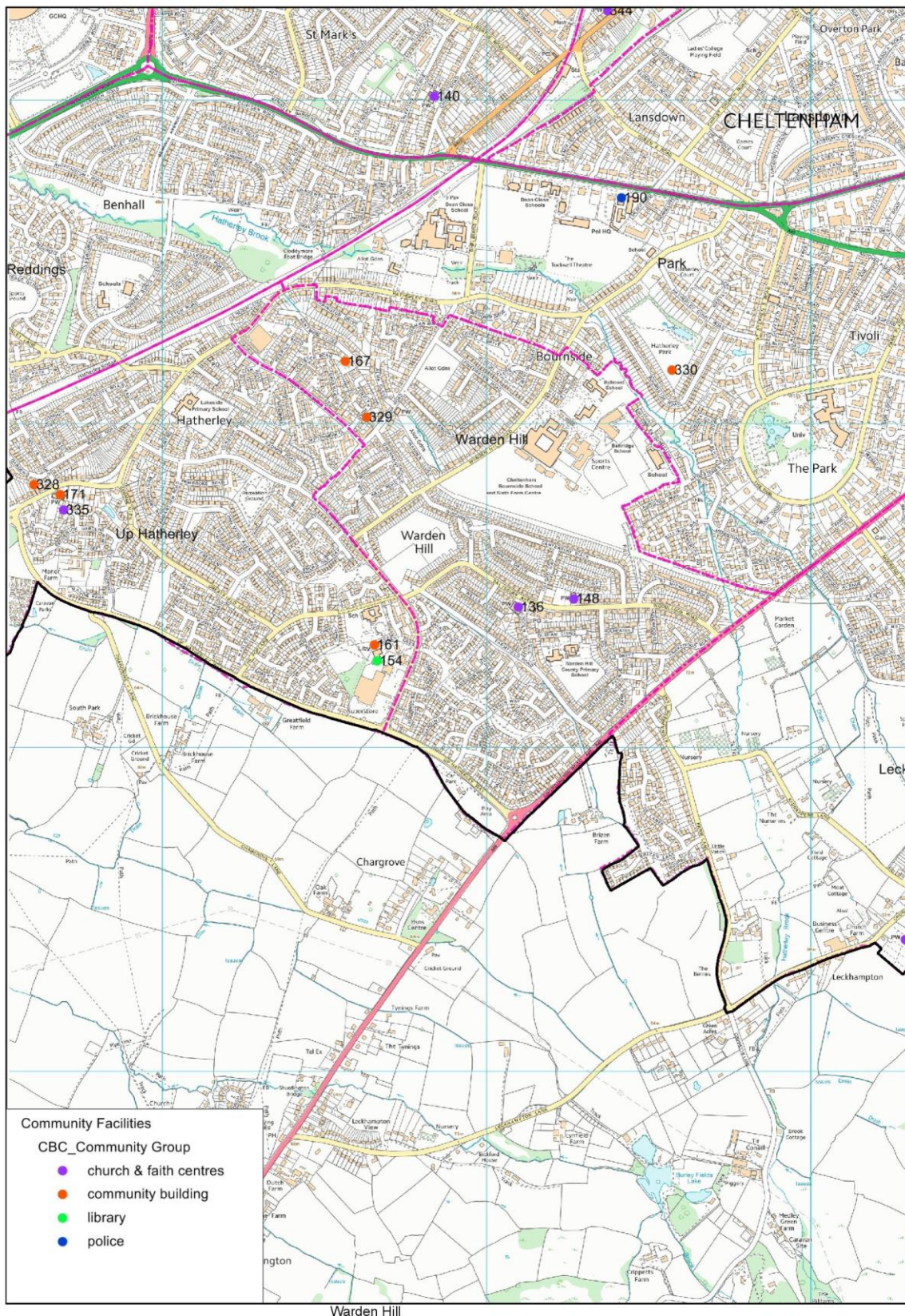
There are several community spaces in the parish, many of them churches. Places of worship also serving as community spaces are: St Peter's Church (Church Road), St Christopher's Church (Salisbury Avenue) and United Reform Church (Salisbury Avenue). Dedicated community spaces are Leckhampton Village Hall and Brizen Young People's Centre.

Community commentary: The village hall in Church Road is very well used and is well supported financially by local people. A large hall is available at Leckhampton Primary School able to take public meetings of over 300 people. More use could also be made of St Peter's Church when it is not being used for worship. St Peter's sometimes used for concerts and the church cottages provide a room and facilities for small events.

In Warden Hill, the two churches also have halls and meeting rooms that are available to the community and well used. In Leckhampton, the Parish Council is looking at the possible need for a further hall or recreational centre because of the very high usage of the existing facilities, evidenced by the need to book long in advance.



Community Commentary- Brizen Young People's Centre is missing from this map.



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Recreation and Leisure

The health and leisure club Sport and Fitness on Leckhampton Road is no longer in use as it has been developed for housing. There is a skateboard park and basketball court at Brizen Recreational Field. Just outside the parish there is a tennis club in Charlton Park, and a croquet association plus Burrows Playing Field on Moorend. Sandford Park Lido is a 1.7 mile or 34-minute walk from the heart of the parish.

Educational Facilities

The parish contains two primary schools: Leckhampton C of E Primary and Warden Hill Primary. There is also The Richard Pate School, which is independent and teaches 3-11 year olds and is located a short distance east of the parish. The nearest state secondary school is Bournside, which is just north of the Warden Hill portion of the parish. The parish also houses several early years settings, including St Peter's toddler group, a toddler group at the village hall, Pip and Jim's pre-school at the Brizen Young People's Centre, St Christopers Pre-School at Warden Hill Primary School. The Richard Pate School Nursery on Southern Road is a short distance east of the parish and the Broadlands Pre-School is on Burrows Field just north of Leckhampton Village.

Economy

Employment

The parish is almost exclusively residential and therefore has few employment opportunities within it, but it is in most cases a short bus ride away from central Cheltenham retail and administrative employment, with the centre being 1.8 miles away. Accessing employment in one of the many retail parks to the north west of the town centre, e.g. Kingsditch Retail Park, is less easy as these are roughly three miles away so require a car or two bus rides.

According to the Inform Gloucestershire Local Insight profiles, 49.1% of people in the parish are in managerial, professional or associated professional occupations (compared with 41% nationally) and 15.8% in admin/secretarial roles (compared with 13.9% nationally).

77.7% of local employers employ 0-4 people and 12.6% employ 5-9 people.

Income

Warden Hill falls entirely into Middle Layer Super Output Area (MSOA) area Cheltenham 013, which was used to analyse average household income in England and Wales 2007-8. This area is in the second highest quintile for income, with the average weekly income at £740 at that time. Leckhampton is within Middle Layer Super Output Area (MSOA) area Cheltenham 015, which is in the highest quintile for income, with the average weekly income at £880.

Retail

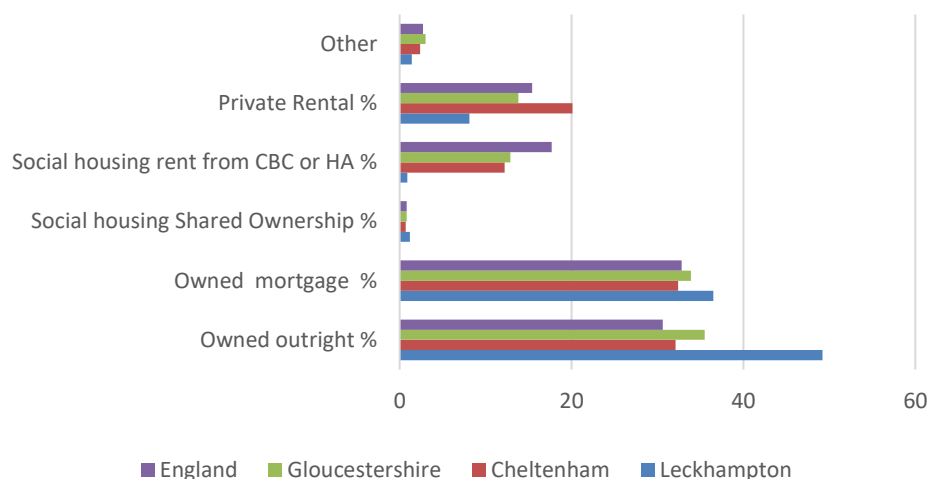
The area is mostly residential. Within the parish there is a small shopping area in Salisbury Avenue in Warden Hill and a Co-op supermarket and a convenience store in Leckhampton at the corner of Church Road and Leckhampton Road. The excellent Bath Road Shopping Area is about a mile north of the parish with good access by bus, a municipal car park and fairly easy street parking. There is a Post Office on Salisbury Avenue in Warden Hill and also a Post Office in the Bath Road Shopping Area.

Housing types and affordability

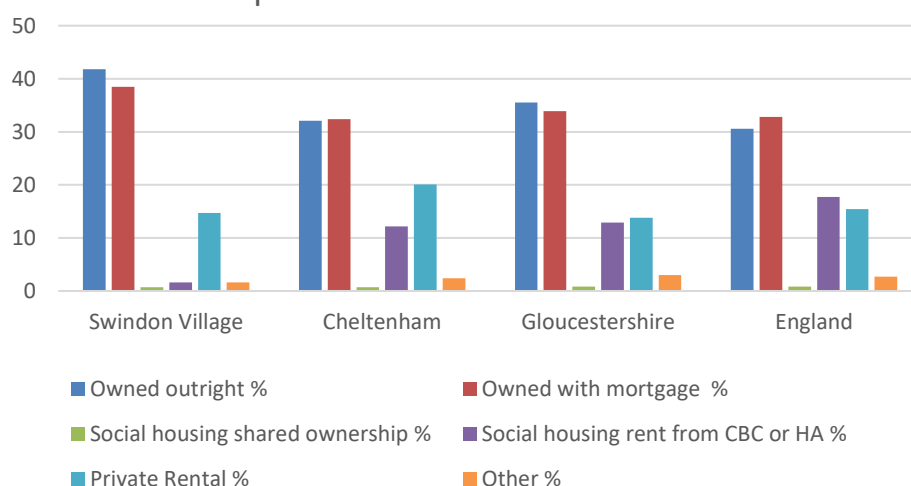
Housing Tenure – proportions

Leckhampton's homes are much more likely to be owned outright or owned with a mortgage than many other areas in England. Social rental is very low, and private rental is fairly low when compared to England averages, and much lower than Cheltenham average figures.

Comparison of tenures by area



Comparison of tenures within areas



Area Source: ONS 2011 Census	Owned outright %	Owned – mortgage or loan %	Shared Ownership %	Social – council %	Social – other %	Private Rental %	Private other %	Rent free %
All Saints	22	31	1.1	1.2	4.7	37.6	1.6	0.8
Pittville	30.8	29.5	0.5	3.3	3.0	23.5	1.2	1.8
Cheltenham	32.1	32.4	0.7	8.0	4.2	20.1	1.3	1.1
Gloucestershire	35.5	33.9	0.8	5.9	7.0	13.8	1.6	1.4
South West	35.4	32.0	0.8	5.8	7.5	15.2	1.9	1.4
England	30.6	32.8	0.8	9.4	8.3	15.4	1.4	1.3

According to the Inform Gloucestershire Local Insight Profile for the parish there is a higher proportion of detached and semi-detached housing in Leckhampton with Warden Hill (84.8%) than in Gloucestershire (64.4%) and England (53%).

The average house price is £306,443, slightly higher than the England average of £300,314 and Gloucestershire average of £268,856. There are a higher proportion of homes in Council tax bands C,D,E and F than is the national average and a lower number of the lower banded A and B than is the national average.

84.4% of homes in the parish were built between 1945 and 1999, compared with 3.8% built pre 1900 and 7.7% built between 1900 and 1939.

Appendix 2a) Survey questions Leckhampton with Warden Hill Parish and surrounding area. Summer 2015

Leckhampton with Warden Hill Parish Council

Neighbourhood Plan Public Consultation

Very many thanks to those who replied to the Local Green Space (LGS) Consultation in January. The replies, from a total of 1510 residents, have been analysed in great detail and have provided a mass of valuable information. We will use the findings in evidence to the Joint Core Strategy Examination in Public (JCS EiP) and on developers' applications and appeals. The findings have also been sent to Cheltenham and Tewkesbury borough councils. They are available at www.lwwhpc.org.uk/publications.html together with all of the other strong evidence that the Parish Council has submitted in support of the LGS.

The LGS is the first part of the Neighbourhood Plan. We are now moving on to develop the full plan. Neighbourhood planning was introduced by the Localism Act 2011. Its purpose is to restore local democracy by **listening properly to local views** and **giving people a greater say about the future of their area**. Recent public inquiries and high court cases have shown that neighbourhood plans carry a lot of weight and many hundreds of parishes and neighbourhoods are now developing plans.

The Neighbourhood Plan covers just the area of the Parish, but we need to consider the views of all residents affected by the issues in the plan. Please therefore respond to this survey even if you do not actually live in the Parish. **This is your opportunity to ensure your views and concerns are fully taken into account**. As well as being used for the Neighbourhood Plan, the findings will also help your borough and county councillors and the Cheltenham Local Plan. **With the huge pressure for development, we need the Neighbourhood Plan in order to fight for the best outcome for local people.**

For authentication purposes, please give us your name(s) and address. These will be kept strictly confidential and this page will not be included in any electronic record.

Name(s) & address:

.....

IF POSSIBLE, PLEASE RETURN YOUR COMPLETED QUESTIONNAIRE TO US BY 10 JULY

Either return the form in an envelope or fold it in three with the Clerk's address showing and seal lightly along the edges with tape. Post it to the Clerk or drop it through the letter box at one of the following addresses from which the Council will collect it. If we receive your form by 10 July we can use it in evidence to the Leckhampton session of the JCS EiP on 15 July. Otherwise, please return the form to us by 24 July.

(Addresses supplied)



Please use black or dark blue ink. If you need more space for comments please insert an extra A4 sheet inside the form. The form is designed for you to reply as a household. If you wish to reply individually, please photocopy the form or download an extra form from www.lwwhpc.org.uk.

1. Please say how many people there are in your household

Family members: Adults ... Secondary school ... Primary ... Under 5's ... / Adults sharing ...

How many bedrooms do you have? How many more, if any, would you like in the near future?.....

2. <u>Are you concerned about:</u>	No	Yes	Very	Extremely
(a) Housing and development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Traffic congestion / pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Green open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Schooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Safe cycling and walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Employment / local economy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Health and social services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Policing / Crime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Strong community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Other issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please list any other issues:

3. What do you most value about living in Leckhampton / Warden Hill and in Cheltenham?

(Tick all that apply; double tick if very important; circle any that want improving or increasing)

Town's beauty ☐ Its size ☐ Reputation ☐ Trees ☐ Flowers ☐ Architecture ☐ Parks ☐ Culture ☐
 Festivals ☐ Entertainment ☐ Nightlife ☐ Restaurants ☐ Coffee bars ☐ Takeaways ☐ Pubs ☐
 Town centre shops ☐ Bath Road shops ☐ Leckhampton Road shops ☐ Salisbury Avenue shops ☐
 Post offices ☐ Bus services ☐ Rail services ☐ Coach services ☐ Car travel ☐ M5 ☐ A417 ☐
 A40 ☐ Primary schools ☐ Secondary schools ☐ Private schools ☐ Pre-schools/nurseries ☐ Play ☐



areas ☐ Allotments ☐ Sports fields ☐ Sports clubs ☐ Other local clubs/societies ☐ Voluntary organisations ☐ Churches ☐ Village Hall ☐ Other community facilities ☐ Safe area ☐ Friendly caring community ☐ Amenities for young ☐ Amenities for retired ☐ Jobs ☐ Local employers ☐ Working environment ☐ Travel to work ☐ Leckhampton Hill ☐ Leckhampton Fields ☐ Weavers Field ☐ White Cross Green ☐ Cotswold AONB ☐ Care for locality / environment ☐ Cheltenham General Hospital ☐ Local history ☐ Relatively low crime ☐ Other ☐ (please specify)

What does the local area lack?

4. What are your chief concerns over development in this area? (double tick if very important)

None ☐ More traffic / pollution ☐ Loss of local character ☐ More crime ☐ Lack of school places ☐ Social problems ☐ Flood risk ☐ Loss of green space ☐ Loss of views ☐ Demands on services ☐ Providing affordable/social housing ☐ Supporting much larger old population ☐ Other ☐ (please specify)

5. Housing and development

How much housing is needed in the area of Leckhampton and Warden Hill?

A lot more ☐ Some more ☐ No more ☐ Too much housing already ☐

Comments

Please answer the following questions (double/triple tick any you feel strongly/very strongly about)

Should planning for this area be used to	No	Yes	Not sure
(a) Attract new employers and provide housing for their employees?			
(b) Ensure high traffic congestion does not damage the local economy?			
(c) Give priority to housing for local people (if legally allowed in the future)?			
(d) Reduce car use and traffic congestion?			
(e) Provide homes that younger people could afford to buy/rent?			
(f) Provide a balanced community of owned/rented/social housing?			
(g) Encourage downsizing which would free up larger properties?			
(h) Protect bungalows and other housing particularly suitable for older people?			
(i) Encourage extensions / conversions to increase size of existing houses?			
(j) Encourage conversions / in-filling to provide more homes?			
(k) Favour high density housing to reduce prices and to save green space?			
(l) Favour 2.5 or even 3-storey housing if cheaper and visually acceptable?			
(m) Provide plenty of housing even at the cost of building on more green fields?			



(n) Maximise affordable/social housing by building on more green fields?			
(o) Provide lower density housing / larger gardens by using more green fields?			
(p) Conserve the Leckhampton Fields and AONB as much as possible?			
(q) Provide amenity space / allotments, especially for high density housing?			
(r) Encourage 'garden village' housing and layouts?			
(s) Provide plenty of local amenity space / safe roads for children?			
(t) Provide sufficient parking space to avoid on-road parking?			
(u) Beautify roads by encouraging more trees?			
(v) Use housing/street layout to encourage strong community / neighbourliness?			
(w) Use good amenity space and play areas to encourage stronger community?			
(x) Encourage working from home and retirement housing to reduce peak traffic?			
(y) Meet or exceed statutory requirements for reducing carbon emissions?			
(z) Keep pollution in all areas within EU safe limits?			

In your own experience, particularly if you have been looking **to move home or set up home**, what type of housing is in short supply? **(please tick all the apply, double tick if shortage is severe)**

1 bed to rent ☐ 1 bed to buy ☐ 1-2 bed social/affordable ☐ 2 bed to rent ☐ 2 bed to buy ☐
3 bed to rent ☐ 3 bed to buy ☐ 3 bed social/affordable ☐ 4 bed to rent ☐ 4 bed to buy ☐
4 bed social/affordable ☐ 5 bed to rent ☐ 5 bed to buy ☐ 5 bed social/affordable ☐ Don't know ☐
Houses with medium/large gardens ☐ Houses with very large gardens ☐ Flat/house to share ☐

If you were at some time thinking of **moving/downsizing to a retirement property**, what features would be most important to you? **(please tick all that apply, double tick any that are particularly important)**

Price ☐ Low maintenance ☐ Luxury ☐ New build ☐ Good services ☐ 1 bed ☐ 2 bed ☐ 3 bed ☐
☐ Good sized rooms ☐ Light rooms ☐ Quiet ☐ Small garden ☐ Communal garden ☐ Good views ☐
☐ Adjacent to countryside ☐ Available allotments ☐ Rural footpaths/wildlife nearby ☐ Good bus service ☐ Safe area ☐ Easy access to shops ☐ Good parking ☐ Sheltered housing ☐ Retirement village ☐ Garden village ☐ Care home ☐ Good older community ☐ Good mixed community with children ☐

Other ☐ (please specify)

6. Traffic congestion and pollution

No Yes Very N/A

a. Are traffic levels in your road a serious problem?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is parking difficult in your road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Do you sometimes notice/smell traffic pollution in your road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. If you drive children to school, is traffic danger the reason?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Do bad pavements deter you from walking into town or to shops?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. If you cycle a lot, do you find traffic is a serious danger?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Does traffic deter you from cycling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Do potholes / bad roads deter you from cycling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



i. Would you favour 20 mph speed limits? ☐ ☐ ☐ ☐

j. If cycling, where (if any) are traffic hazards worst?
.....

k. If walking, where would better pavements help most?
.....

l. What do you think would encourage greater use of buses rather than cars?
.....

7. Green open spaces

Comments would be very welcome on the report of the LGS public consultation, and also comments on any other green spaces in the area and their maintenance and protection. Please insert an additional A4 sheet.

8. Schools and childcare

Have you had problems getting places for a child at: **(tick if yes, double tick if major problem)**

Childcare ☐ Nursery ☐ Pre-school ☐ Primary school ☐ Secondary school ☐ Baby-sitting ☐

Child-minding ☐ None ☐ N/A ☐ ? Comments
.....

9. Health and social services

Have you found any problems getting care for self or others? **(tick if yes, double tick if major problem)**

GP ☐ Dentist ☐ A&E ☐ In patient ☐ Out patient ☐ Community nurses ☐ Social services ☐

Home care ☐ Residential care ☐ None ☐ Other ☐
.....

10. Strong community

a. Roughly how long have you lived at your present address? years.

b. Is neighbourliness: very good ☐ good ☐ fair ☐ poor ☐ ?

c. Do neighbours look out for each other on: crime ☐ care ☐ lifts ☐ shopping ☐ loneliness ☐ ?

d. Do you have any suggestions for amenities or initiatives/measures that could strengthen community?
.....
....

11. Employment and local economy

Cheltenham needs to continually respond to change and generate enough economic growth for residents to enjoy a good quality of life. CBC is developing an economic strategy as part of the new

Cheltenham Plan. If you have ideas you would like to suggest, please enclose an extra sheet inside the form.

12. Further comments and suggestions

If you would like to give further comments or explanation on any issues in this consultation or suggest other issues that should be addressed in the neighbourhood plan, please insert an extra A4 sheet inside.

Thank you very much for responding to this consultation.

Helplines: Cllr Ian Bickerton ***, Margaret White ****, Amanda Winstone (clerk) ***



Appendix 2b: Consultation – Leckhampton Survey Results (survey conducted in July 2015)

The following are responses from surveys identified to be within Leckhampton and Warden Hill Parish. Please note that the results are presented by household with no weighting applied to number of people in each household.

2: Are you concerned about	No	Yes	Very	Extremely	Weighted (yesx1; very x2; extremely x3)
(a) Housing and development	15	66	64	179	731
(b) Traffic congestion / pollution	6	51	61	207	794
(c) Green open space	6	59	81	179	758
(d) Schooling	77	88	54	73	415
(e) Safe cycling and walking	18	86	98	113	621
(f) Employment / local economy	49	135	66	52	423
(g) Health and social services	18	96	105	105	621
(h) Policing / Crime	34	110	97	74	526
(i) Strong community	23	141	85	55	476
(j) Other issues	41	27	16	27	140

3. What do you most value about living in Leckhampton / Warden Hill and in Cheltenham?	Important	Very Important (2 ticks)	Ticks weighted (1 tick x1; 2 ticks x2)
Leckhampton Hill	191	86	363
Leckhampton Fields	144	104	352
Bath Road Shops	217	59	335
Cheltenham General Hospital	165	84	333
Trees	216	58	332
Parks	230	42	314
Cotswold AONB	141	81	303
Relatively Low Crime	218	40	298
Town's beauty	204	43	290
Flowers	205	28	261
Post Offices	184	34	252
Bus Services	154	48	250
Care for locality/environment	152	48	248
Weavers Field	124	55	234
Architecture	180	26	232
Its size	172	25	222
Festivals	159	30	219
White Cross Green	89	62	213
Friendly caring community	174	19	212
Culture	151	29	209
Town Centre Shops	177	13	203
Salisbury Avenue Shops	140	26	192
Safe Area	131	29	189
Car Travel	148	17	182
Leckhampton Road Shops	133	21	175
Reputation	135	17	169
Village Hall	142	12	166
Restaurants	154	5	164
Local History	137	13	163
Sports Fields	123	19	161
M5	136	12	160
Amenities for retired	119	19	157
Churches	127	11	149
Play Areas	107	20	147
A417	116	15	146
Primary Schools	98	23	144
Amenities for young	109	17	143
Rail Services	120	11	142
Allotments	102	18	138
Secondary Schools	92	19	130
A40	109	10	129
Entertainment	113	5	123

Travel to work	89	13	115
Jobs	80	14	108
Local employers	81	12	105
Pubs	92	6	104
Voluntary organisations	90	7	104
Other clubs/societies	92	5	102
Coffee Bars	95	2	99
Sports Clubs	84	5	94
Coach Services	70	6	82
Working environment	66	7	80
Pre-schools / Nurseries	54	7	68
Other Community Facilities	60	2	64
Takeaways	36	0	36
Private Schools	25	2	29
Nightlife	13	0	13

4. What are your chief concerns over development in this area?	Important	Very important (2 ticks)	Ticks weighted (1 tick x1; 2 ticks x2)
None	3	0	3
More traffic / pollution	123	182	487
Loss of local character	132	106	344
More crime	93	41	175
Lack of school places	116	78	272
Social Problems	82	32	146
Flood risk	128	82	292
Loss of green space	119	173	465
Loss of views	109	106	321
Demands on Services	138	110	358
Providing Affordable/social housing	79	17	113
Supporting much larger older population	81	33	147

5. Housing and Development	
How much housing is needed in the area of Leckhampton and Warden Hill?	Tick
A lot more	5
Some More	80
No More	177
Too much Housing already	51

Question 5 - Should Planning in this area be used to	No	Yes	Not Sure
(b) Ensure high traffic congestion does not damage the local economy?	5	269	11
(s) Provide plenty of local amenity space / safe roads for children?	5	264	18

(z) Keep pollution in all areas within EU safe limits?	11	260	16
(t) Provide sufficient parking space to avoid on-road parking?	11	250	28
(d) Reduce car use and traffic congestion?	14	247	22
(u) Beautify roads by encouraging more trees?	14	244	34
(p) Conserve the Leckhampton fields and AONB as much as possible?	11	239	5
(y) Meet or exceed statutory requirements for reducing carbon emissions?	12	237	36
(w) Use good amenity space and play areas to encourage stronger community?	9	232	49
(v) Use housing/street layout to encourage strong community / neighbourliness?	10	223	56
(h) Protect bungalows and other housing particularly suitable for older people?	27	219	51
(c) Give priority to housing for local people (if legally allowed in the future)?	29	198	68
(q) Provide amenity space / allotments, especially for high density housing?	48	184	54
® encourage 'garden village' housing and layouts?	27	181	81
(x) Encourage working from home and retirement housing to reduce peak traffic?	26	166	98
(i) Encourage extensions / conversions to increase size of existing houses?	47	156	90
(f) Provide a balanced community of owned/rented/social housing?	69	152	68
(j) Encourage conversions / in-filling to provide more homes?	84	132	70
(g) Encourage downsizing which would free up larger properties?	86	103	93
(l) Favour 2.5 or even 3 story housing if cheaper and visually acceptable?	146	78	63
(a) Attach new employers and provide housing for their employees?	162	41	70
(k) Favour high density housing to reduce prices and save green space?	163	36	88
(o) Provide lower density housing / larger gardens by using more green fields?	222	17	34
(m) Provide plenty of housing even at the cost of building on more green fields?	246	6	7
(n) Maximise affordable/social housing by building on more green fields?	243	6	11

In your experience, particularly if you have been looking to move home or setup home, what type of housing is in short supply?	
	Yes
Don't Know	157
Houses with medium/large gardens	60
2 bed to buy	35
3 bed to buy	30
1-2 bed social/affordable	28
4 bed to buy	26
Houses with very large gardens	21
1 bed to buy	18
2 bed to rent	14
3 bed social/affordable	13

1 bed to rent	10
5 bed to buy	9
3 bed to rent	8
Flat/house to share	6
4 bed social/affordable	4
4 bed to rent	3
5 bed social/affordable	3
5 bed to rent	2

If you were some time thinking of moving/downsizing to a retirement property, what features would be most important to you?	
	Yes
Good bus service	214
Easy access to shops	212
Light rooms	198
Quiet	198
Low maintenance	191
Good sized rooms	182
Price	176
Good services	176
Safe area	174
Good parking	167
Rural footpaths/wildlife nearby	157
Small garden	151
Good views	145
Adjacent to countryside	144
2 bed	140
Good mixed community with children	75
Good older community	61
Communal Garden	55
Garden village	51
3 bed	48
Available allotments	46
Retirement village	46
Sheltered housing	38
Luxury	34
New build	23
Other	22
1 bed	21
Care home	14

6. Traffic congestion and pollution	No	Yes	Very	N/A	weighted (yes x1, very x2)
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a. Are traffic levels in your road a serious problem?	174	66	63	6	192
b. Is Parking difficult in your road?	185	76	40	16	156
c. Do you sometimes notice/smell traffic pollution in your road?	182	93	27	6	147
d. If you drive children to school, is traffic danger the reason?	29	22	10	23 6	42
e. Do bad pavements deter you from walking into town or to shops?	195	64	25	23	114
f. If you cycle a lot, do you find traffic is a serious danger?	26	86	48	13 6	182
g. Does traffic deter you from cycling?	73	112	34	84	180
h. Do potholes / bad roads deter you from cycling?	51	114	52	85	218
i. Would you favour 20mph speed limits?	113	151	33	6	217

8. Schools and childcare		
Have you had any problems getting places for a child at:	Yes	Major
Childcare	2	0
Nursery	7	0
Pre-school	0	0
Primary school	15	2
Secondary school	9	9
Baby-sitting	0	0
Child-minding	1	0
None	26	
N/A	227	

9. Health and Social Services		
Have you found any problems getting care for self or others?	Yes	Major
GP	54	10
Dentist	32	6
A&E	28	9
In patient	3	1
Out patient	18	1
Community nurses	9	1
Social services	6	3
Home Care	4	3
Residential Care	5	2
None	159	

10. Strong Community

329

	Very Good	Good	Fair	Poor
Is neighbourliness	113	149	51	7
	34%	45%	16%	2%

	Crime	Care	Lifts	Shopping	Loneliness
Neighbours look out for each other on:	239	144	79	75	73
	73%	44%	24%	23%	22%

Appendix 3: Extracts from Concept Statement 2013

P2- The Joint Neighbourhood Forum at its third meeting on 4 February 2013 resolved under the Act to draft a NPPF Neighbourhood Concept Plan and to make a formal Local Green Space (LGS) application for the Leckhampton Green Field Land. This land is detailed in the maps of Appendix 1 and lies in both parishes. The Concept Plan builds on a previous proposal for a Cheltenham Country Park, which was supported by a petition signed by some two thousand local residents and was well received by Cheltenham Borough Council, the response from the Leader of the Council, Cllr Steve Jordan at full council, 10th November, 2011) - *'Cheltenham Borough Council takes the issues raised in the petition very seriously and the resolution I am proposing to Council this afternoon restates the intention to protect Green Belt and open countryside around Cheltenham'*.

P3- The Council has gathered the views of local residents about the future of the Leckhampton land. Chiefly this was done through a Council survey that was conducted at the exhibition held by the developers' consortium on 22 September 2012 to present their initial development proposals for public comment. The survey showed overwhelming public opposition to development. A similar finding came from the exit polls conducted by Leglag at all four of the public exhibitions that were held. The main public concerns are over the loss of the green field land and over the problems of traffic congestion, secondary schooling and flooding.

This submission seeks to make a positive input into the Joint Core Strategy on the current strategic site allocation and to contribute to the process of updating the Cheltenham Borough Council and Tewkesbury Borough Council local plans to be NPPF-compliant.

P8- The village of Leckhampton is situated to the south of Cheltenham linked to Cheltenham to the north and east by developments along Leckhampton Road. To the west is the Leckhampton Green Field Land and on the south side it borders the Cotswold AONB and the scarp of Leckhampton Hill. The village has retained much of its rural character and this character is greatly valued by residents in the village and also by people in Cheltenham who use the Leckhampton Green Field Land and Leckhampton Hill. The village also has easy access to Cheltenham by foot, bicycle and bus route F every 30 minutes along Leckhampton Road. Crime levels are low and the village has a relatively good, friendly and caring community. The village is very heavily used for many activities. There is an OFSTED outstanding primary school (Leckhampton Primary School) and the village attracts families with young children, although as already noted some then move away to find secondary schooling. The village is mainly residential and has little local employment. Residents commute mainly into Cheltenham, and to Gloucester and locations north and south along the M5 and via the rail services from Cheltenham.

P10-12

ISSUES AFFECTING RESIDENTS IN LECKHAMPTON & WARDEN HILL

A neighbourhood plan is primarily about the use and development of land and buildings. It forms part of the planning for shaping the future of the area, alongside a sustainable community strategy. In modern times Leckhampton has retained its rural character whilst being well connected to the urban centre with good schools, health care and work opportunities within the town and local area. This section reviews some of the main issues and public concerns with large scale development and provides inputs to the neighbourhood planning process.

Roads and commuting: Leckhampton and Shurdington suffer from heavy traffic congestion at peak times on Shurdington & Church Roads; the local network is near capacity. As a direct result, in recent years we have seen a deterioration of air quality on Church Road and now evident on the Shurdington Road with a new monitoring tube added in March 2013. Both monitoring positions in Leckhampton will break the EU limits of 40µg/m³ of Nitrogen Dioxide (NO₂) in some months, this may be linked to a worrying increase in the incidence of respiratory disease at local schools (NHS report and schools nursing organisation). Leckhampton is also the most car dependent ward in Cheltenham as reported by the County Statistics Office.

Both LWWH and Shurdington are mainly residential, with little employment located in the parishes. Residents commute mainly by car. Safer cycling routes would be helpful, but unfortunately the narrow roads, congestion and density of parked cars make this difficult. A more frequent bus service with routes connecting to more parts of the Cheltenham area would be helpful. Unfortunately, however, there is a viability problem in that people will not use buses if there is a long wait for the bus or long delays in changing buses, but providing frequent buses and a rich route network is only feasible financially if the buses are well used. The number 10 bus runs every 10 minutes along the A46 in peak times. Yet it was observed during the traffic surveys along the A46 that very few people seem to be using it to travel to work. The developers proposing to build houses on the Leckhampton Green Field Land have suggested that greater use of the buses could solve the traffic problem. But there seems little hope of inducing significantly more people to use buses. A park-and-ride scheme on the A46 has been considered many times, the width constraints of the A46 make a bus lane impossible. Experience with park-and-ride schemes elsewhere in Cheltenham shows it can be hard to make these really successful even in more favourable locations. Traffic and the link to air quality is a concern on Church Road and along the A46 and this is discussed further in Annex 2.

Increased Flood Risk: Leckhampton and Warden Hill has seen an increasing flood risk due to changes in rainfall patterns compounded by surface water runoff due to the close proximity of Leckhampton Hill and the clay soil conditions south of Farm Lane. Forty five homes were impacted by the floods of 2007 in Leckhampton & Warden Hill and now struggle to get home insurance, the fields flood most winters and are saturated for long periods. Only a minimal flood protection scheme has been put in place on a small section of the Shurdington Road and all proposed new development is on the other side of this barrier.

Health and fitness: Encouraging people to walk more would be beneficial for health as well as traffic congestion. To encourage walking for fitness and leisure, LWWH PC sponsors four walks around the Leckhampton Green Field Land and on Leckhampton Hill and Charlton Kings Common, providing some funding and effort for footpath maintenance. The Council is also developing a website describing local walks to encourage more people to walk in the countryside. The Cotswold Voluntary Wardens and the Ramblers organize regular local walks. The local footpath infrastructure is maintained by the Friends of Leckhampton Hill and Charlton Kings Common (FOLK), by the Cotswold Voluntary Wardens, by the parish councils and by the County Council. The Burrows Sports Field provides facilities for team sports and there are other sports and fitness facilities close by in Cheltenham.

Housing, population balance and employment: Shurdington Parish Council sees a need for a steady trickle of new development in Shurdington Village in order to bring in younger residents and to maintain the balance and vitality of the community. Leckhampton and Warden Hill on the other hand are much larger communities where there is a natural cycle with generations move in and out. Leckhampton has an outstanding primary school, which attracts families with young children. Whilst major new development is not needed in Leckhampton to keep the

community balanced, there is a general problem in Cheltenham of an ageing population. This is due not only to people living longer but also to a net inward migration of people in the over-60 and over-75 age groups and by net outward migration of younger people and loss of local employment. LWWH PC raised this issue strongly in its response to the JCS consultation in February 2012. According to the Cheltenham and Gloucester Connectivity Study Draft Phase 1 Report May 2010, Cheltenham suffered a decline in local employment of around 2% per annum from 2003 to 2008; this requires further study.

Shopping and community facilities: The LWWH area has a thriving shopping centre in the Bath Road as well as supermarkets within easy reach and local shops on Leckhampton Road and in Salisbury Avenue. The village hall in Church Road is very well used and is well supported financially by local people. A large hall is available at Leckhampton Primary School able to take public meetings of over 300 people. More use could also be made of St Peter's Church when it is not being used for worship. St Peter's is sometimes used for concerts and the church cottages provide a room and facilities for small events.

Youth facilities and Unemployment: There are sufficient facilities for youth work. The scout hut in Leckhampton needs major renovation, but this may occur as part of the proposed redevelopment of the adjacent brownfield site. The Brizen Young People's Centre near the Up Hatherley Way roundabout is new and is a good facility that is available for general use as well as for the youth work. The local schools also provide activities. What the area needs is not more facilities but more funding for professional youth workers and more volunteers to help with youth work. The youth work at Brizen Young People's Centre is supported by donations, by revenue from lettings and by funding from LWWH PC. Local churches also fund two professional youth workers serving the south Cheltenham area.

The young unemployed remains a problem, commerce & business enterprise would benefit from closer links with the University and Colleges to improve job opportunities, working on vocational training, job creation in spin out companies and applied research. A large proportion of the town's population have higher educational qualifications and local skills are underutilised.

Maintenance of the local area: With further major austerity cuts coming between now and 2018, the maintenance of the local area and local services will be an increasing problem. The pot-holed state of the roads and the uneven pavements are common complaints from local people and present a risk of injury to cyclists and pedestrians. Dog fouling is a significant local problem; more enforcement is needed, but impossible with the austerity cuts. Littering and dumping are minor problems on the Leckhampton Green Field Land. LWWH PC does occasional litter picks. Litter on Leckhampton Hill is a bigger problem, but the FOLK has frequent volunteer working parties that keep the area pristine. Volunteers also maintain the flower bed at the Leckhampton Road and Moorend Road junction, with funding support from LWWH. In Warden Hill there is strong volunteer activity through In Bloom for Warden Hill maintaining the attractiveness of the area. With the further austerity cuts in the pipeline, more volunteer effort like this is going to be very important.

Agriculture: Leckhampton has been farmed for centuries and local food production will become increasingly important in a renewed drive to transition the UK to a low carbon economy. For every calorie of food produced, modern farming requires up to 10 calories of input energy from the fossil fuels used in fertilizers and pesticides and for powering farm machinery and transporting food over long distances. This energy demand makes the system vulnerable as carbon emission and global warming become increasingly serious. The need to increase the land use for food production will become more important in the coming decades as global warming takes greater

affect, with large projected rises in global population (9.1 billion by 2050), and the prospect of soaring food prices, food security will come to the top of the international agenda ^[7]. In the last decade the UK balance of trade in all foods has seen an increasing deficit to -£18.5 Billion (DEFRA AgriStats^[8]) in combined arable and livestock production, an increased deficit of over 120% in just one decade. However, in Gloucestershire there are real opportunities in local fruit and vegetable production, the Countryside & Communities Research Unit reported on county production^[10], *'demand for local produce is high in the county along the entire food supply chain, listing the local grower's name with the produce does differentiate the product and boost sales, as local provenance is increasingly valued'*.

Gloucestershire Food Vision predict an inability to meet local demand of fruit & vegetables, *'an integrated food policy for the people of Gloucestershire'* (Gloucestershire First, 2005), highlighted that there is *'a distinct lack of good Gloucestershire evidence around food related issues'* and that *'research that is distinct to Gloucestershire needs is essential'*. This finding reinforced an earlier observation of the Gloucestershire Food Procurement Strategy Group (2004) that - *'Despite a vast array of products it is well known that Gloucestershire is very heavily focused on meat and dairy items. We would be in short supply to meet the demand for fruit and vegetables. That said, there is no specific evidence base from which to work... we recommend a detailed audit be carried out of every item produced within Gloucestershire.'* There are real economic growth opportunities in local fruit and vegetable production within the county, the Leckhampton Green Land is a valuable agricultural asset.

There is a high demand in Cheltenham for more allotments and this should be encouraged. One objective of the Local Green Space application would be to make more allotment land available and possibly to introduce one or more community-supported agriculture (CSA) schemes. CSAs are already popular in the US, Japan and France. There are many different CSA models but essentially they involve local people buying an interest in a small farm, small-holding or market garden and in return getting a share of the produce. Some CSAs start with a producer looking for local supporters and consumers; others are started by communities forming co-operatives that acquire land and/or glasshouses and produce food on it. Sometimes the effort is all voluntary; sometimes the CSA has employed staff as well as volunteers. CSAs are one of the ideas for enabling the Leckhampton Green Field Land to benefit more Cheltenham people and to help residents connect more strongly to the land and food production. A CSA can also help to build more community involvement and volunteering.

The Leckhampton Green Field Land is substantially grade 2 agricultural land. It has been farmed for over a thousand years and until the 1960s it had thriving market gardens, orchards, small holdings and small farms. These declined as a result of modern intensive horticulture but the prospects are reasonably good that the area could thrive again both through conventional, zero carbon hydroponic farming with research links to both Gloucestershire and Bristol Universities and also through CSAs.

P31- Traffic Congestion and poor air quality

Probably the biggest issue for sustainable development in the Leckhampton area is the traffic congestion on the A46 and in Church Road. According to the Gloucestershire Local Transport Plan 2011-2026 (LTP3), workday traffic flows on the A46 are 15,000-20,000 vehicle a day. In the maps on pages 24 and 25 of LTP3, the A46 south of Shurdington is marked as being the worst congestion hot-spot in the Cheltenham-Gloucester area in 2003 and is shown as remaining a severe congestion hot-spot in 2026.

The traffic flow on the A46 is quite high throughout the day, but the major congestion occurs in the workday morning traffic peak between 07:30 and 09:15, when a traffic queue builds back from the junction with Moored

Park Road. This queue extends about 1.2 km, varying between 1.0 km and 1.4 km under normal conditions depending on the level of traffic. There is also traffic congestion in Shurdington caused particularly by vehicles queuing to turn right into Leckhampton Lane at the Bell Inn junction.

P33 Flood Risk

The JCS evidence base has provided valuable information on the increasing flood risk to the Leckhampton area and is in agreement with surface flooding experienced by residents in recent decades.

The Gloucester, Cheltenham & Tewkesbury Joint Core Strategy Level 2 Strategic Flood Risk Assessment, HALCROW Summer 2011, report extract covering the Leckhampton area:

- *Significant surface water runoff is generated from the area to the south*
- *Areas of historic flooding identified outside the modelled flood risk areas*
- *Two key risk areas identified along Hatherley Brook (upstream Church Road & rural land adjacent to eastern branch), a number of existing roads affected by flooding*

Hatherley & Ham Brook in Leckhampton identified as higher flood risk, a hydraulic model of Ham Brook is required, significant surface water runoff and an area of historic flooding, highways are also affected. The Halcrow report again, *'where historical records show incidents of flooding and surface water, then these areas should be treated as Flood Zone 3a; at risk and not suitable for development. Areas of existing open space acting as informal flood storage areas should be safeguarded from development'*, the open fields at Leckhampton provide important protection of areas to the west of the Shurdington Rd from flood risk due to surface water. In general Halcrow state that, *'areas of existing open space acting as informal flood storage areas should be safeguarded from development'*.

This is the case in Leckhampton where open land is protecting Warden Hill where flooding has been a serious problem, a minimal flood protection scheme has been put in place on a small section of the Shurdington Road, it is worth noting that all proposed new development is on the other side of this barrier. The area of open countryside adjacent to the flooded area provides important protection to the wider area of Leckhampton Lanes & Warden Hill.

Halcrow again, *'in some areas high hazard surface water risk areas affect locations outside of Flood Zones 2 and 3. Such areas should be treated as Flood Zone 3a with regard to the Sequential Test process'*, the heavy clay soil at Leckhampton regularly floods due to water run-off from Leckhampton hill.

A water survey had been completed from the 5th Nov. 2006 to the 17th Nov. 2006, this had been combined with an archaeological survey. Residents spoke to the team of university archaeologists and have a photographic record of the survey work conducted on behalf of David Wilson Homes & Martin Dawn PLC. Most of the 20m x 4m trenches (14 in number) were for a geological/water survey, confirmed by the archaeological team at the time and were marked 'water' with wooden stakes to differentiate from the three archaeological trenches.

David Wilson Homes & Martin Dawn PLC did not report the findings of the survey carried out in 2006, which would have confirmed a very high level of water table and wetness class for the majority of the proposed site caused by Infiltration from Leckhampton Hill. This whole area along Church Road (formally Collum street) has

had problems with flooding, with tithing records dating back to medieval times due to the close proximity of Leckhampton Hill.

P39- concept of Cheltenham Park

The term "Cheltenham Park" was intentionally not fully qualified/explained, as this was left open for discussion with local people and other stakeholders. However, it could envisage some development but of a form consistent with a park, and improving the beauty of some of the fields and streams. It also envisages maintaining a country feel.

The Country Park is a good basis for the Neighbourhood Local Green Space application, since it is already favoured by the local people. This would incorporate alternative uses for the land such as a city farm where children and adults could view traditional farming practices. This would be an extension of the existing small holdings where sheep, chickens, pigs, goats and small breeds of cattle are kept. There could be displays of how wool is obtained from sheep, milk and eggs are gathered and maybe local cheese (and meat) production. The orchards within this area could be enhanced and better managed to increase fruit production which could be harvested as PYO by the local community. Bee-keeping could be instated which would provide pollinators for the orchards which would in turn provide the bees with a food source from the fruit tree blossoms among other wild flowers in the area. This would also provide a much sort after product – local honey. In addition to the city farm, a tie-in with Gloucestershire University using some land for hydroponics to grow local food efficiently and show people how this can be achieved. As the green space supports a wealth of wildlife, it is also envisaged that circular walk routes could be published to guide people to the best flora, fauna and stream lines in the area. Bat and dawn chorus guided walks have taken place, organised by local residents, these have been well-attended and there are plans for further wildlife events in the future.

Some financial backing would be required to give return to the land owners, and various possibilities could be found once the Country Park/Green Space application is given the opportunity to go forward, this may result in some development. There are other possible paybacks apart from the food production already discussed, for example renewable energy, educational projects, organised events and agricultural research while maintaining a local green area and the Country feel.

Two Town & Village Green applications have been submitted to the Gloucester County Council, detailed in the maps of Appendix 1, both have received the maximum scoring against the assessment criteria. These are Lott Meadow & White Cross, the latter being the best candidate for an extension to the greenbelt in the JCS area ^[1].

Appendix 4: Warden Hill's perspective on the Neighbourhood Plan for Leckhampton with Warden Hill Parish Council (Produced in November 2015)

Leckhampton with Warden Hill Parish Council are developing a Neighbourhood Plan under the Localism Act 2011. This will give more control over the type, location, size, pace and design of development in their area. This document gives initial thoughts from a Warden Hill perspective on what is important to incorporate into the Neighbourhood Plan for Warden Hill.

Location and History

Warden Hill is on the South-West edge of Cheltenham and is accessed from A46 (Shurdington Road) There is also good access to the A40/M5 about 3 miles away.

Warden Hill is a Cheltenham Borough Council ward and is also within the Leckhampton with Warden Hill Parish. It is a densely populated area with a rate of 41.3 people per hectare [based on 2011 Census, Ref 1 and Appendix 3] compared to Leckhampton at 24.5 and Cheltenham at 24.8. Most of the housing was built in 1950's/1960's consisting of mainly bungalows. In mid 1990's further housing was built which is interspersed with maintained grassed open spaces and trees . Almost half the population is aged over 45 [Ref 1] with 28% over 60. It has a higher percentage of people aged over 75 compared to other areas of Cheltenham.

Although Warden Hill is densely populated it values its open spaces and trees. It has a Parish Council owned play area in Salisbury Avenue. Also there is an open space known as Weavers Field which received Queen Elizabeth II field status in 2012 and there is Brizen recreational field both owned by Cheltenham Borough Council.

How the Warden Hill view of the Neighbourhood Plan was prepared

The Warden Hill view of the Neighbourhood Plan has been prepared using Warden Hill residents' responses to LWWHPC Neighbourhood Plan Public Consultation July 2015 [Ref 3] and also responses to the Cheltenham Partnership - Connecting Warden Hill survey 2014 [Ref 2]. These results were analysed by the Warden Hill Parish Councillors to form an initial proposal of objectives and policies that support the views of the Warden Hill community.

Overall 645 households responded to the Public Consultation exercise [Ref 3]. 143 (22%) were from Warden Hill residents. This represented only a minority (5.8%) of Warden Hill households, 143 households out of 2,472 households [Ref 1]. Also it appears that there were very few responses from households with children. Total number of children acknowledged in responses, 37 out of 1154 (3.2%).

Due to the low response from Warden Hill residents different processes, other than just surveys, need to be used to engage with residents for the development of this Neighbourhood Plan.

Five objectives were identified and a number of policies in five different themes (Housing, Environment, Transport, Local Economy and Community) were formed to help achieve these objectives.

Objectives

6. Encourage a thriving and prosperous community that delivers a huge quality of life for all its residents.
7. Seek ongoing improvements to transport to reduce use of private cars and ensure alternatives are appropriate and safe.
8. Protect green space, the landscape and support nature conservation.
9. Delivery of a housing growth strategy tailored to the needs and context of the Parish.
10. Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

Policies Required

Housing:

- More (28%) or a lot more (2%) housing needed OR no more housing needed (54%), too much housing already (17%) in area
- Include homes for younger people to buy or rent – **81% agreed**
Should not impact on existing services and infrastructure (eg schools, GP surgeries etc) – **21% problems getting care from GPs**
- Should not impact on existing transport routes – **highest rated concern**
- Must not increase risk of flooding – **4th rated concern regarding development**
- Sympathetic to planning applications to adapt existing housing to meet full life needs of residents – **10 households would like or need one or more bedrooms**

Environment:

- Protect Warden Hill green spaces, Weavers Field, Salisbury Avenue play area and Brizen – **2nd highest rated concern**
- Protect existing trees in Warden Hill and look to plant new trees in appropriate positions in open spaces, not near pavements – **2nd highest rated valued category and 2nd highest category that needs improving**
- Adequately maintain footpaths, green spaces, Brizen drainage ditches and hedges for access and security reasons.
- Adequately maintain Warden Hill flood defences as many houses were flooded in the floods of 2007 and again in 2016 – **4th rated concern regarding development**

Transport:

- Reduce traffic congestion on main roads into/out of Warden Hill – **top scoring concern**
- Promote environmentally friendly transport policies – **top scoring concern traffic congestion/pollution**
- Reduce speeding in residential areas – **48% favour 20mph speed limit**
- Quality of roads, good maintenance to reduce risk of potholes forming – **29% deterred from cycling because of potholes**
- Improve pathways to reduce risk of people falling and encourage more people to walk – **16% deterred from walking into town**
- Improve cycling routes to encourage more people to cycle – **25% deterred from cycling**

- Regular bus service to access services eg town centre, railway station, hospital, Bath Road Shops etc – high scoring valued categories for Rail Services, Bath Road shops and Hospital

Local Economy:

- Encourage retail businesses to maintain presence in community – **Salisbury Avenue shops second highest scored valued category**

Community:

- Ensure hospital facilities are maintained in Cheltenham and are easy accessible from Warden Hill – **highest scoring feature that needs improving**
- Provide and maintain sufficient community and leisure facilities, URC, St Christopher's and Brizen halls are used to capacity and often bookings are turned away – [Ref 2] Best thing about Warden Hill, friendly neighbours and Facilities/amenities
- Ensure GP surgery services are easily accessible with possibility of drop-in weekly clinic within Warden Hill - **21% problems getting care from GPs**
- Raise awareness of how to stay safe and keep house and property safe to reduce crime in the area – some concern shown for policing/crime and high score for valued category of relatively low crime
- Maintain primary school within Warden Hill and actively ensure local secondary school places are available. (not much data to back these, very low response from households with children)
- Provide good quality childcare, day nursery and pre-school – **2% problem getting nursery places**
- Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development

References:

- [1] Office for National Statistics – 2011 Census
- [2] Cheltenham Partnership - Connecting Warden Hill survey 2014
- [3] Warden Hill residents' responses to LWWHPC Neighbourhood Plan Public Consultation July 2015

Appendix 1

Connecting Warden Hill

Background

We are very fortunate to live at a time when life expectancy is increasing. Many people are living longer and are fortunate to be in good health. However, at the same time there is an increase in people living alone with an increased risk of becoming isolated.

In recognition of this, In 2013 Cheltenham Partnership agreed one of the priorities for its new action plan was to set up a task and finish group to undertake a mapping exercise to understand where older people might be living alone, and where the clubs and activities geared towards older people are. There was also a commitment to undertake some survey work to ascertain the views of older people on loneliness and isolation.

The work of the Task and Finish Group

The task and finish group decided to focus their work on one ward to start with. If the work was effective then the project could be rolled out to other wards in Cheltenham. The ward that the task and finish group decided to start with was Warden Hill. Warden Hill was chosen because of its high proportion of over 75 year olds.

Research was undertaken to find out what activities were available in the area suitable for 50+ year olds. The group was looking at 50+ because they felt that the group could try and reduce people's chances of becoming isolated and lonely later on in life plus to help the transition period into retirement.

A booklet was produced in order to highlight the wide range of activities, clubs and societies discovered in Warden Hill. The booklet gave the opportunity for residents of Warden Hill to become more connected to what's going on in the area and to create social links within their community in order to reduce their risk of loneliness and isolation in later life.

Within the booklet there was a questionnaire, which aimed to gain information in order to connect residents, as well as to seek information about other community activities that are not already in this booklet.

The booklet was distributed here:



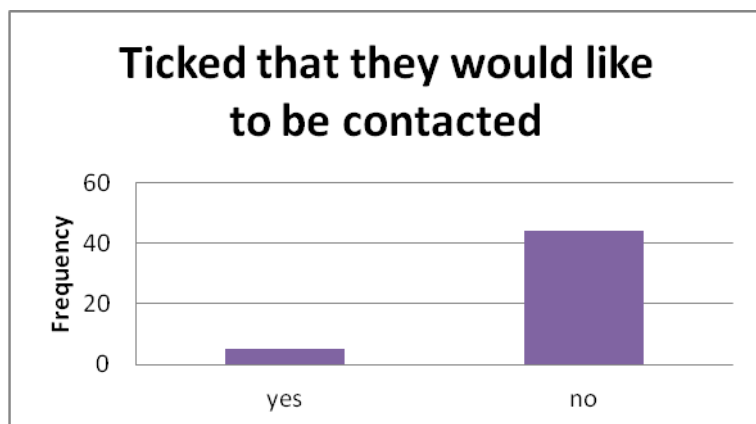
To give residents an incentive, everyone who returned a completed questionnaire were put into a prize draw for the chance to win a hamper donated by The Church in Warden Hill.

The questionnaire could be returned via Freepost delivery to the Municipal Offices using the enclosed envelope. There were also extra copies of the questionnaire plus boxes for questionnaires to be popped into at St Christopher's Church.

Cheltenham Partnership would like to create a follow up booklet and/or an event to celebrate positive results from the questionnaire as well as inform the community of any other community activities.

Survey Results

55 Warden Hill residents participated in the questionnaire survey. This gives a 6% return rate as the booklet was delivered to approx. 850 houses.



Out of the 55 people who took part in the questionnaire survey, 6 residents ticked the box to say yes they would like to be contacted in order to be connected to other residents in the area.

The table below shows what interests and skills the 5 residents would like to learn/share locally

Code name	Age category	Gender	What would help you participate more in your community?	Interests you would like to share locally	Things like to learn locally
A	71-80	Male	local activities/events/meetings to my interests	organisational skills - but on too many committees	
B	71-80	Female	Knowing what is on	sewing, patchwork	sewing
C	Under 50	Female	evenings after 7pm	sugar craft, baking, interviewing, human resources	Like to keep pub, dog share programme, take dogs for walks, visit elderly
D	71-80	Female	To know what's available in the day time		social club, gentle exercise, singing for pleasure sitting down
E	51-60	Male	More local groups - am interested in starting one	local history, photography	social club

F	51-60	Female	More evening events/clubs	Gardening, listening skills	Volunteering and social club
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The dog share programme would be a project which the task and finish group could support person C to set up. This programme could help those older residents who have a dog but can no longer take it out for long walks.

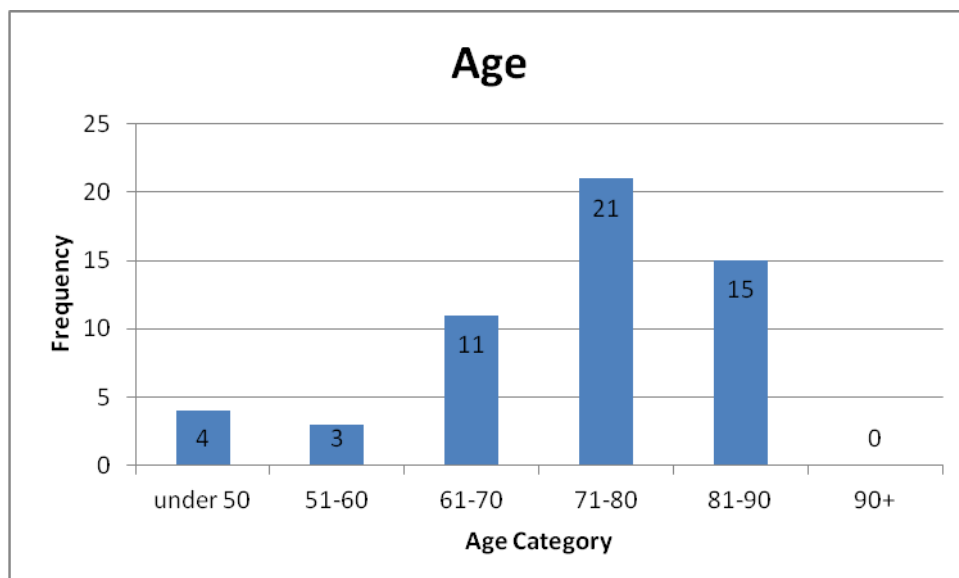
The need for a social club was mentioned by many of the 54 respondents. Person E wrote in his survey that he would be interested in setting up a social club in Warden Hill. This is another project which the task and finish group could help support.

What is the best thing about Warden Hill?

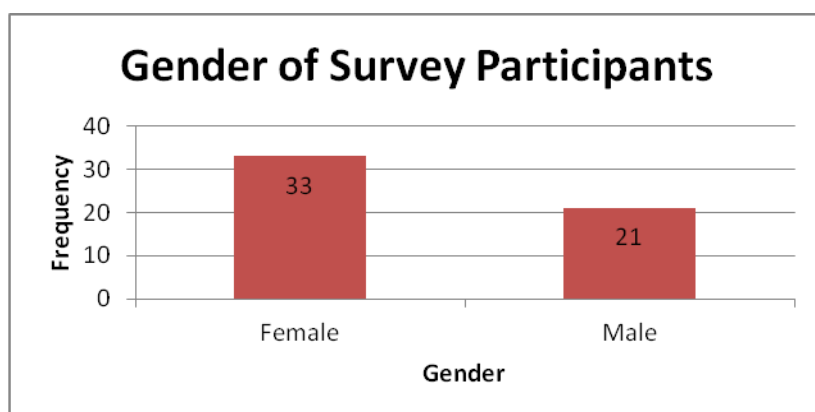


This wordle demonstrates the most popular responses from this question. The bigger the word, the more times it was used.

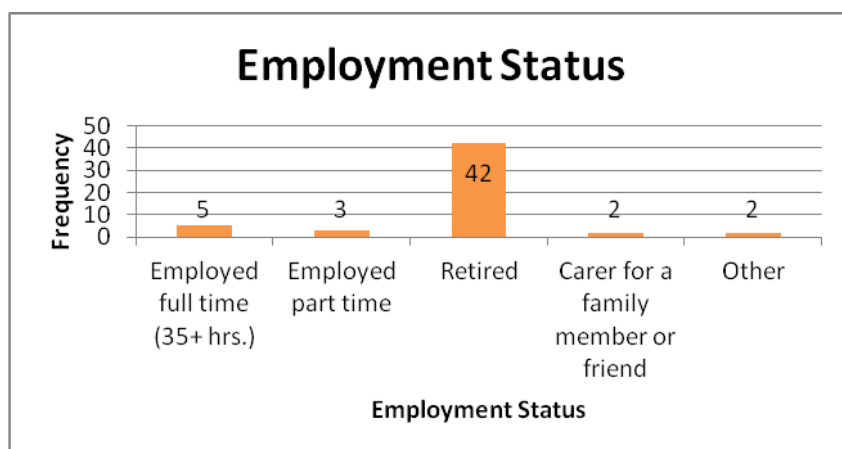
Many people mentioned more than one thing in their response. The most used response was “Friendly Neighbours”, 47% of the participants said that Friendly Neighbours was one of the best things about Warden Hill. The second most popular response with 37% was facilities/amenities. These positive words should be celebrated in Warden Hill.



67% of those who completed the survey were 71+ and 93% of the participants were over the target age of 50+.

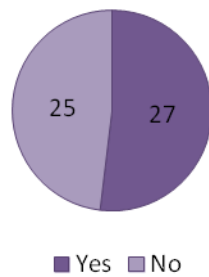


61% of the participants were female and 39% were male.



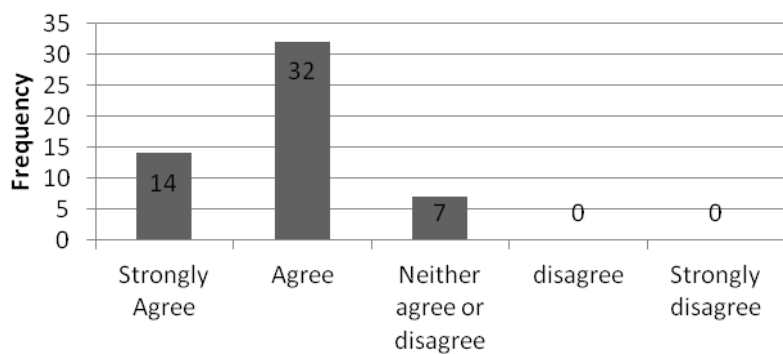
Most (78%) of the participants were retired.

Do you do any Volunteering work?



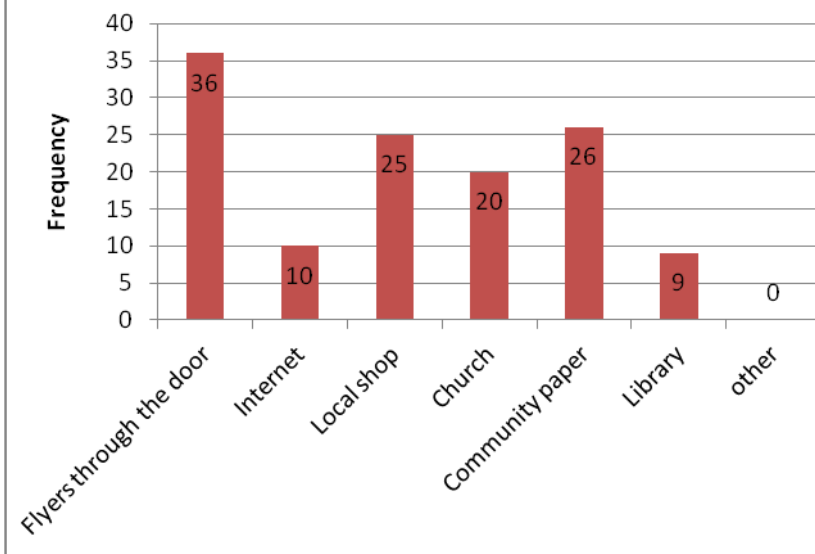
Just over 50% of the participants volunteer.

I feel safe where I live



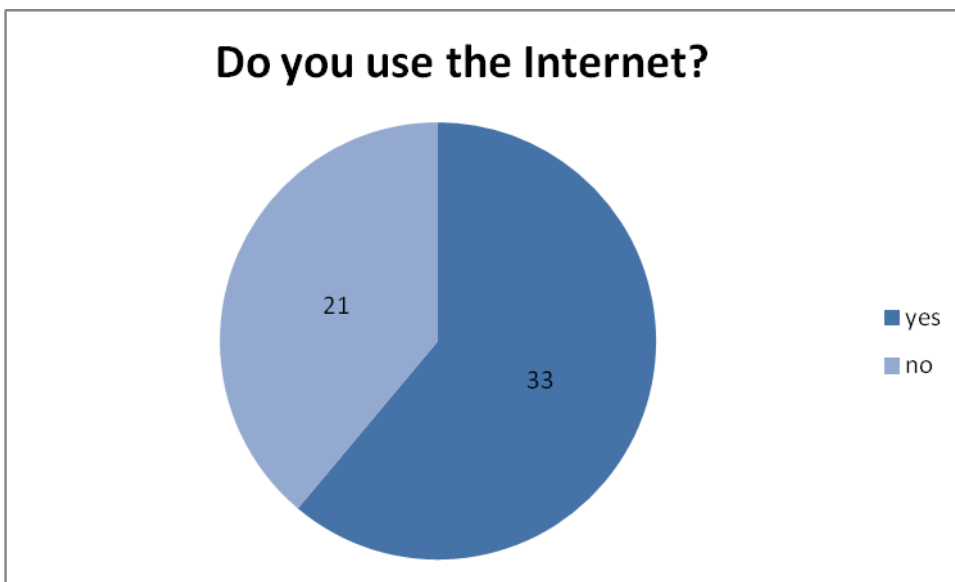
85% of the participants strongly agreed or agreed that they feel safe where they live. No participants disagreed with the statement.

How do you prefer activities and community events to be advertised?



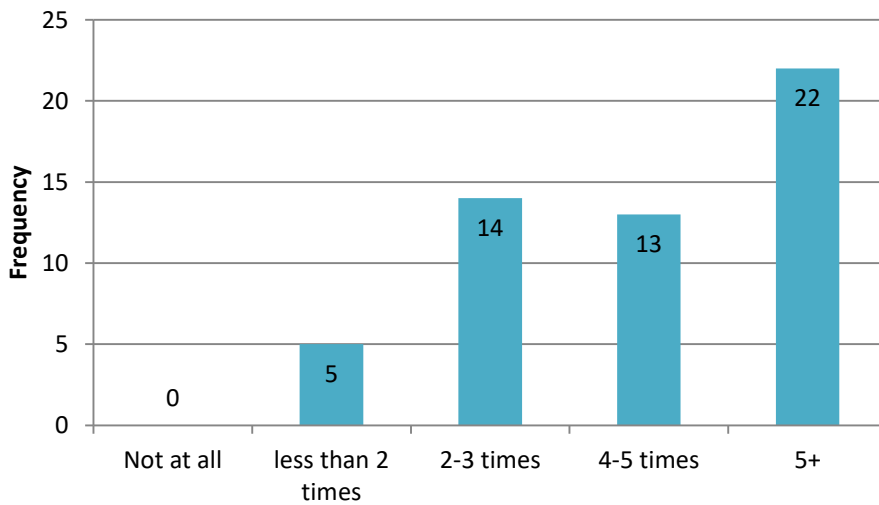
67% of the participants said that they would like activities and community events to be advertised to them via flyers through the door. 47% of the participants said that they would like advertisement of activities and community events through both local shops and in a community paper.

Do you use the Internet?



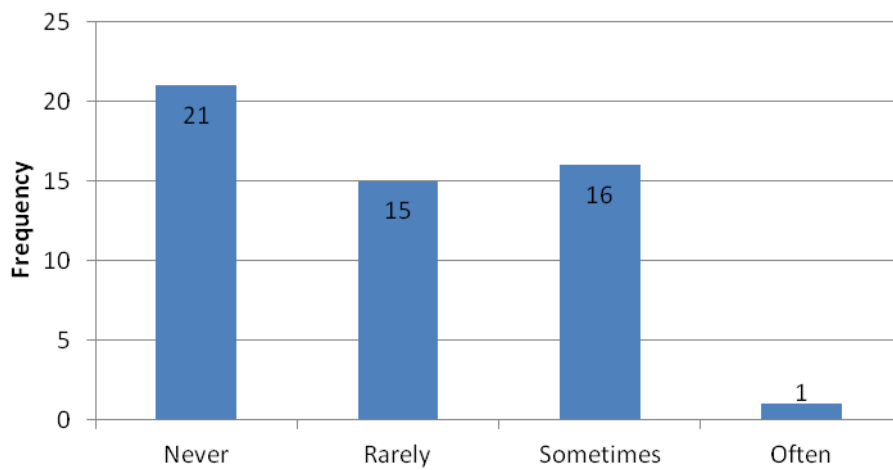
61% of the participants asked used the internet at home. There were a few who use it on their phones and at work.

On average how many times do you have contact with friends and family who are not in your household



All participants have contact with friends and family at least once a week. Although, 35% have contact less than four times a week.

I feel lonely



This graph mirrors the previous graph. Where 31% of participants asked sometimes, to often, feel lonely. This can be demonstrated by the cross analysis below. As you would expect the individuals who see friends and family regularly are less likely to feel lonely.

	I feel Lonely				
On average how many times do you have contact with friends and family who are not in your household, per week?		Never	Rarely	Sometimes	Often
	Less than 2	1	2	2	1
	2-3	4	2	8	0
	4-5	5	5	3	0
	5+	11	6	3	0

Cross

analysis of I feel Lonely against contact with friends and family.

What would help you to participate more in your community?



This wordle demonstrates the most popular responses from this question. The bigger the word, the more times it was used.

The three main answers given were More Time, Advertisement and Improved Health. Many respondents said how useful the booklet was and how there were many groups they were unaware of. Many of which said they will now try some of these groups out.

What would you like to learn/do locally?



This wordle demonstrates the most popular responses from this question. The bigger the word, the more times it was used.

The most popular response was the need for both a social club and a book club. This is something the task and finish group could support residents in setting up.

What would interests (skills) would you like to share locally?



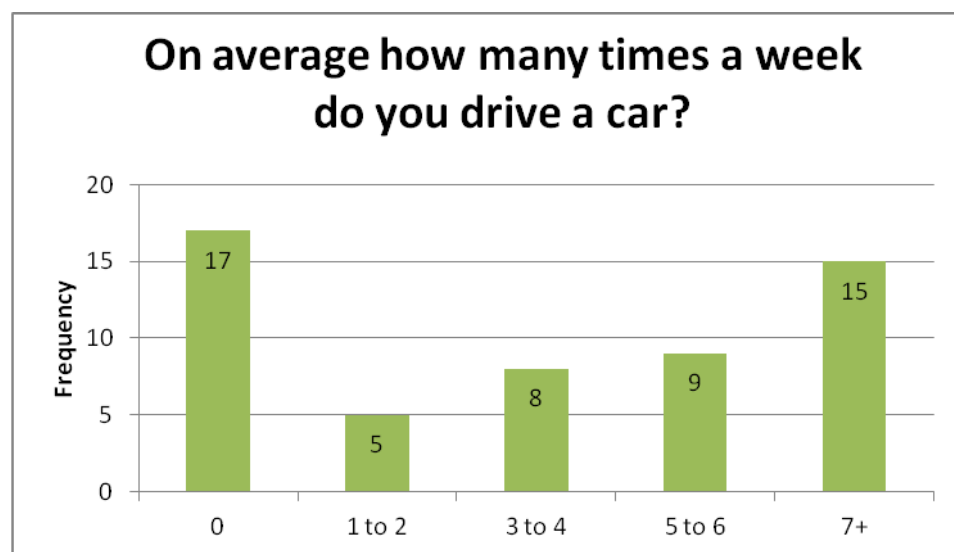
This wordle demonstrates the most popular responses from this question. The bigger the word, the more times it was used.

The three most popular interests were Gardening, Listening and Knitting.

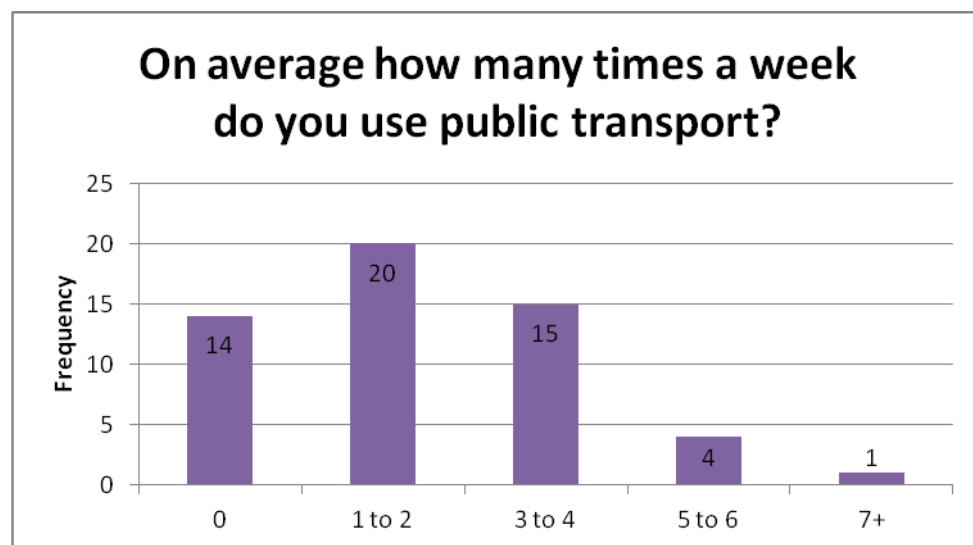
The booklet advertised both Warden Hill in Bloom and St Christopher's Gardening Club. Those with an interest of Gardening are now aware of these two opportunities.

With regards to knitting and gardening this is something we could look at supporting residents to do.

The listening would come hand in hand with joining a group. Plus there may be a need to advertise volunteering opportunities such as befriending and Samaritans.



31% of the respondents do not drive; of those who do drive, the majority (41%) use their car 7+ times a week.



74% of the respondents use public transport. However, public transport is not used as frequently with 50% of those who use public transport using it only 1-2 times a week.

	On average how many times a week do you use public transport?					
On average how many times a week do you drive a car?		0	1-2	3-4	5-6	7+
0	0	3	6	4	3	1
1-2	1-2	1	2	2	0	0
3-4	3-4	1	4	3	0	0
5-6	5-6	1	3	5	0	0
7+	7+	7	6	1	1	0

Cross analysis of average times respondent drives a week against average times respondent uses public transport.

There were three people who do not drive or travel by public transport. This would suggest that these people are at high risk of becoming isolated and lonely.

One of the residents commented saying that he does have a scooter, this would correlate with him ticking that he “never” gets lonely. However, the other two respondents ticked that they rarely/sometimes get lonely.

Furthermore, those who can drive tend to go out more than those who only use public transport. This can be demonstrated in the first column and the first row across. 70% of those who only drive get out 7+ times a week, compared to 1% of those who only use public transport getting out of Warden Hill 7+ times a week.

Findings from the survey

31% of the respondents get lonely sometimes-often. Advertisement of activities and improved health would help older people in Warden Hill to participate more in their community. Activities are preferred to be advertised through flyers through the door, in local shops or in a local community paper. The most wanted community activity is a social club and/or a book club. The three most popular interests are; gardening, knitting and listening. Most people get out at least once a week. However, those who do not drive do not tend to go outside Warden Hill as much as those who only use public transport.

Next steps: Older people task and finish group to meet to discuss results. In particular to discuss how we can support the dog share programme and the setting up of a social club.

Appendix 2

Results from Questionnaires from a Warden Hill view

649 forms returned in total.

There are 143 forms from Warden Hill, 22% of the returns. 118 are definitely from Warden Hill residents and the remaining 25 are probably from Warden Hill based on their answers. They were separated into two groups in the questionnaire analysis so the results for each question are shown as Warden Hill, Prob Warden Hill and 'All' for comparison.

Group 2 – Warden Hill (118 forms)

Group 9 – probably Warden Hill (25 forms)

Q1 Please say how many people there are in your household.

Family members: Adults ... Secondary school ... Primary ... Under 5's ... / Adults sharing

How many bedrooms do you have? How many more, if any, would you like in the near future?.....

	Warden Hill	Prob Warden Hill	All
Number of households	118	25	645
Single parent households	5	0	10
Children in single parent households	8	0	16
Two parent households	18	1	111
Children in two parent households	32	4	233
Single households with no children	36	8	150
Families with 2 adults and no children	49	10	281
Families with 3 or more adults, no children	4	2	53
Families with 3 or more adults and children	1	2	14
Non-family households with adults sharing	2	1	9
No information given	3	1	17
Number of adult family members	199	44	1195
Number of adults sharing (non-family)	6	2	26
Children of secondary school age	14	3	72
Children of primary school age	11	2	101
Under 5's	6	1	76
Total residents	236	52	1470
Average household size	2.05	2.17	2.34
Households giving information on bedrooms	106	20	578
Number of bedrooms	287	55	1826
Average number of bedrooms per household	2.71	2.75	3.16
Average occupancy (residents per bedroom)	0.76	0.84	0.80
Households needing one more bedrooms	10	0	28
Households needing two more bedrooms	0	0	2

Q2 <u>Are you concerned about:</u>	No	Yes	Very	Extremely
(a) Housing and development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Traffic congestion / pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Green open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Schooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Safe cycling and walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Employment / local economy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Health and social services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Policing / Crime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Strong community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Other issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Average number of ticks given for each concern			
	Warden Hill	Prob Warden Hill	All
Housing and development	1.84	1.88	2.14
Traffic congestion / pollution	1.97	1.92	2.35
Green open space	1.95	2.04	2.32
Schooling	0.87	1.08	1.29
Safe cycling and walking	1.67	1.68	1.90
Employment / local economy	1.19	1.44	1.27
Health and social services	1.77	1.72	1.83
Policing / crime	1.58	1.72	1.59
Strong community	1.25	1.32	1.46
Other issues	0.33	0.60	0.39
<i>Mean</i>	1.57	1.64	1.79

Q3. What do you most value about living in Leckhampton / Warden Hill and in Cheltenham?

(Tick all that apply; double tick if very important; circle any that want improving/more of locally)

Town's beauty ☐ Its size ☐ Reputation ☐ Trees ☐ Flowers ☐ Architecture ☐ Parks ☐ Culture ☐
 Festivals ☐ Entertainment ☐ Nightlife ☐ Restaurants ☐ Coffee bars ☐ Takeaways ☐ Pubs ☐
 Town centre shops ☐ Bath Road shops ☐ Leckhampton Road shops ☐ Salisbury Avenue shops ☐
 Post offices ☐ Bus services ☐ Rail services ☐ Coach services ☐ Car travel ☐ Relatively low crime ☐
 Primary schools ☐ Secondary schools ☐ Private schools ☐ Pre-schools /nurseries ☐ Play areas ☐
 Allotments ☐ Sports fields ☐ Sports clubs ☐ Other local clubs/societies ☐ Voluntary organisations ☐
 Churches ☐ Village Hall ☐ Other community facilities ☐ Safe area ☐ Friendly caring community ☐
 Amenities for young ☐ Amenities for retired ☐ Jobs ☐ Local employers ☐ Working environment ☐
 Travel to work ☐ Leckhampton Hill ☐ Leckhampton Fields ☐ Weavers Field ☐ White Cross Green ☐
 Cotswold AONB ☐ Care for locality / environment ☐ Cheltenham General Hospital ☐ Local history ☐

Other ☐ (please specify)

What does the local area lack?

	Average number of ticks for each feature			Number of circles for features that want improving/increasing		
	Warden Hill	Prob Warden Hill	All	Warden Hill	Prob Warden Hill	All
Town's beauty	0.7	0.9	0.92	0	0	2
Its size	0.6	0.6	0.68	0	0	0
Reputation	0.4	0.6	0.52	0	0	0
Trees	0.9	0.9	1.01	7	0	14
Flowers	0.8	0.8	0.82	3	0	5
Architecture	0.6	0.7	0.76	1	0	5
Parks	0.9	1.0	1.00	3	0	7
Culture	0.5	0.7	0.71	3	0	3
Festivals	0.6	0.6	0.73	0	0	0
Entertainment	0.4	0.5	0.40	1	0	1
Nightlife	0.1	0.1	0.06	0	0	1
Restaurants	0.4	0.6	0.58	0	0	1
Coffee bars	0.3	0.5	0.39	0	0	1
Takeaways	0.1	0.1	0.11	1	0	4
Pubs	0.3	0.5	0.33	1	0	3
Town centre shops	0.6	0.7	0.62	3	0	8
Bath Road shops	0.9	1.1	1.14	1	0	6
Leckhampton Road shops	0.3	0.5	0.61	1	0	4
Salisbury Avenue shops	0.9	1.1	0.39	0	0	6
Post offices	0.8	1.0	0.76	4	2	20
Rail services	0.9	0.9	0.76	3	0	27
Bus services	0.4	0.8	0.48	4	1	28
Coach services	0.3	0.4	0.29	0	0	4
Car travel	0.5	0.6	0.52	2	0	7
M5	0.5	0.5	0.46	1	0	7
A417	0.4	0.5	0.43	5	2	36
A40	0.4	0.5	0.39	2	0	13
Primary schools	0.3	0.4	0.45	1	0	8

Secondary schools	0.3	0.5	0.43	5	1	29
Private schools	0.0	0.0	0.10	0	0	0
Pre-schools / nurseries	0.2	0.2	0.20	0	0	1
Play areas	0.4	0.5	0.44	5	0	14
Allotments	0.3	0.4	0.43	3	0	5
Sports fields	0.4	0.4	0.51	3	0	5
Sports clubs	0.3	0.4	0.29	2	0	2
Other local clubs / societies	0.3	0.5	0.30	1	0	3
Voluntary organisations	0.3	0.6	0.32	1	0	2
Churches	0.4	0.4	0.43	0	0	1
Village Hall	0.3	0.5	0.50	4	0	5
Other community facilities	0.3	0.2	0.21	1	0	3
Safe areas	0.6	0.6	0.61	2	0	5
Friendly caring community	0.6	0.8	0.68	2	0	3
Amenities for young	0.4	0.6	0.42	3	1	13
Amenities for retired	0.5	0.8	0.48	2	1	11
Jobs	0.4	0.6	0.33	2	0	9
Local employers	0.3	0.5	0.30	2	0	8
Working environment	0.2	0.3	0.23	0	0	2
Travel to work	0.3	0.4	0.34	3	0	11
Leckhampton Hill	0.9	1.1	1.18	3	0	9
Leckhampton Fields	0.8	0.8	1.13	3	0	16
Weavers Field	0.6	0.9	0.63	2	0	4
White Cross Green	0.2	0.5	0.58	2	0	8
Cotswold AONB	0.6	0.8	0.87	3	1	8
Care for locality / environment	0.6	0.8	0.77	6	0	17
Cheltenham General Hospital	1.0	1.1	1.06	11	1	49
Local history	0.4	0.6	0.49	2	0	3
Relatively low crime	0.8	1.0	0.92	0	1	6
Other	0.1	0.0	0.05	0	0	0

Q4. What are your chief concerns over development in this area? (double tick if very important)

None ☐ More traffic / pollution ☐ Loss of local character ☐ More crime ☐ Lack of school places ☐
 Social problems ☐ Flood risk ☐ Loss of green space ☐ Loss of views ☐ Demands on services ☐
 Providing affordable/social housing ☐ Supporting much larger old population ☐ Other ☐ (please specify)

Average number of ticks for each concern			
	Warden Hill	Prob Warden Hill	All
None	0.0	0.0	0.0
More traffic / pollution	1.3	1.2	1.4
Loss of local character	0.8	0.8	1.0
More crime	0.5	0.6	0.5
Lack of school places	0.5	0.7	0.8
Social problems	0.4	0.7	0.4
Flood risk	0.8	0.8	0.8
Loss of green space	1.2	1.3	1.4
Loss of views	0.7	0.7	0.9
Demand on services	0.9	1.0	1.1
Providing affordable / social housing	0.4	0.4	0.3
Supporting much larger old population	0.5	0.6	0.4
Other	0.1	0.1	0.1
Number for forms	118	25	649

Q5 Housing and development

How much housing is needed in the area of Leckhampton and Warden Hill?

A lot more ☐ Some more ☐ No more ☐ Too much housing already ☐

How much more housing is needed in the area of Leckhampton and Warden Hill?			
	Warden Hill	Prob Warden Hill	All
A lot more	4%	4%	2%
Some more	27%	21%	28%
No more	50%	58%	54%
Too much housing already	19%	17%	17%
Number answering	114	24	608
Number of forms	118	25	649

Please answer the following questions (double/triple tick any you feel strongly/very strongly about)

Should planning for this area be used to

Answers compiled in 2 tables:

- Warden Hill results with All areas results
- Probably Warden Hill results with All areas results

Should Planning for this area be used to	Warden Hill								All areas					
No of forms: 118	No			Yes			Not sure	No reply	No	Yes	Not sure	No	Yes	Not sure
Ticks	1	2	3	1	2	3								
Attract new employers and provide for their employment	51	4	0	15	1	1	33	13	53%	17%	30%	60%	18%	22%
Ensure high traffic congestion does not damage the local economy	2	0	0	89	12	7	4	4	2%	95%	3%	2%	95%	3%
Give priority to housing for local people (if legally allowed in the future)	11	0	0	68	4	2	25	8	10%	68%	22%	11%	65%	24%
Reduce car use and traffic congestion	7	0	0	75	15	3	14	4	6%	83%	11%	5%	89%	6%
Provide homes that younger people could afford to buy/rent	5	0	0	78	6	3	17	9	4%	81%	15%	12%	68%	20%
Provide a balanced community of owned/rented/social housing	23	0	1	62	6	1	18	7	22%	63%	16%	23%	53%	24%
Encourage downsizing which would free up larger properties	32	0	0	40	5	0	32	9	29%	43%	29%	29%	40%	31%
Protect bungalows and other housing particularly suitable for older people	9	0	0	78	11	1	12	7	8%	82%	10%	9%	74%	17%
Encourage extensions / conversions to increase size of existing houses	15	3	0	52	1	1	37	9	17%	50%	33%	17%	56%	27%
Encourage conversions / in-filling to provide more homes	25	5	1	48	0	0	30	9	31%	43%	27%	28%	50%	23%
Favour high density housing to reduce prices and to save green space	48	9	3	16	0	0	34	8	57%	14%	29%	58%	15%	27%
Favour 2.5 or even 3-storey housing if cheaper and visually acceptable	35	5	3	41	1	2	26	5	40%	38%	21%	45%	33%	22%
Provide plenty of housing even at the cost of building on more green fields	79	16	12	2	0	2	3	4	93%	4%	2%	93%	3%	4%
Maximise affordable/social housing by building on more green fields	76	17	11	4	1	1	3	5	92%	6%	2%	93%	3%	4%
Provide lower density housing / larger gardens by using more green space	75	10	10	4	1	0	13	5	86%	4%	10%	84%	6%	10%
Conserve the Leckhampton Fields and AONB as much as possible	7	0	1	67	27	11	4	1	6%	91%	3%	4%	94%	1%
Provide amenity space / allotments, especially for high density housing	18	0	0	63	4	1	25	7	16%	62%	22%	14%	71%	15%
Encourage 'garden village' housing and layouts?	9	0	0	63	2	2	34	8	8%	62%	30%	9%	64%	27%
Provide plenty of local amenity space / safe roads for children	2	0	0	85	13	5	9	4	2%	91%	7%	2%	92%	6%
Provide sufficient parking space to avoid on-road parking	6	0	0	85	9	7	9	2	5%	88%	7%	4%	88%	8%
Beautify roads by encouraging more trees	8	0	0	77	12	5	13	3	6%	83%	10%	4%	86%	9%
Use housing/street layout to encourage strong community / neighbourliness	4	0	0	84	3	2	16	9	4%	82%	14%	3%	80%	17%
Use good amenity space and play areas to encourage stronger community	4	0	0	83	3	3	18	7	3%	81%	16%	2%	83%	14%
Encourage working from home and retirement housing to reduce peak traffic	7	0	0	58	2	1	43	7	6%	56%	38%	8%	63%	29%
Meet or exceed statutory requirements for reducing carbon emissions	3	0	0	72	15	3	21	4	2%	81%	17%	4%	87%	9%
Keep pollution in all areas within EU safe limits	5	0	0	84	12	7	10	0	4%	89%	8%	2%	93%	4%



Should Planning for this area be used to	Prob Warden Hill								All areas					
No of forms: 25	No			Yes			Not sure	No reply	No	Yes	Not sure	No	Yes	Not sure
Ticks	1	2	3	1	2	3								
Attract new employers and provide for their employment	9	1	0	7	0	0	4	4	49%	33%	19%	60%	18%	22%
Ensure high traffic congestion does not damage the local economy	0	0	0	19	3	1	1	1	0%	96%	4%	2%	95%	3%
Give priority to housing for local people (if legally allowed in the future)	1	0	0	16	1	1	4	2	4%	80%	16%	11%	65%	24%
Reduce car use and traffic congestion	2	0	0	12	1	2	4	4	9%	74%	17%	5%	89%	6%
Provide homes that younger people could afford to buy/rent	2	0	0	14	1	0	4	4	9%	72%	19%	12%	68%	20%
Provide a balanced community of owned/rented/social housing	3	0	0	11	1	0	4	6	15%	64%	21%	23%	53%	24%
Encourage downsizing which would free up larger properties	5	1	1	9	0	0	5	4	38%	40%	22%	29%	40%	31%
Protect bungalows and other housing particularly suitable for older people	2	0	0	18	1	0	1	3	9%	87%	4%	9%	74%	17%
Encourage extensions / conversions to increase size of existing houses	2	0	0	9	2	0	8	4	9%	55%	36%	17%	56%	27%
Encourage conversions / in-filling to provide more homes	4	1	0	11	1	0	5	3	24%	54%	22%	28%	50%	23%
Favour high density housing to reduce prices and to save green space	10	0	0	3	0	0	9	3	45%	14%	41%	58%	15%	27%
Favour 2.5 or even 3-storey housing if cheaper and visually acceptable	7	0	0	6	0	0	8	4	33%	29%	38%	45%	33%	22%
Provide plenty of housing even at the cost of building on more green fields	19	2	1	0	0	0	0	3	100%	0%	0%	93%	3%	4%
Maximise affordable/social housing by building on more green fields	17	2	1	1	0	0	2	2	88%	4%	8%	93%	3%	4%
Provide lower density housing / larger gardens by using more green space	17	2	1	2	0	0	1	2	88%	8%	4%	84%	6%	10%
Conserve the Leckhampton Fields and AONB as much as possible	1	0	0	18	4	2	0	0	3%	97%	0%	4%	94%	1%
Provide amenity space / allotments, especially for high density housing	4	1	0	14	0	0	2	4	26%	65%	9%	14%	71%	15%
Encourage 'garden village' housing and layouts?	4	1	0	12	2	0	2	4	24%	67%	9%	9%	64%	27%
Provide plenty of local amenity space / safe roads for children	1	0	0	14	3	0	3	4	4%	82%	13%	2%	92%	6%
Provide sufficient parking space to avoid on-road parking	1	0	0	15	3	1	3	2	4%	84%	12%	4%	88%	8%
Beautify roads by encouraging more trees	1	0	0	14	1	1	4	4	4%	78%	18%	4%	86%	9%
Use housing/street layout to encourage strong community / neighbourliness	2	0	0	14	2	0	3	4	9%	77%	14%	3%	80%	17%
Use good amenity space and play areas to encourage stronger community	2	0	0	15	0	0	3	5	10%	75%	15%	2%	83%	14%
Encourage working from home and retirement housing to reduce peak traffic	3	0	0	12	2	1	4	3	13%	71%	17%	8%	63%	29%



Meet or exceed statutory requirements for reducing carbon emissions	3	0	0	12	2	1	3	4	13%	74%	13%	4%	87%	9%
Keep pollution in all areas within EU safe limits	3	0	0	17	2	1	1	1	12%	85%	4%	2%	93%	4%

Q5 Housing and development (continued)

In your own experience, particularly if you have been looking **to move home or set up home**, what type of housing is in short supply? *(please tick all the apply, double tick if shortage is severe)*

1 bed to rent ☐ 1 bed to buy ☐ 1-2 bed social/affordable ☐ 2 bed to rent ☐ 2 bed to buy ☐
 3 bed to rent ☐ 3 bed to buy ☐ 3 bed social/affordable ☐ 4 bed to rent ☐ 24 bed to buy ☐
 4 bed social/affordable ☐ 5 bed to rent ☐ 5 bed to buy ☐ 5 bed social/affordable ☐ Don't know ☐
 Houses with medium/large gardens ☐ Houses with very large gardens ☐ Flat/house to share ☐

No Answers provided in spreadsheet

If you were at some time thinking of **moving/downsizing to a retirement property**, what features would be most important to you? *(please tick all that apply, double tick any that are particularly important)*

Price ☐ Low maintenance ☐ Luxury ☐ New build ☐ Good services ☐ 1 bed ☐ 2 bed ☐ 3 bed ☐
 Good sized rooms ☐ Light rooms ☐ Quiet ☐ Small garden ☐ Communal garden ☐ Good views ☐
 Adjacent to countryside ☐ Available allotments ☐ Rural footpaths/wildlife nearby ☐ Good bus service ☐
 Safe area ☐ Easy access to shops ☐ Good parking ☐ Sheltered housing ☐ Retirement village ☐
 Garden village ☐ Care home ☐ Good older community ☐ Good mixed community with children ☐
 Other ☐ (please specify)

If you were thinking of moving/downsizing to a retirement property what features would be important to you?	Warden Hill		Prob Warden Hill		All	
Ticks	1	2	1	2	1	2
Price	61	8	13	2	320	36
Low Maintenance	67	8	13	2	331	46
Luxury	8	0	3	0	60	3
New build	6	0	2	0	36	3
Good services	61	7	12	2	320	29
1 bed	13	0	4	0	34	0
2 bed	61	2	8	0	273	7
3 bed	12	1	1	1	96	8
Good sized rooms	66	3	13	0	340	25
Light rooms	76	2	14	0	368	25
Quiet	73	5	12	0	342	42
Small garden	63	2	12	0	297	17
Communal garden	18	0	3	0	98	2
Good views	45	2	11	0	252	18
Adjacent to countryside	40	3	11	0	242	26
Available allotments	14	0	3	1	85	6
Rural footpaths / wildlife nearby	49	4	10	1	260	34
Good bus service	72	13	15	1	363	64
Safe area	56	5	13	1	304	41
Easy access to shops	78	7	15	1	381	47
Good parking	47	8	12	0	311	31
Sheltered housing	3	5	7	0	81	8
Retirement village	14	0	2	1	87	3
Garden village	15	1	3	0	96	6
Care home	2	0	2	0	38	0
Good older community	21	0	4	1	106	8
Good mixed community with children	30	1	5	1	167	9
Other	6	0	1	0	32	0

Order of importance of features if downsizing (weighted average number of ticks given, weighting of double ticks = 1	Warden Hill	Prob Warden Hill	All	Order of importance	
No of forms:	118	25	649	All	WH
Good bus service	0.78	0.66	0.71	1	1
Easy access to shops	0.75	0.66	0.70	2	2
Quiet	0.68	0.48	0.62	4	3
Light rooms	0.67	0.56	0.62	3	4
Low Maintenance	0.67	0.64	0.62	5	5
Price	0.62	0.64	0.58	7	6
Good services	0.61	0.60	0.56	9	7
Good sized rooms	0.60	0.52	0.58	6	8
Small garden	0.56	0.48	0.50	11	9
2 bed	0.54	0.32	0.44	13	10
Safe area	0.54	0.58	0.56	8	11
Good parking	0.50	0.48	0.55	10	12
Rural footpaths / wildlife nearby	0.47	0.46	0.48	12	13
Good views	0.41	0.44	0.43	15	14
Adjacent to countryside	0.38	0.44	0.43	14	15
Good mixed community with children	0.27	0.26	0.28	16	16
Good older community	0.18	0.22	0.18	17	17
Communal garden	0.15	0.12	0.16	20	18
Garden village	0.14	0.12	0.16	19	19
Available allotments	0.12	0.18	0.14	21	20
Retirement village	0.12	0.14	0.14	23	21
3 bed	0.11	0.10	0.17	18	22
1 bed	0.11	0.16	0.05	27	23
Sheltered housing	0.09	0.28	0.14	22	24
Luxury	0.07	0.12	0.10	24	25
New build	0.05	0.08	0.06	25	26
Other	0.05	0.04	0.05	28	27
Care home	0.02	0.08	0.06	26	28

Q6. Traffic congestion and pollution

No Yes Very N/A

- a. Are traffic levels in your road a serious problem? ☐ No ☐ Yes ☐ Very ☐ N/A
- b. Is parking difficult in your road? ☐ No ☐ Yes ☐ Very ☐ N/A
- c. Do you notice/smell traffic pollution in your road? ☐ No ☐ Yes ☐ Very ☐ N/A
- d. If you drive children to school, is traffic danger the reason? ☐ No ☐ Yes ☐ Very ☐ N/A
- e. Do bad pavements deter you from walking into town or to shops? ☐ No ☐ Yes ☐ Very ☐ N/A
- f. If you cycle a lot, do you find traffic is a serious danger? ☐ No ☐ Yes ☐ Very ☐ N/A
- g. Does traffic deter you from cycling? ☐ No ☐ Yes ☐ Very ☐ N/A
- h. Do potholes / bad roads deter your from cycling? ☐ No ☐ Yes ☐ Very ☐ N/A
- i. Would you favour 20 mph speed limits? ☐ No ☐ Yes ☐ Very ☐ N/A
- j. If cycling or walking, where (if any) are traffic/pavement hazards worst?
-
- k. What do you think would encourage greater use of buses rather than cars?
-

6. Problems of traffic congestion and pollution – Warden Hill

a. Traffic levels				b. Parking				c. Pollution				d. Driving to school				e. Bad pavements				f. Cycling danger				g. Traffic and cycling				h. Roads and cycling				i. Favour 20 mph limit?			
n	y	v	na	n	y	v	na	n	y	v	na	n	y	v	na	n	y	v	na	n	y	v	na	n	y	v	na	n	y	v	na	n	y	v	na
Warden Hill																																			
74	24	17	0	70	28	13	4	71	30	7	4	11	4	1	91	73	19	12	6	12	29	16	50	32	29	10	36	19	34	18	37	35	57	17	3
63%	20%	14%	0%	59%	24%	11%	3%	60%	25%	6%	3%	9%	3%	1%	77%	62%	16%	10%	5%	10%	25%	14%	42%	27%	25%	8%	31%	16%	29%	15%	31%	30%	48%	14%	3%
Prob Warden Hill																																			
16	7	1	0	15	5	2	1	13	6	1	1	3	0	0	19	12	5	3	2	3	6	3	9	7	7	3	5	3	10	4	5	11	9	0	1
64%	28%	4%	0%	60%	20%	8%	4%	52%	24%	4%	4%	12%	0%	0%	76%	48%	20%	12%	8%	12%	24%	12%	36%	28%	28%	12%	20%	12%	40%	16%	20%	44%	36%	0%	4%
All																																			
312	147	116	13	326	163	88	29	353	175	47	17	64	41	19	437	381	141	36	30	52	162	90	261	146	202	65	169	114	205	105	162	218	291	54	11
50%	24%	19%	2%	52%	26%	14%	5%	56%	28%	8%	3%	10%	7%	3%	70%	61%	23%	6%	5%	8%	26%	14%	42%	23%	32%	10%	27%	18%	33%	17%	26%	35%	47%	9%	2%

Q7. Green open spaces

Comments would be very welcome on the report of the LGS public consultation or on any other green spaces in the area and their maintenance and protection. Please insert an additional A4 sheet.

No data in spreadsheet

8. Schools and childcare

Have you had problems getting places for a child at: *(tick if yes, double tick if major problem)*

Childcare ☐ Nursery ☐ Pre-school ☐ Primary school ☐ Secondary school ☐ Baby-sitting ☐

Child-minding ☐ None ☐ N/A ☐ ? Comments

8. Problems over schools and childcare															
child-care		nursery		pre-school		primary school		secondary		baby-sitting		child-minding		None	N/A
1	2	1	2	1	2	1	2	1	2	1	2	1	2		
Warden Hill															
0	0	2	0	0	0	0	0	1	1	0	0	0	0	14	91
0%	0%	2%	0%	0%	0%	0%	0%	1%	1%	0%	0%	0%	0%	12%	77%
Prob Warden Hill															
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	21
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4%	84%
All															
2	0	11	1	1	1	30	6	19	16	2	0	5	1	52	423
0%	0%	2%	0%	0%	0%	5%	1%	3%	3%	0%	0%	1%	0%	8%	68%

Q9. Health and social services

Have you found any problems getting care for self or others? *(tick if yes, double tick if major problem)*

GP ☐ Dentist ☐ A&E ☐ In patient ☐ Out patient ☐ Community nurses ☐ Social services ☐

Home care ☐ Residential care ☐ None ☐ Other ☐

9. Healthcare and social services																			
GP		Dentist		A&E		In patient		Out patient		Comm. nurses		Social serv.		Home care		Resid. Care		None	Other
1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2		
Warden Hill																			
25	6	14	2	12	2	3	1	10	0	4	1	4	2	1	0	1	0	57	7
21%	5%	12%	2%	10%	2%	3%	1%	8%	0%	3%	1%	3%	2%	1%	0%	1%	0%	48%	6%
Prob Warden Hill																			
2	0	1	1	1	0	0	0	1	0	0	0	0	0	1	0	1	0	15	0
8%	0%	4%	4%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%	4%	0%	4%	0%	60%	0%
All																			
100	17	51	10	51	16	7	2	20	2	15	2	13	5	10	4	8	2	313	13
16%	3%	8%	2%	8%	3%	1%	0%	3%	0%	2%	0%	2%	1%	2%	1%	1%	0%	50%	2%

Q10. Strong community

- a. Roughly how long have you lived at your present address? years.
- b. Is neighbourliness: very good ☐ good ☐ fair ☐ poor ☐ ?
- c. Do neighbours look out for each other on: crime ☐ care ☐ lifts ☐ shopping ☐ loneliness ☐ ?
- d. Do you have any suggestions for amenities or initiatives/measures that could strengthen community?
-

10. Strong community									
Years at address	Neighbourliness				crime	care	lifts	shop-ping	lone-liness
	vg	g	f	p					
Warden Hill									
20.4	31	62	19	4	73	43	27	23	29
	26%	53%	16%	3%	62%	36%	23%	19%	25%
Prob Warden Hill									
21.75	7	8	9	1	16	9	6	6	6
	28%	32%	36%	4%	64%	36%	24%	24%	24%
All									
19	220	277	90	16	449	278	133	134	134
	35%	44%	14%	3%	72%	45%	21%	22%	22%

Appendix 3

Information from 2011 Census taken from Office for National Statistics

Age Structure – Warden Hill compared to Leckhampton and Cheltenham (non-Metropolitan District)

	WARDEN HILL		LECKHAMPTON		CHELTENHAM	
Total Population	5,468		5,275		115,732	
Age 0-4	280	5.1%	347	6.6%	6,486	5.6%
Age 5-9	283	5.2%	333	6.3%	5,689	4.9%
Age 10-15	366	6.7%	360	6.8%	7,549	6.8%
Age 16-19	225	4.1%	188	4.5%	6,208	5.4%
Age 20-29	537	9.8%	375	7.1%	18,509	16%
Age 30 - 44	1,093	20%	1,121	21.3%	24,033	20.8%
Age 45 - 59	1,150	21%	1,117	21.2%	21,544	18.6%
Age 60 – 74	918	16.8%	842	15.9%	15,796	13.6%
Age 75 – 89	565	10.3%	524	10%	8,753	7.6%
Age 90 +	51	0.9%	68	1.3%	1,165	1.0%

Key Statistics

		WARDEN HILL	LECKHAMPTON	CHELTENHAM
	Measure			
Total Population	Count	5,468	5,275	115,732
Males	Count	2,647	2,550	56,512
Females	Count	2,821	2,725	59,220
Density (rate of people per hectare)	Rate	41.3	24.5	24.8
Number of households	Count	2,472	2,276	50,929
Households who owned accommodation outright	%	42.8	47.7	32.1
Households who owned accommodation with mortgage	%	38.2	37.7	32.4
Very Good Health	%	47.4	55.1	49.9
Good Health	%	36.5	31.5	34.3
Day to Day activities Limited a Lot	%	7.1	5.5	6.6
Economically Active: Employee Full Time	%	42.5	39.9	41.9
Economically Active: Employee Part-Time	%	16.0	15.3	13.4
Economically Active: Self-Employed	%	9.1	13.1	9.6
Economically Active: Unemployed	%	2.3	1.9	3.3

Appendix 5: Extracts from JCS Examiner's Reports relating to Leckhampton with Warden Hill

Introduction

Inspector Ord has reviewed the Cheltenham C6 strategic site under the EiP, her recommendations are informed by the three main environment reports covering the wider area which includes the TBC administered area of White Cross/SD2.

These are the JCS Natural Environment and Broad Locations series reports and relevant sections

- EBLO 106 JCS Landscape and Visual Sensitivity (Oct 2012), section 6, p14-17, extract [E1];
- ENAT 100 JCS Greenbelt Assessment (Final, Sept. 2011), sections (5.2.6), (5.4.5) and (7.3.8), and
- E104 JCS Halcrow Strategic Flood Risk Assessment level 2, (Final July 2012), reference site T10 (SD2), section 7

Inspector Ord has convened five sessions on Leckhampton and made three formal visits to the area including Leckhampton Hill. Additional common ground work was requested from the Parish Council on their NPPF Local Green Space application. Cheltenham completed the first public consultation on their local plan this summer, Local Green Space was included and CP107 is the designation given to a small Local Area of Play (LAP) which is on the TBC administered White Cross/SD2 area. This important green space amenity has not been given consideration by Tewkesbury Borough Council in granting planning permission ahead of the completion of the JCS and C6 Masterplanning, reference paras 112- 125 Leckhampton, the discussion on Local Green Space below.

Extracts from Inspector Ord's JCS Interim Report – South Cheltenham

6. The demographic OAHN for the Gloucestershire Housing Market Area has been assessed in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). This assessment uses the 2012-based population and household projections as the starting point, making adjustments based on appropriate assumptions and judgements to come to the demographic figure of 31,830 dwellings. The overall figure is then broken down into figures for the three districts resulting in demographic needs of 13,290 dwellings for Gloucester, 9,900 dwellings for Cheltenham and 8,640 dwellings for Tewkesbury. I accept the workings of this assessment and the resultant figures.

7. Nonetheless, taking account of updated economic evidence and the Councils' revised economic strategy for the JCS area, in my judgement, the full OAHN should be economically led to accommodate the proposed 39,500 jobs target. Given the uncertainties of economic forecasts, a broad-brush approach to assessment is appropriate. Therefore, taking the average number of required dwellings in the adjusted employment OAHN note6, with a range between 31,200 and 36,600, seems a reasonable approach. This results in an OAHN of 33,500 dwellings for the JCS area for the Plan period (2011-2031). 33,500 is, therefore, the OAHN for the JCS area.

23. For these reasons, there should be a policy uplift of 5% on 33,500 (1,675), making a total housing requirement of 35,175 dwellings. In order to boost significantly the supply of housing in accordance with national policy, this requirement should be expressed as a minimum figure. There is no justifiable reason to defer the provision of any of the housing requirement to the next Plan review and full provision should be made now within the JCS.

26. On the figures presented in the most recent trajectories only Tewkesbury could demonstrate a 5 year housing land supply using the Sedgefield method. Whilst the figures will change with the recommendations set out in this report, there is nonetheless a good argument for using the Liverpool method. In order to increase the chances of maintaining a 5 year housing land supply, particularly in the case of Cheltenham, I take the view that the Liverpool method is justified.

51. For the reasons set out in my Preliminary Findings, I take the view that the JCS spatial strategy, which focuses on urban extensions to Gloucester and Cheltenham, and strategic allocations at Tewkesbury, is generally sound. However, there should be greater emphasis on the development potential of the wider Tewkesbury Town urban area to reflect its sustainable location for housing and its planned employment growth.

55. As set out in my Preliminary Findings, due mainly to land constraints around Gloucester and Cheltenham and their inability to meet need outside the Green Belt, exceptional circumstances exist for the release of some Green Belt land for Gloucester's and Cheltenham's urban extensions. However, Tewkesbury does not have such land constraints and there are sustainable strategic sites available in the vicinity of the wider Tewkesbury Town area, which are outside the Green Belt and accord with the spatial strategy. These alternative sites could make a significant contribution to Tewkesbury's requirements and, if brought forward, would enable the urban extensions around Gloucester and Cheltenham to serve primarily the needs of those areas.

57. In order to meet the three authorities' housing requirements there needs to be a re-balancing of land supply towards Gloucester and Tewkesbury. Despite the land constraints around Gloucester, there are appropriate options available. I therefore recommend additional urban extensions around Gloucester to replace supply from Cheltenham's extensions and to meet Gloucester's housing requirements. I also recommend additional strategic allocations within the wider Tewkesbury Town area, outside the Green Belt, to meet Tewkesbury's requirements and to replace supply from Gloucester's and Cheltenham's extensions.

58. Subject to a small increase in District capacity, Cheltenham has sufficient

supply within its urban extensions to meet its requirements in full.

Therefore, no additional allocations are recommended. However, a small release of Green Belt land is recommended adjacent to the north Cheltenham urban boundary to free up smaller sites for potential allocation in the Cheltenham District Plan.

63. In percentage terms 52% would be in Tewksbury, 26% would be around Cheltenham and 22% would be around Gloucester. If the additional 1,670 dwellings were to be allocated according to these percentages, Tewksbury would have an additional 868 dwellings totalling 9,508, Cheltenham an additional 434 totalling 10,334, and Gloucester an additional 367 totalling 13,657. Adding a further 5% would result in a requirement of 9,983 for Tewkesbury, 10,851 for Cheltenham, and 14,340 for Gloucester.

64. For the reasons set out in my Preliminary Findings⁶⁵

I am minded to find that, with the exception of North Churchdown, the proposed strategic allocations are sound, **subject to reductions in the extent of development at North West Cheltenham and Leckhampton.** In reaching these conclusions, I have considered all additional evidence submitted subsequent to my Preliminary Findings.

Cheltenham

101. The housing requirement for Cheltenham is 10,851 dwellings, and the district capacity⁹⁵ (excluding strategic allocations) is 4,827, leaving a residual requirement of 6,024 (10,851 – 4,827) dwellings.

102. The Cheltenham side of the North West Cheltenham allocation is proposed for 2,225 dwellings and the Tewkesbury side for 2,560, totalling 4,785. **The Leckhampton allocation is proposed for 1,124 dwellings in the JCS but has since increased to 1,141, consisting of 764 dwellings on the Cheltenham side and 377 on the Tewksbury side. Taking this higher Leckhampton figure of 1,141, the total number of proposed dwellings amounts to 5,926 which, if accepted, would leave another 98 (6,024 – 5,926) dwellings to find.**

103. I indicated in my Preliminary Findings, that I was minded to find both of these allocations sound, at least in part. This remains my view for North West Cheltenham, albeit with some reduction in housing numbers. **With respect to Leckhampton, I take the view that the housing numbers should be substantially reduced, bringing it below the JCS threshold for strategic allocation within the JCS. I am therefore recommending its removal from the JCS. I shall now consider each proposed allocation in turn.**

Leckhampton

112. In my Preliminary Findings I indicated that I was not minded to find the Tewksbury side of the Leckhampton allocation, West of Farm Lane, sound and that overall, built development should avoid areas of high landscape and visual sensitivity. Having considered additional evidence submitted since then, including Redrow's planning application documents relating to Land West of Farm Lane, I remain of this view.

113. Whilst the Cotswolds Conservation Board did not object to the West of Farm Lane planning application, the Board commented that the most suitable option for the land's future management and retention of character would be to leave it undeveloped as agricultural land.

Although Natural England in their letter of August 2015 stated they did not wish to comment, deferring to the Conservation Board's knowledge of the location, they did raise significant concerns over the impact on the AONB in their earlier letter of November 2014.

114. I also note that the Council's Landscape Officer referred to stunning views from Leckhampton Hill from the Devils Chimney and Cotswold Way, which would be negatively impacted, bringing the perception of the southern edge of Cheltenham closer to the viewer with a greater mass of conurbation in view. In my judgement, development on the West of Farm Lane site is environmentally unsustainable mainly due to its impact on the setting of the Cotswold Hills AONB and the high landscape and visual sensitivity of the site.

115. Tewkesbury Borough Council has granted planning permission for the West of Farm Lane site and the developers are ready to proceed. Whilst it was suggested at the March hearing that this part of the allocation could be retained for pragmatic integration reasons, in my judgement, this is inappropriate. The permission is now being challenged by residents and a letter before claim has been issued. Consequently, the permission could be overturned. Given my finding of unsoundness and the uncertainty surrounding the site, I recommend that it be removed from the allocation and the urban extension boundaries be accordingly redrawn.

116. As the Tewkesbury side of the allocation was proposed for 377 dwellings, removing this site increases the number of remaining dwellings to find to 975 (598 + 377).

117. From my site visit observations, the adjacent land, East of Farm Lane, is also highly sensitive to development mainly due to its proximity to the AONB and stunning views into and out of the AONB. The various significant heritage assets in the south of the site add further interest and sensitivity, rendering this area unsuitable for built development on environmental sustainability grounds. Therefore, the area to the south of the allocation, coloured red for high landscape and visual sensitivity on

the Landscape and Visual Sensitivity plan¹¹³, should remain as green infrastructure.

118. Furthermore, the Urban Extensions Definition Study shows other areas of high landscape sensitivity¹¹⁴

scattered throughout the site. Additionally, there are important views from the A46 Shurdington Road across the site onto the Cotswolds Hills, the most spectacular being from the junction with Kidnappers Lane¹¹⁵.

119. Moreover, the site is crossed by an intricate network of footpaths over the fields, providing impressive views of the Hills from the site's own pleasant, rural environment. On landscape and visual grounds Natural England and the Conservation Board objected to the recently dismissed Bovis/Miller planning appeal for development of up to 650 dwellings on the Cheltenham side of this allocation¹¹⁶.

120. I note that the Cheltenham Assessment of land availability¹¹⁷ states "In general, a site is considered unsuitable where it is assessed as being of 'high' landscape sensitivity." On this basis, a large part of the site would be unsuitable for built development and, in my judgement, the extent of the proposed development should be significantly reduced.

121. Of further concern is the impact of traffic generation from the proposed allocation. The limited highway capacity on the surrounding roads has been highlighted in the evidence before me, and the issue has recently been examined in detail at the Bovis/Miller Homes inquiry. I have considered the Inspector's report on this appeal¹¹⁸ and particularly the sections on transport. Taking account of the Inspector's finding that the cumulative impact of the proposed development would be severe¹¹⁹, this strengthens my view that the extent of residential development at this location should be significantly reduced.

122. Whilst Stagecoach highlights issues with new bus services to the south of the site, it supports some development on the northern flank on public transport grounds. It indicates that an existing bus service could directly serve the northern part of the allocation and that a small diversion might be possible, bringing a larger proportion of the allocation within convenient reach of a bus stop.

123. Overall, in my judgement, a limited amount of development could be supported towards the north of the site where public transport is more accessible, subject to the avoidance of land of high landscape and visual sensitivity. Therefore, for reasons of landscape/visual amenity and highway impacts, I recommend that the Cheltenham part of the site be allocated for a modest level of built development in the order of 200 dwellings.

124. This remaining modest level of housing would not classify as an urban extension and, therefore, it would be more appropriate to allocate the site in the emerging Cheltenham Local Plan rather than in the JCS. **It is, therefore, my recommendation that the Leckhampton urban extension be removed in its entirety from the JCS.**

125. As the Cheltenham side of the allocation is proposed for 764 dwellings, lowering the capacity to 200 reduces the overall supply by 564, thereby increasing the number of remaining dwelling to find to 1,539 (975 + 564).

Overall conclusion

150. The removal of Leckhampton as a strategic allocation and the reduction of housing numbers at North West Cheltenham leaves Cheltenham with a need to find alternative housing capacity. The newly proposed strategic allocation of West Cheltenham will go part way to doing this, although a deficit still remains. In my judgement there is additional potential capacity in non-strategic Green Belt sites, which could significantly increase Cheltenham's district capacity and which could be allocated in the emerging Cheltenham Local Plan. Releasing these areas of Green Belt now within the JCS would facilitate these sites coming forward and contributing to Cheltenham's five year housing land supply. Following this approach should also enable Cheltenham's housing requirements for the Plan period to be met in full.

Local Green Space

174. As indicated in my Preliminary Findings, in my judgement, the case for Local Green Space designation within both the proposed North West Cheltenham and Leckhampton urban extensions has been made out¹⁶⁶. **However, as I am recommending the removal of Leckhampton as a strategic allocation, the Local Green Space designation can be made in either the emerging Cheltenham Local Plan or the forthcoming Neighbourhood Plan.** Consequently, I no longer propose recommending indicative areas for Local Green Space in the JCS.

EXAM 146 - Inspector's Preliminary Findings on Green Belt Release Spatial Strategy and Strategic Allocations

EXTRACT FROM INSPECTOR ORD'S PRELIMINARY JCS REPORT

Inspector Ord made two site visits to Leckhampton and knows the development history, the report is referenced to the JCS ENAT Environmental Reports. Inspector Ord raised some important points on the Leckhampton allocation and requested a small amount of additional work, this was **highlighted** in the original text; please see below, para's 56, 59 and 66.

7. Turning to none-GB allocations, I have reservations about parts of the Leckhampton site. The two allocations at Ashchurch, I find to be sound.

8. In terms of the designation of Local Green Space (LGS), I find that this is justified in principle at both the Leckhampton site and the North West Cheltenham site.

Leckhampton (A6)

47. The third non-GB allocation is at Leckhampton on the south western edge of Cheltenham, located partly in Cheltenham and partly in Tewksbury. It is proposed as an urban extension to Cheltenham, contributing 1,124 dwellings towards Cheltenham's housing supply⁴¹. The site lies reasonably close to Cheltenham town centre and is partly enclosed by existing development.

48. Although that part of the site which lies to the south-west of Farm Lane (within Tewkesbury Borough) was considered by the AMEC GB Assessment to have potential to be added to the GB⁴², the report stopped short of recommending its inclusion. The AERC GB Review of Cheltenham^[43] found that the Cheltenham part of the site did not score highly against defined GB purposes.

49. The Strategic Allocations Report^[44] and Landscape Report^[45] indicate that its overall landscape sensitivity is high to medium, and that whilst the site lies generally within flood-zone 1, there are small areas which fall within flood-zone 2.

50. A section of the site's southern boundary lies adjacent to the AONB and some areas of the site are very sensitive to development. In the SA it 10 scored major negative against the landscape sustainability objective, meaning that it is assessed as having a problematical sustainability effect, with mitigation likely to be difficult and/or expensive^[46]. It is the only strategic allocation to have scored a negative effect above minor against any objective.

51. The Landscape Report indicates that a large part of the allocation, (including land to the south west of Farm Lane) falls within the highest category of landscape and visual sensitivity. One of the key considerations in the Report is that the site has a *"very prominent landform and field pattern to the south adjacent to the AONB which is vulnerable to change and is considered a valuable landscape resource"* ^[47].

52. I have reservations about the soundness of developing that part of the proposed allocation which is highly sensitive and which, from my site visit, I noted to be in clear view from within the AONB and other public recreational areas.

53. A number of heritage assets also require careful consideration, including the moated site at Church Farm, the Rectory, Leckhampton Farmhouse and Barn, the Olde England Cottage, the Moat Cottage and Church Farm^[48]. The Historic Environment Assessment states that *"there are major heritage concerns*

to development” due to the high contribution the area makes to the setting of designated buildings and the high potential for archaeological remains of medium regional significance[49]. Development should be avoided that could have a significant impact on these assets unless appropriate mitigation were demonstrated.

54. The section south west of Farm Lane, within Tewkesbury’s boundaries, is an existing allocation within the Tewkesbury Borough Plan. However, the Inspector examining the Tewkesbury Borough Plan had reservations about developing this area and recommended its deletion as an allocation [50]. This recommendation was not taken forward by the Council.

55. Tewkesbury Borough Council has recently resolved to grant planning permission for 377 dwellings on the Farm Lane site⁵¹, despite objections from Cheltenham Borough Council [52] and seemingly without integrated master-planning for the whole site.

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.**

57. I have reservations about developing this area of high landscape and visual sensitivity, adjacent to the AONB and GB. I understand that the application is now with the National Planning Unit following a request for a call in [53].

58. The Cheltenham part of the allocation is proposed for 764 dwellings with no employment land⁵⁴. An outline planning application for residential development of up to 650 dwellings and a mixed use local centre is currently the subject of an appeal and a decision from the Secretary of State is pending. However, it is not known how this will be decided and my preliminary findings have not been influenced by this appeal. I understand that another application for additional development is expected [55].

59. In summary, balancing the harms and benefits of this site⁵⁶, 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.**

60. On the other hand, for reasons of landscape sensitivity, I am not minded to find the Tewkesbury part of the allocation sound. However, this finding may be overtaken by events, depending on the results of the call in request.

61. Leckhampton with Warden Hill Parish Council has proposed the designation of LGS within the strategic allocation. Both the Parish Council and the JCS authorities have requested that I make a finding on the soundness of such a designation [57]. Therefore, LGS designation should only be made on areas of this site which are inappropriate for development.

62. The NPPF states that local communities should be able to identify green areas of particular importance to them for designation through local or neighbourhood plans, which is consistent with the planning of sustainable development.

63. The criteria for designation, as set out in the NPPF58, are that the green space is in reasonably close proximity to the community it serves, it should be demonstrably special to the community and hold particular local significance, and it should be local in character and not be an extensive tract of land.

64. What is an extensive tract of land is largely a matter of judgement and will depend on the circumstances of each designation. However, I consider the original area put forward by the Parish Council, as referred to in the Local Green Space Study Report [59], to be too large (54 hectares) and to conflict in part with areas that are justified for development. Nonetheless, there is scope for designation within the allocation.

65. Turning to the merits of designation, the proposed LGS lies close to the local community, and is well supported by local people60. Following public consultation, a range of reasons was submitted in support of the designation. Amongst other things, these relate to the beauty and interest of views, the importance of the network of footpaths for dog walkers and others, opportunities for all year round exercise such as jogging, enjoyment of the historic buildings, hedgerows and trees, and the area's overall tranquillity [61].

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.

REFERENCES

37 EXAM130, page 45

38 EBLO 102, October 2013, pages 91-94

39 EBLO 106, October 2012, pages 58-59

40 See Exam 87 for summary

41 EXAM 130, page 45

42 ENAT 100-AMEC Green Belt Assessment, September 2011, page 55, paragraph 7.3.8

43 EXAM 81, see Fig C: Ranked Scoring of Areas Against Green Belt Purposes

44 EBLO 102, October 2013, pages 72-74

45 EBLO 106, October 2012, pages 14-15

46 SAPR 100, page 100; SASUB 100, page 101

47 EBLO 106, October 2012, page 15

48 ENAT 107-Historic Environment Assessment, March 2014, page 75

49 ENAT 107, page 76, paragraphs 10.4.2 and 10.4.3

50 EXAM 144C, see particularly paragraphs 2.25.15 and 2.25.17

51 EXAM 127-Farm Lane Application; EXAM 144A Tewkesbury Borough Council planning committee minutes

52 EXAM 121A, Annex C

53 EXAM 144B

54 Councils' Matter 8 written statement, answer to question 137

55 JCS Statement Matter 8: Strategic Allocations, answer to question 148, page 30

56 See summary of benefits in EXAM 87

