

Respondent ID:

Black Box Planning on behalf of:

- **The Twigworth Farm Partnership (TWIG014 - Chestnut Tree Farm, Twigworth)**
- **Edward Ware Homes (ALD010 - last west of Willow Bank Road, Alderton)**
- **Redrow Homes (ASHC022 - land at Walton Cardiff, Tewkesbury)**
- **Edenstone Homes (Elms Farm, Minsterworth, plan at Appendix 1)**

Note: Omission site reference numbers in accordance with EB015c

Hearing Statement

Matter 3B: Settlement Boundaries Outside the Green Belt

1. This statement has been submitted to supplement representations made by Black Box Planning to the Regulation 18 and Regulation 19 consultation stages of the local plan preparation. It does not restate the matters which have already been presented in those representations but does amplify some of the issues with specific reference to the Inspector's List of Matters, Issues and Questions (16 December 2020). This statement also has regard to the Inspector's guidance note regarding the scope and purpose of the TLP examination.
2. In respect of question 3.6 and 3.7, the proposed settlement boundary at Minsterworth is logical and justified in order to provide an overall enhancement and sense of place to the village core. Minsterworth is a linear settlement with a fragmented frontage along the A48. The proposed settlement boundary will enable infilling and frontage development to benefit the village environment, including obvious opportunities for enhancing the highway corridor through the village including safer pedestrian routes/crossing.
3. Edenstone Homes control land at Elms Farm, to both the north and south of the A48. The land parcel to the north of the A48 is located within the proposed TBP settlement boundary for Minsterworth. The land parcel to the south is not within the proposed settlement boundary, albeit it is flanked by the settlement boundary along its western boundary, and existing development on its eastern boundary.
4. In November 2020, a pre-application submission was submitted for both land parcels. The northern land parcel has capacity for 36 dwellings. The southern land parcel has capacity for 33 dwellings. Planning applications are currently being prepared for both land parcels and will be submitted to the Council for determination this summer. The pre-app response from the Council confirmed no in-principle objection to development on the northern land parcel owing to its location within the proposed settlement boundary.

5. In respect of 3.8, land north of Leckhampton Lane (adopted Local Plan (2006) allocation site SD2) on the edge of Cheltenham should be drawn with a settlement boundary to dovetail with the principle urban area boundary as illustrated by Cheltenham Local Plan proposals map (adopted July 2020). At present the lack of a settlement boundary around this large development site which is currently moving towards completion of 377 new homes on the urban edge of Cheltenham presents an anomaly on the local plan mapping.