

Dear LEGLAG Member,

18th March 2015

WE URGENTLY NEED YOUR HELP, FOLLOWING UP ON OUR SUNDAY EMAIL AND THE DIRE SITUATION WITH TBC AND WHITE CROSS/SD2, WE HAVE HAD SOME GREAT IDEAS FROM MEMBERS AND DOING NOTHING IS NOT AN OPTION! ... WE NEED ONE LAST PUSH

The REDROW Planning Application is going to be pushed through by TBC Planning just weeks before Inspector Ord will be completing the JCS sessions on the site work, the Inspector will be making recommendations on Local Green Space and final recommendations on Leckhampton. The Inspector has asked for important additional work to be done on Leckhampton for consideration in the Examination in Public session planed for the 6th April BUT all will be too late for Leckhampton. Tewkesbury Borough Council will not wait for the JCS master planning and are pushing this through not wanting to give Inspector Ord any opportunity to protect Leckhampton, the REDROW planning application is too high in density with no thought given to community integration or green space, this is not just our view, CBC Planning and JCS Partner have reached the same conclusion.

PLEASE email Brandon Lewis (Secretary of State) and get our points across, we need that polite conversation to explain the situation here in Leckhampton, Cheltenham, he is also on Twitter @BrandonLewis

brandon.lewis@communities.gsi.gov.uk

please copy your emails to

Mr Mike Head (SW Manager NPCU) Mike.Hale2@communities.gsi.gov.uk

Inspector Ord vis Ian Kemp idkemp@icloud.com

Alex Chalk MP for Cheltenham, alex@alexchalk.com

Laurence Robertson MP laurence.robertson.mp@parliament.uk

Echo Editor - echo.news@glosmedia.co.uk

Mr Aled Thomas Echo Reporter - aled.thomas@localworld.co.uk

Cllr Robert Vines - Leader of TBC Council councillor.vines@tewkesbury.gov.uk

Mr Mike Dawson, CE of TBC (now in charge of the JCS) chiefexecutive@tewkesbury.gov.uk

Cllr Steve Jordan – Leader of CBC Council, cldr.steve.jordan@cheltenham.gov.uk

Steve Morgan - REDROW Chairman steve.morgan@redrow.co.uk (Probably the man who could really help and ensure fairness)

Mr John Tutte - REDROW Managing Director john.tutte@redrow.co.uk

These are the points, and those above, that we hope you can raise in your emails ...

- The public have supported the Joint Core Strategy and the Examination in Public and is now at an advanced stage, can you please recommend that the urban extension proposals for Leckhampton, Cheltenham continue within the Framework of the JCS under the independent guidance of Inspector Ord. It is important that the Farm Lane site be plan led with joint working with Cheltenham Borough Council.
- The Inspector's Preliminary Findings report has not been considered fully by the JCS Councils, this a very detailed assessment of the JCS and site allocations including the Leckhampton strategic site. Inspector Ord made two site visits to Leckhampton, knows the area and the development history, the report is fully referenced.

- This planning application being on the border between borough councils is better decided in the Joint Core Strategy, for NPPF compliance this needs to be a local decision. This site is more Leckhampton than Shurdington and provides for the housing needs of Cheltenham Town. It is important to understand the geography of this proposed urban extension, the greenbelt would be a better indication of the locality of this site. CBC, a JCS Partner, have given a unanimous full council vote of support for this site to continue with masterplanning within the JCS framework.

Please also include information on the important additional work requested by Inspector Ord, see below. Make the request to the Secretary of State to kindly intervene and recommend to Tewkesbury Borough Council that this vital work be completed and that the TBC Policy SD2/White Cross remain within the JCS Framework and Masterplanning as requested by Cheltenham Borough Council and Parish Councils.

YOU MAY ALSO INCLUDE THIS EXTRACT FROM JCS PRELIMINARY FINDING REPORT - GOVERNMENT INSPECTOR ORD, DECEMBER 2015

*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.***

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

*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.

Please call or email if we can help, or have any questions.

Margaret White (523668)

Ian Bickerton (250473)

LEGLAG