

17th January 2017

16/02104/OUT. Outline planning permission for proposed erection of up to 10 no. dwellings for elderly persons (C3) together with means of access (all other matters reserved). Land Opposite Ham Close and Adjacent To Ham Road, Charlton Kings, Cheltenham, Gloucestershire

The Cotswolds Conservation Board wish to raise an **objection** to the above planning application.

The entire site is within the nationally protected AONB. Paragraph 115 of the NPPF confirms that “great weight” should be given to conserving landscape and scenic beauty in AONBs, which have been confirmed as having the highest status of protection. Accordingly, footnote 9 of paragraph 14 of the NPPF confirms that the “presumption” in favour of sustainable development does not apply due to the restrictions placed upon AONBs.

The Board considers that the development will not “conserve and enhance” the AONB, as Cheltenham Borough Council is required to do by Section 85 of the CRoW Act 2000. The Board published the statutory Cotswolds AONB Management Plan 2013-2018 in 2013 which should be used to guide public body decision making with regard to the AONB. Advice in the Conserving and Enhancing and Development and Transport Chapters is particularly relevant with regard to this proposal.

Policy SD8 of the draft JCS clearly articulates that development proposals in or within the setting of the AONB “...will be required to conserve and, where appropriate, enhance its landscape, scenic beauty...and other special qualities”. It is the Boards view that development on this site will not conserve or enhance this part of the AONB.

The Board notes that this application site is adjacent to another application for 4 dwellings (16/01789/FUL) currently awaiting decision. We have continued to maintain our objection to the development of that site for the same reasons i.e. detrimental impact on the AONB. With this outline application the Board has become increasingly concerned at the continuing pressure to develop this part of the AONB. Should either or both applications be granted it is the Boards opinion that this would fail to conserve or enhance the nationally designated AONB. We therefore object to this application.