

**Leckhampton with Warden Hill Parish Council**  
**Cheltenham Local Plan Examination:**  
**Submission in response to the Inspector's Questions**

**Matter 7: Question 1 - Protection for important landscapes**

Leckhampton Hill is a very important recreation area and also a highlight on the Cotswold Way national trail. It has exceptionally fine views and is one of only 30 tourist viewpoints across all of England identified in the AA road atlases of Great Britain and one of only 47 across the whole of Great Britain (Table 1). The Leckhampton Fields are very important as the foreground to this view and this has been a key issue for Inspectors. Inspector Clark in his 2015 report identified the Leckhampton Fields as NPPF Valued Landscape on the dual basis of their intrinsic landscape quality and their importance to the view from Leckhampton Hill.

The Leckhampton Fields LGS helps to protect both the landscape of the fields and the view. If any development is to occur outside the LGS, in area R2 or possibly in area ON, it must be well screened and sympathetic to the location. As well as having discussions with Miller Homes on area R2, the Parish Council has also been in discussion with Robert Hitchins Limited concerning part of area ON. An application by Robert Hitchins Limited to build up to 45 houses on ON was refused by Cheltenham Borough Council on 20 April 2017 and was refused at appeal on 4 April 2018 on grounds both of damage to the Valued Landscape of the Leckhampton Fields and also the unacceptable impact of an estate type of development on the view from Leckhampton Hill.

**Table 1:** The 47 viewpoints identified in the tourist information in the AA 4 miles:inch and 3 miles:inch Road Atlases of Great Britain. 30 in England, 6 in Wales and 11 in Scotland

Dunkery Beacon	Exmoor, Somerset
Wellington Monument	Blackdown Hills, Somerset
Bulbarrow Hill	Dorset
Pepperbox Hill	Hants
Bernbridge Down	Isle of Wight
Dunction Hill, South Downs	W Sussex
Epsom Down, North Downs	Surrey
Foel Eryr	Pembrokeshire
Sugar Loaf	Black Mts., Monmouthshire
Portishead	Severn Estuary, N. Somerset
Symonds Yat Rock	Gloucestershire
Robinswood Hill	Gloucestershire
Barrow Wake	Gloucestershire
Leckhampton Hill	Gloucestershire
Barbary Castle	Marlborough Downs, Wiltshire
Magpie Hill	Warwickshire
Wittenham Clumps	Oxfordshire
One Tree Hill	Essex
Town Hill	Powys
Clee Hill	Shropshire
Central Forest Park	C. Stoke

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Clent Hills	Worcestershire
Windmill Hill	Worcestershire
Barr Beacon	Birmingham
Beacon Hill	Leicestershire
South Stack	Anglesey
Great Orme Head	Conwy
Waun-y-Llyn	Flintshire
Mersey View	Cheshire
Werneth Low	Derbyshire
Holme Moss	Peak District, Derbyshire
Hathersage Booths	Peak District, Derbyshire
Highoredishy	Derbyshire
Sutton Bank	Yorkshire Moors, N Yorkshire
Hole of Horcam	Yorkshire Moors, N Yorkshire
Queen's View	E. Dunbartonshire
Cockleroy	W. Lothian
Scott's View	Eildon Hills, Border
Carter Bar	Cheviot Hills, Border
Ros Castle	Northumberland
Queen Elizabeth Forest Park	Stirling
Queen's View, Loch Tummel	Perth and Kinross
Blackford Hill	Edinburgh
Bealach-Na-Ba	Highlands
Glen Garry	Highlands
Struie Hill	Highlands
Knockon Cliff	Highlands

## **REFERENCE LIST**

REF [1] Landscape and Visual Appraisal November 2017, LEPUS Consulting Ltd. October 2017 [118 pp]. Available at:  
[LC-315\\_Leckhampton\\_Warden\\_Hill\\_LVA\\_6\\_281117WE.docx](#)

REF [2] River Habitat Survey of Hatherley Brook and Moorend Stream, LEPUS Consulting Ltd. October 2017 [46 pp]. Available at:  
[LC 318\\_Leckhampton\\_Warden\\_Hill\\_RHS\\_11\\_201017EN.docx](#)

[REF 3] Land at Farm Lane/Church Road Leckhampton, Cheltenham, Landscape and Visual Appraisal (Final Report) – Landscape Design Associates, Oxford, 32pp, July 2003. Accessed on 11/10/17. Available at:  
[https://www.cheltenham.gov.uk/download/downloads/id/3076/leckhampton\\_landscape\\_and\\_visual\\_appraisal.pdf](https://www.cheltenham.gov.uk/download/downloads/id/3076/leckhampton_landscape_and_visual_appraisal.pdf)

[REF 4] Leckhampton with Warden Hill Parish Council Neighbourhood Planning NPPF Concept Plan & Local Green Space Application. July 2013, 75pp. Available at:  
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[REF 5] CBC Engaging Communities Project Report, Part 2, Chapter 4 – Leckhampton, GRCC. January 2017. Available at:  
[https://www.cheltenham.gov.uk/download/downloads/id/5642/cecp\\_part\\_2\\_chapter\\_4\\_leckhampton\\_with\\_warden\\_hill.pdf](https://www.cheltenham.gov.uk/download/downloads/id/5642/cecp_part_2_chapter_4_leckhampton_with_warden_hill.pdf)

[REF 6] 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. 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](http://www.leglag.org.uk/LEGLAG/News/Entries/2016/5/6_Good_News__Outline_Planning_Application_for_650_Houses_in_Leckhampton_REJECTED.html)

[REF 7] Inspector's Preliminary Findings on Green Belt Release Spatial Strategy and Strategic Allocations - EXAM 146, 18th Dec. 2015. Available at: <http://www.gct-jcs.org/PublicConsultation/Gloucester,-Cheltenham-and-Tewkesbury-Joint-Core-Strategy-Examination-Document-Library.aspx>

[REF 8] Inspector's Interim Report – EXAM 232, 31st May 2016. Available at:  
<http://www.gct-jcs.org/PublicConsultation/Gloucester,-Cheltenham-and-Tewkesbury-Joint-Core-Strategy-Examination-Document-Library.aspx>

[REF 9] Leckhampton with Warden Hill Parish Council Neighbourhood Planning Revised Local Green Space Application - Dec 2015, EXAM 121A. Available at:  
<http://www.gct-jcs.org/PublicConsultation/Gloucester,-Cheltenham-and-Tewkesbury-Joint-Core-Strategy-Examination-Document-Library.aspx>

[REF 10] EBLO 106 JCS Landscape and Visual Sensitivity (Oct 2012), South Cheltenham is section 6, p14-17, extract [E1]. Available at: <http://www.gct-jcs.org/PublicConsultation/Gloucester,-Cheltenham-and-Tewkesbury-Joint-Core-Strategy-Examination-Document-Library.aspx>

[REF 11] ENAT 100 JCS Greenbelt Assessment (Final, Sept. 2011), sections (5.2.6), (5.4.5) and (7.3.8). Available at: <http://www.gct-jcs.org/PublicConsultation/Gloucester,-Cheltenham-and-Tewkesbury-Joint-Core-Strategy-Examination-Document-Library.aspx>

[REF 12] Cotswolds AONB Conservation Board – Position Statement 2010 – Development in the Setting of the Cotswolds AONB.  
<https://www.cotswoldsaonb.org.uk/wp-content/uploads/2017/08/setting-position-statement-2016-adopted-with-minor-changes-30616-1.pdf>

#### JOINT CORE STRATEGY CORE REFERENCE DOCUMENTS

EXAM 121 LHWHP C Priorities for the Leckhampton fields green space  
EXAM 121A Community LGS common ground requested by the Inspector  
ENAT 101 Habitats regulations assessment – screenings report (Dec 2011)  
ENAT 106 Ecological Survey Work (Cheltenham 2010, 2011, 2012, Gloucester 2006, 2010; Tewkesbury 2009, 2010, 2011)  
ENAT 107 Joint Core Strategy Historic Environment Assessment (Mar 2014)  
ENAT 108 Green Infrastructure Strategy (2014)  
EXAM 108A Natural England greenspace guidance June 2010