

Cheltenham, Gloucester &
Tewkesbury District

Major Tom Hancock, DL (Chairman)
Saltway House, The George,
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Cheltenham, Gloucestershire GL54 5LJ

Tel: 01242 602173

18 November 2015

Paul Skelton
Planning and Development Services
Tewkesbury Borough Council
Gloucester Road
Tewkesbury GL20 5TT

Dear Mr Skelton

Planning Application 15/01149/OUT:

A mixed use development at Twigworth comprising demolition of existing buildings; up to 725 dwellings and a local centre; primary school, open space, landscaping, parking and supporting infrastructure and utilities; and the creation of a new vehicular access from the A38 Tewkesbury Road

CPRE objects to the above proposal for the following reasons of principle:

1. The site lies in the Gloucester-Cheltenham Green Belt.
2. Whereas the submission draft of the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury proposes the removal of certain areas from the Green Belt, the site of this application is not one of them.

The Government has on many occasions stressed the policy of Green Belt protection from large-scale development. As recently as 2 November 2015, in a letter to the Chairman of the London Green Belt Council, the Minister for Housing and Planning, Brandon Lewis MP wrote:

“I am happy to confirm that maintaining strong protection for Green Belt is national policy and that local authorities are required to observe this. We reinforced this a year ago with additional guidance which reminds local authorities (and planning inspectors) that in planning to meet local housing and other needs a local authority must have regard to national policy on the protection of Green Belt, which indicates that development should be restricted. In the context of planning applications or appeals, the policy is that unmet

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The Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

housing need alone will not amount to the 'very special circumstances' to justify planning permission for inappropriate development on the Green Belt."

The proposed development is therefore contrary to both national and local planning policy. Moreover there are no extant plans to remove the area concerned from the Green Belt.

Yours sincerely

Tom Hancock
Chairman