

PLANNING RESPONSE

For the Cotswolds AONB

COUNCIL / DEPT / AGENCY:
Stroud District Council

APPLICATION NUMBER:
16/2483/FUL

DESCRIPTION:

Little Sherwood Tunley, Sapperton, Cirencester, Gloucestershire, GL7 6LW
Erection of a replacement dwelling



5-Dec-16

RESPONSE:

The Cotswolds Conservation Board wishes to raise an **objection** to the above development.

The Stroud District Council, as a public authority, is required by Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of designation of the AONB in exercising its functions with respect to the area.

The Board recommends that the decision-maker takes into account the following:

- The Cotswolds AONB Management Plan 2013-18
- The Cotswolds AONB Landscape Character Assessment
- The Cotswolds AONB Landscape Strategy and Guidelines

The Board considers that the proposed development will have a negative impact on the AONB and is therefore contrary to the purposes of Paragraph 115 of the NPPF that affords “great weight” to the AONB. Paragraph 109 of the NPPF also confirms that the planning system should contribute to and enhance the natural and local environment by “protecting and enhancing valued landscapes”.

The proposed development sits within Landscape Character Type 8 of the Cotswolds AONB Landscape Character Assessment and within Character Area 8A. Incised valleys and native woodlands are features of this Area and create enclosed and intimate landscapes which are sensitive to change. Changes to this landscape such as removal of woodland, the introduction of non-native species or over development and urbanisation should be avoided.

The proposed development has a considerably larger footprint than the existing dwelling. As a result this will have a greater impact on the immediate landscape and its surroundings. In particular the Board is concerned regarding the negative impact on the setting of the adjacent Grade II Listed Thatched House, which is a notable example of the Arts and Crafts movement in the Cotswolds. The AONB designation recognises the importance of the heritage of the area and reinforces the need to protect and manage these features and their settings. In determining planning applications Paragraph 131 of the NPPF advises that local planning authorities should take account of “the desirability of new

Conserving, enhancing, understanding and enjoying the Cotswolds Area of Outstanding Natural Beauty

Cotswolds Conservation Board Fosse Way Northleach Gloucestershire GL54 3JH

Tel: 01451 862000 Fax: 01451 862001 Email: info@cotswoldsaonb.org.uk Website: www.cotswoldsaonb.org.uk

development making a positive contribution to local character and distinctiveness". The Board remains unconvinced that the proposed development will make such a positive contribution.

Finally, the Board is also concerned about the detrimental impact this development could have on views of the designated landscape, including the listed building and its setting, for users of the Public Right of Way.

CCB OFFICER:
Alison Rood

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