

# Leckhampton with Warden Hill Neighbourhood Plan

## Overview

Thank you for your interest in the future of our area.

Your parish council has drafted a Neighbourhood Plan after years of earlier consultation and deliberation. This was consulted on last year and we've made changes as a result, including making the main plan shorter and easier to read. We've also added a lot of evidence and further documentation as appendices and annexes.

If agreed the Neighbourhood Plan will be an important influence on future development in Leckhampton and Warden Hill and also win the area extra funding. The main plan document sets out our vision for the area and the policies we'd like to see followed by decision-makers, especially when it comes to planning applications.

Neighbourhood Plans can contain planning policies and proposals for improving the area, providing new facilities or allocating key sites for specific kinds of development. They can deal with a wide range of social, economic and environmental issues from climate change to housing, from the transport links, cycle lanes and walking routes we'd like to see, to the design of buildings and protection of open space, including our designated Local Green Space on the Leckhampton Fields. And because a Neighbourhood Plan has legal status it carries real weight in decision-making.

The annexes and appendices include a social and demographic profile of the area, lists of heritage buildings and green spaces, a travel and transport plan and statements and important background information on our valued landscape. All the documents can be downloaded below.

At the end of the process, which we now expect to be next year, you'll be able to vote on the plan. There will be more consultation before then, but right now we want to hear from you.

There is an online survey below. At each stage of this survey, you will find related page numbers and links which will take you straight to the right place in the plan.

Thank you for taking part in this important consultation.

## Paper copies

We would like to encourage you to complete this survey online if possible as this will make our analysis of all the responses significantly easier and save a lot of paper.

If you wish to complete and return a paper copy of the survey, this is downloadable and can be printed out below. Completed surveys should be posted to:

NP Consultation  
Leckhampton with Warden Hill Parish Clerk  
The Old Bell House  
High Street  
Bisley  
GL6 7AA

You can write to the same address or phone the Clerk on 07739 719079 if you would like to see a paper copy of the plan or any of its annexes or appendices.

## Vision

By 2031, the Leckhampton with Warden Hill Neighbourhood Plan Area will look and feel better than it does today. Essential valued landscape and visual characteristics of the area will remain in place, whilst the area will be greener, more sustainable and better protected from flood risk. More people will be able to find a home that meets their needs. More people will work locally. They will be able to walk and cycle to a good network of local shops and community facilities. People will be able to live healthier lives.

From [page 23](#) [/++preview++/parish/lwwh-neighbourhoodplan/supporting\\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa](#) of the Neighbourhood Plan.

## 1 To what extent do you agree or disagree with the draft Vision?

Please select only one item

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

2 If you'd like to comment further on the draft Vision, please do so here

**Objectives**

- 1. To promote a good quality of life for all of the area's residents.
- 2. To make sure new housing development delivers housing of a size and type and level of affordability which meets the needs of people living in the area.
- 3. To protect and enhance local green space to secure a range of benefits including the tackling of climate change, physical and mental well-being, flood resilience, cleaner air, Valued Landscape and improvements to habitats.
- 4. To seek ongoing improvements to travel and transport to reduce traffic congestion and promote alternatives to the use of private cars by providing safe walking and cycle routes.
- 5. To involve local people in an ongoing basis in the process of place-making, monitoring and delivery of development.

From [page 23](#) </++preview++/parish/lwwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#page=23 of the Neighbourhood Plan.

3 To what extent do you agree or disagree with the draft Objectives?

	Strongly Disagree	Slightly Disagree	Neither Agree nor Disagree	Slightly Agree	Strongly Agree
Promote a good quality of life <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Make sure we get the right new housing <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promote and enhance local green space <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seek ongoing improvements to travel and transport <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Involve local people <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4 If you'd like to comment further on the draft Objectives, please do so here

## Policy LWH1 – Grocery Shops and Community Facilities

### Community Facilities

With regard to policies for the protection of existing social and community infrastructure set out in Joint Core Strategy Policy INF4\* and to the range of potential planning obligations required to secure community infrastructure benefits set out in the adopted Cheltenham Plan 2020 Policy C11\*, the local social, community, health and recreational facilities listed in Table 2 (see [page 32](#) *</++preview++/parish/wwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa* or below) play a valuable role in meeting the needs of the local community and are identified as priorities for retention and improvement. Proposals for development away from F1 and F2 uses will not be supported unless suitable alternative provision exists.

### Grocery Shops

Applications for prior approval of changes of use away from local shops within Class E Commercial uses to class MA Housing should not normally be permitted if it would significantly harm the overall function and role of the local shopping facilities and centres within the Neighbourhood Area

Applications for change of use from Class F2 Local Community Use, where that use is a local shop smaller than 280 square metres, should not normally be permitted if it would result in a loss of provision that could not be met by another local shop within 1000m.

Applications for development to improve existing shops will be supported in principle

New residential development within the Neighbourhood Area on sites larger than 1 hectare should not normally be permitted unless suitable local grocery shop provision exists or will be provided within 800 metres of the whole of the development.

*\* INF4 and C11 are policies in higher local plans by Cheltenham and its neighbouring councils that protect and promote good community facilities but only in general terms - they don't say exactly which ones. Our Table 2 actually lists the important facilities we want to protect in our area.*

### Further information

Pages [24-33](#) *</++preview++/parish/wwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa* of the Neighbourhood Plan.

Table 2: Local Community Facilities

Property	Use Class	Current community function and use	Identified requirements and potential improvements
St Christopher's Church, Lincoln Avenue, Warden Hill	F1 Place of Worship and F2 Community Use	Church and Community Hall providing playgroup and scout group facilities, with 12 parking spaces.	Retain in community use
United Reformed Church, Salisbury Avenue, Warden Hill	F1 Place of Worship and F2 Community Use	Provides church and community social uses with venue hire.	Retain in community use
Warden Hill Primary School, Durham Close, Warden Hill	F1	Local Education Authority School with indoor facilities, tennis courts and playing fields	Encourage and maintain community use of school facilities.  Ensure access arrangements minimise amenity impacts on residents.
Brizen Young People's Centre, Up Hatherley Way, Warden Hill	F2 Community Use	Hall for hire, suitable for parties, fitness classes, children's activities and business meetings.	Retain in community use
St Peter's Church, Church Road	F1 Place of Worship	Parish Church with churchyard	Retain in community use
The Glebe Cottages at St Peters Church	F2 Community Use	Hall facilities available for community use.	Retain in community use
Leckhampton Village Hall	F2 Community Use	Multi-use venue which is used by 11 local clubs, available for hire. Parking off street provided.	Retain in community use
Leckhampton Primary School and the School Hall	F1	The school hall provide a community facility	Retain in community use
The Leckhampton Scout Hut, Leckhampton Road, Cheltenham	F2 Community Use	The Scout Hut is used by Leckhampton Scout Group and is available for hire for private functions or for longer term regular use.  The approximate 48m <sup>2</sup> main hall can accommodate up to 100 people.	Retain in community use and improve facilities
High School Leckhampton, Farm Lane, Leckhampton.	F1	New Local Education Authority High School providing hall, parking spaces and all-weather pitch	Encourage community use of school facilities, eg for indoor events and community sports events onsite and nearby

**5 To what extent do you agree or disagree with this policy?**

*Please select only one item*

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

6 If you'd like to comment further on this policy, please do so here

## Policy LWH2 – Transport Plan, Walking and Cycling

### Transport Plan

All those with a role in creating, managing and responding to traffic growth in the local environment of Leckhampton with Warden Hill should actively promote sustainable transport measures set out in the Transport Plan in Appendix 2, including:

- The development of better walking and cycling connections
- Improved traffic management including lower speed limits
- Reallocation of priority on highways to cyclists and pedestrians
- Support for the retention of key local facilities serving local people on foot.
- Better provision and distribution of public transport routes, services and stops

### Walking and Cycling proposals

Where appropriate, new development should contribute to the development of improved walking and cycling connections by incorporating specific proposals on site or through financial contributions towards off-site provision. The following routes are identified as priority requirements within the Neighbourhood Plan area:

- a) Improved routes and crossing facilities from housing allocation site MD4\* across A46 highway to the edge of the Neighbourhood Plan Area in the direction of St James Primary School and Bournside.
- b) Improved routes and crossing facilities from residential development along Farm Lane and from allocation site MD4\* across A46 highway to Salisbury Avenue Neighbourhood Centre and Warden Hill Primary School.
- c) Improved facilities along the A46 within the Neighbourhood Area in the direction of Shurdington.
- d) From High School Leckhampton across housing allocation site MD4\* to the edge of the Neighbourhood Plan area adjacent to school catchment residential areas to the north also connecting housing allocation site MD4\* to the local GP surgery.
- e) From High School Leckhampton towards and across Leckhampton Road to school catchment areas to the east.
- f) From High School Leckhampton across Church Road to Collum End Rise, The Close and areas to the south east via Kidnappers Lane.

\* MD4 is the greenfield area next to the Shurdington Road, north of Kidnappers Lane

### Further information

Pages [34-39](#) </++preview++/parish/lwwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#page=34> of the Neighbourhood Plan

[Appendix 2 - Transport and travel plan](#) <supporting\_documents/Appendix%20%20Transport%20and%20travel%20plan%20v2.pdf>

## 7 To what extent do you agree or disagree with this policy?

Please select only one item

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

## 8 If you'd like to comment further on this policy, please do so here

## Policy LWH3 – Managing and Enhancing Local Green Space

Within Local Green Space, and in keeping with its rural characteristics, the following types of development are supported to achieve the Neighbourhood Plan's local objectives for Local Green Space:

- a) Pathways
- b) Signposts
- c) Interpretation Boards
- d) Benches
- e) Similar development compatible with the use and purposes of a Local Green Space and with Walking, Cycling, Green Infrastructure and Valued Landscape objectives and policies.

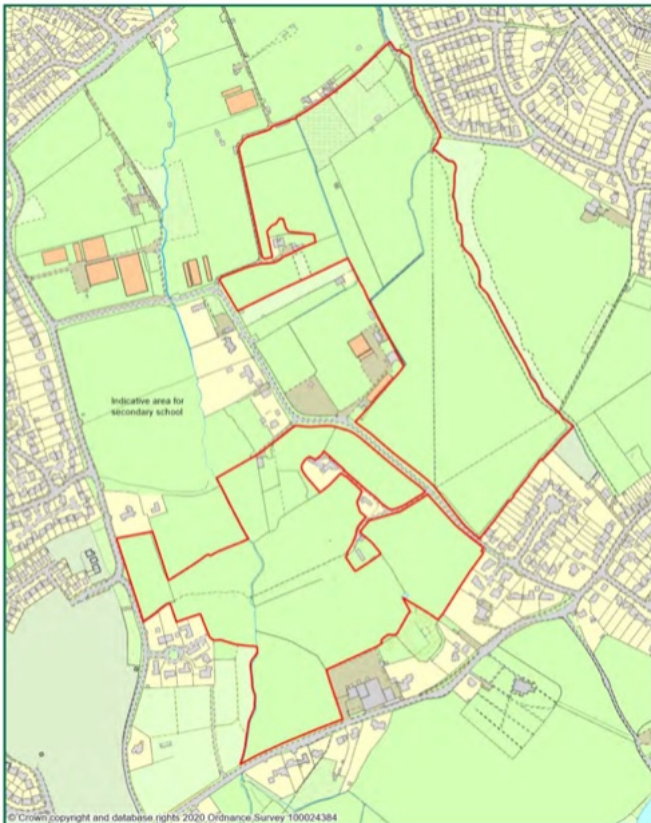
Landscaping, planting, biodiversity mitigation and net gain, and pedestrian/cycle access proposals associated with proposals for new development on sites adjoining the Local Green Space should have regard to the history, landscape and rural nature of the Local Green Space and to management and improvement objectives developed for the Leckhampton Fields Local Green Space.

### Further information

Pages [40-41](#) [</++preview++/parish/lwwh-](#)

[neighbourhoodplan/supporting\\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa](#)  
of the Neighbourhood Plan

### Map of Leckhampton Local Green Space



## 9 To what extent do you agree or disagree with this policy?

Please select only one item

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

10 If you'd like to comment further on this policy, please do so here

### Policy LWH4 – Green Infrastructure

The roles and functions of existing green infrastructure identified in Figure 12 and Appendix 3 should be protected and enhanced when considering new proposals for development including expected development at housing allocation site MD4\*. Where feasible, new development should contribute through onsite provision to the maintenance and enhancement of local green infrastructure roles and functions.

Future objectives for the maintenance and improvement of Leckhampton with Warden Hill Neighbourhood Plan Area green infrastructure should also be supported through developer contributions where appropriate.

*\* MD4 is the greenfield area next to the Shurdington Road, north of Kidnappers Lane*

#### Further information

Pages 42-44 of the Neighbourhood Plan

[Appendix 3 - Green infrastructure list](#) <supporting\_documents/Appendix%203%20Green%20infrastructure%20list%20v2.pdf>

11 To what extent do you agree or disagree with this policy?

*Please select only one item*

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

12 If you'd like to comment further on this policy, please do so here

## Policy LWH5 – Conserving and Enhancing Valued Landscape

In conjunction with Policy LWH3 and LWH4 of this Neighbourhood Plan, where appropriate, new developments within the Neighbourhood Plan Area should satisfy the following principles to:

- a) Preserve essential features of Valued Landscape within the Neighbourhood Area, including layout of public roads, rights of way, the field pattern, vegetated character of highways.
- b) Maintain and enhance the contribution of Valued Landscape within the Neighbourhood Area to the setting of the Cotswold AONB. Ensure new development does not significantly reduce the visual link between the Local Green Space and the Cotswold Escarpment.
- c) Incorporate landscape and ecological improvement proposals to protect, maintain and enhance the landscape and wildlife value of watercourses, hedgerows and trees.
- d) Focus on opportunities for biodiversity net gain from new development on improvements and extensions to priority habitats including orchards and semi-improved grasslands
- e) Provide a sufficient level of green infrastructure to maintain the strategic role of green infrastructure in providing a green setting for Valued Landscape.
- f) Complement management principles for the Leckhampton Local Green Space in the provision of external landscaping, planting and biodiversity enhancement, where relevant.
- g) Consider opportunities for provision of educational signage and interpretation to improve understanding about the history and character of the Neighbourhood Area.

### Further information

Pages [45-51](#) *</++preview++/parish/lwwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa* of the Neighbourhood Plan

[Appendix 4 - Statement on valued landscape](#) *<supporting\_documents/Appendix%204%20Statement%20on%20valued%20landscape%20v4.pdf>*

### 13 To what extent do you agree or disagree with this policy?

*Please select only one item*

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

### 14 If you'd like to comment further on this policy, please do so here

## Policy LWH6 – Non-Designated Heritage Assets

The buildings, sites, places, areas or landscapes of local interest and importance listed in Appendix 5 are identified as Non-designated Local Heritage Assets in addition to those on the Cheltenham Index of Buildings of Local interest.

Weight should be given to this list in planning decision-making as required by the National Planning Policy Framework. As with the buildings on Cheltenham's Index of Buildings of Local Importance, any proposals should respect the listed heritage asset's character or interest and should preserve or enhance it.

### Further information

Pages [52-54](#) *</++preview++/parish/lwwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa* of the Neighbourhood Plan

[Appendix 5 - Non-designated heritage assets](#) *<supporting\_documents/Appendix%205%20Nondesignated%20heritage%20assets.pdf>*



**15 To what extent do you agree or disagree with this policy?**

*Please select only one item*

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

**16 If you'd like to comment further on this policy, please do so here**

**Policy LWH7 – Protection of dwellings against Future Flooding and Climate Change**

Proposals for new development must have regard to the following guidance on specific local flood risk matters:

- a) Any development on the scarp of Leckhampton Hill or on the land below the scarp between the scarp and the A46 must take fully into account the potential flash and cumulative water flow including a 30% margin for climate change, and specifically (1) high peak rainfall up to 65 mm in 75 minutes (1.3 times the measured rainfall in Leckhampton Village on 27 June 2007) and (2) a 100 year storm of 200 mm of rainfall in 6 to 8 hours (1.5 times the measured rainfall in Leckhampton Village for the 30 year storm on 20 July 2007), both on fully saturated land.
- b) In order to protect against flooding of residential areas west of the A46 in storms up to a 100-year level adjusted for climate change, floodable open land must be preserved between Church Road and the A46 along both Hatherley Brook and Moorend Stream to be able to hold back sufficient flood water.
- c) Any development on the scarp of Leckhampton Hill or on the land below the scarp must not divert water flows in a way that creates an additional flood risk to other residential areas. This includes diverting springs and underground water flow on the Leckhampton Fields as well as surface flow.
- d) The use of permeable materials on external surfaces and the installation of water butts would allow much better drainage and reduce the frequency of flash flooding.
- e) New development should incorporate tree planting, particularly important in Warden Hill which compares badly with the tree lined streets of Leckhampton Ward.
- f) Developer contributions for tree planting off site and for advice and guidance to householders on improving flood resilience, would be supported.

**Further information**

Pages [55-57](#) *</++preview++/parish/lwwh-neighbourhoodplan/supporting\_documents/Leckhampton%20with%20Warden%20Hill%20Neighbourhood%20Plan%20main%20text%20October%202022%20draft.pdf#pa* of the Neighbourhood Plan

**17 To what extent do you agree or disagree with this policy?**

*Please select only one item*

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

18 If you'd like to comment further on this policy, please do so here

Any other comments?

19 To what extent do you agree or disagree that the draft Neighbourhood Plan is presented clearly?

*Please select only one item*

- Strongly Disagree
- Slightly Disagree
- Neither Agree nor Disagree
- Slightly Agree
- Strongly Agree

20 Please use this space to make any further comments on any of the contents of the draft Leckhampton with Warden Hill Neighbourhood Plan.

### Please tell us about you

Knowing more about you will help us understand the context of your comments and provide us with assurance that we are getting a representative section of views from across Leckhampton and Warden Hill.

We would be grateful for your answering as many of these questions as possible but the only mandatory question is about your postcode so that we can tell if you live in or near to the designated Neighbourhood Plan area and so that we can show we have received responses from a representative cross-section of local people.

We'll store these data securely, only for the purposes of this exercise and for a maximum of 36 months or sooner when the data is no longer needed. We won't pass them on to anyone else except securely to other official bodies involved in this process and only for that purpose. Your data will be handled in line with the Parish Council's [privacy policy](https://www.leckhamptonwithwardenhill-pc.gov.uk/local-council-privacy-and-cookie.html) <<https://www.leckhamptonwithwardenhill-pc.gov.uk/local-council-privacy-and-cookie.html>> If you have any further questions about your data or want to request your data is deleted in future, please contact our [Clerk](#).

If you would like to subscribe to more general updates from the Parish Council (around one a month), please sign up [here](https://mailchi.mp/f1476bad3c64/lwwhpc) <<https://mailchi.mp/f1476bad3c64/lwwhpc>> .

21 What is your name?

22 What is your email address?

If you enter your email address then you will automatically receive an acknowledgement email when you submit your response.

**23** What is your postcode?

*(Required)*

**24** What is your age?

*Please select only one item*

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+

**25** What is your gender identity?

*Please select only one item*

- Female
- Male
- Non binary
- Different term
- Prefer not to say

If you selected different term please let us know your preferred term

**26** Is this the same gender you were assigned at birth?

*Please select only one item*

- Yes
- No
- Prefer not to say

**27** What is your ethnicity?

*Please select only one item*

- English, Welsh, Scottish, Northern Irish or British
- Irish
- Gypsy or Irish Traveller
- Any other White background
- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed or Multiple ethnic background
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background
- African
- Caribbean
- Any other Black, African or Caribbean background
- Arab
- Any other ethnic group

**28** Do you have any long-standing illness, disability or infirmity? (Long-standing means anything that has troubled you over a period of time or that is likely to affect you over a period of time)?

*Please select only one item*

- Yes
- No
- Prefer not to say

**29** How many individuals in total are there in your household?

**30** How many individuals in your household are aged under 18?