

08 November 2016

RE: 16/05235/SCOPE - Consultation Request – Pre App EIA Scoping Opinion Parcel 4234 Combe Hay Lane, Bath.

The Cotswolds Conservation Board wish to make the following comments:

The site is within the nationally protected Cotswolds AONB and is recognised as being a sensitive area for EIA purposes.

The Board recommends particular consideration is given within the preparation of the LVIA within the overall EIA to possible impacts on the AONB from the development. Reference should also be made to the Management Plan, The AONBs Landscape Strategy and Guidelines and relevant Position Statements. Although the sites inclusion as an allocation within the Local Plan is noted, consideration should still be made to Paragraphs 14 (Footnote 9), 115 and 116 of the NPPF in terms of the acceptability of the design, layout and landscaping of the development. The Board will expect the provision of detailed landscaping information to ensure the development is assimilated into the landscape. Lighting is also likely to be a matter for detailed consideration both in terms of ecology but also landscape impact. The Board has been consulted by the agent as part of the preparation of the application.

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