

Leckhampton Green Land Action Group Ltd

Cheltenham, Gloucestershire

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Cheltenham Plan: Pre-Submission Additional Consultation Response

Dear Inspector Burden,

Thank you for the invitation to respond to the important questions you have raised in relation to the Cheltenham Plan examination. There are two questions that we can add additional evidence and brief comment.

Matter 3 Q 6 Is there adequate justification for the siting of a school within the Leckhampton allocation (MD5)?

- The present location of the secondary school does not make best use of the highway network to the South of Cheltenham, and it will discourage walking and cycling with the dangers of traffic congestion and air pollution on the Shurdington Road.
- This transport work is being undertaken by Cotswold Transport, this was in response to the one amendment to the Cheltenham Plan made by the members of the CBC in December 2017, the results of the paramics model and the parameters used would be very helpful in answering this question.
- Mixing commuter traffic with school traffic will undoubtedly add to the present severe traffic congestion [Ref. 10] on the Shurdington Road, the Cheltenham Chamber of Commerce have real concerns on the impact to the local economy, these were expressed in their letter to the CBC Planning Committee in April 2015 [Ref. 9].
- Other important questions remain outstanding, what is the cost of the GCC land to the schools project for the sports fields, currently officers suggest it's free to the project, are the County planning to claim market value for this land. In contrast what would be the costs of a well positioned greenbelt site.
- Are there any covenants on the Farm Lane land, can the county title and ownership be looked at carefully and ascertain if there are any constraints which affect the planned use as sports fields.

Matter 4 Q 5 Table 8 of the CP proposes significant areas of LGS to be identified at Leckhampton Fields, the North West Cheltenham Strategic Allocation at Swindon Village, and at the West Cheltenham Strategic Allocation. Is there any evidence that areas of 39.91, 24.5 or 18.25 ha could be considered not to be "an extensive tract of land"?

- The Leckhampton and Swindon Village LGS destinations were looked at in great deal within the JCS under Inspector Ord, some of the important references for review are provided below. For the Leckhampton LGS it is important to understand that the boundary has been jointly worked since 2012 under the Neighbourhood Planning [Ref. 4, 5 and 6] and is derived from consideration of Landscape Value [Ref. 8,10,11,12 & 15 this includes previous Inspectors recommendations and findings], protection of historic buildings/monuments, flood risk assessment [Ref. 16 & 8], the setting of the Cotswolds AONB Ref. 14, 15 & 7]and protection of valuable agricultural land, these are detailed in the evidence documents.

Yours Sincerely

Margaret White and Ian Bickerton
Secretary and Chair of LEGLAG Ltd.

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- [3] Cheltenham Borough Local Plan 2018 – Examination in Progress.
- [4] Landscape and Visual Appraisal November 2017, LEPUS Consulting Ltd. October 2017 [118 pp]
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- Leckhampton with Warden Hill Parish Council Neighbourhood Plan, Draft, October 2018 P 7
- [7] Leckhampton with Warden Hill Parish Council Neighbourhood Plan, draft in preparation for reg14 public consultation - Oct 2018, 130pp
- [7A] Leckhampton with Warden Hill Parish Council Neighbourhood Planning NPPF Concept Plan & Local Green Space Application. July 2013, 75pp. Accessed on 11/10/17. Available at:http://www.leglag.org.uk/LEGLAG/Welcome_files/Leckhampton%20with%20Warden%20Hill%20Parish%20Council%20Neighbourhood%20Planning%20and%20NPPF%20LGS%20Application.pdf

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Dr Elizabeth Pimley PhD (Cam), CEnv, MIEEM and 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.

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- [9] Letter from the Cheltenham Chamber of Commerce to CBC Planning Committee on the concern over increasing traffic congestion on the A46 trunk road due to large scale uncontrolled development in Leckhampton and the request for more traffic modelling – April 2015.
- [10] Report to the Secretary of State for Communities and Local Government by P W Clark MA MRTPI MCMI. Inquiry held on 22 – 25 September and 29 September – 2 October 2015. Land at Kidnappers Lane Leckhampton, Cheltenham. File Ref: APP/B1605/W/14/3001717 11 January 2016 AND Secretary of State covering letter, Julian Pitt, APP/B1605/W/14/3001717, 5 May 2016. Accessed on 11/10/17. Available at: http://www.leglag.org.uk/LEGLAG/News/Entries/2016/5/6_Good_News__Outline_Planning_Application_for_650_Houses_in_Leckhampton_REJECTED.html
- [11] Inspector’s Preliminary Findings on Green Belt Release Spatial Strategy and Strategic Allocations - EXAM 146, 18th Dec. 2015. Accessed on 11/10/17. Available at: <http://www.gct-jcs.org/PublicConsultation/Gloucester,-Cheltenham-and-Tewkesbury-Joint-Core-Strategy-Examination-Document-Library.aspx>
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- [17] Cotswolds AONB Conservation Board – Position Statement 2010 – Development in the Setting of the Cotswolds AONB.
- [18] MIND Ecotherapy – the green agenda for mental health, 2007
- [19] Benefits of Green Space – Recent Research April 25, 2011, ENVIRONMENTAL HEALTH RESEARCH FOUNDATION

[20] JOINT CORE STRATEGY CORE REFERENCE DOCUMENTS

EXAM 121 EXAM 121A

ENAT 101 ENAT 106

ENAT 107 ENAT 108

EXAM 107 LHWHP C Priorities for the Leckhampton fields green space

Community LGS common ground requested by the Inspector

Habitats regulations assessment – screenings report (Dec 2011)

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

Joint Core Strategy Historic Environment Assessment (Mar 2014) Green Infrastructure Strategy (2014)

Natural England greenspace guidance June 2010