

RE: Land South Of Gloucester Road, Andoversford - 15/01412/OUT - Outline planning application for the erection of up to 30 residential units and associated infrastructure (all matters reserved except access).

The Cotswolds Conservation Board wish to raise an objection to this development for the following reasons:

Andoversford historically grew up centred around the A40 to the north east of the site. Despite the railway coming and then going, it wasn't until the 1970's that the village grew westward along the north of Gloucester Road.

However, this proposal is to now develop a greenfield site to the south of the Gloucester Road. Although there is development to the north, the site simply sits in a field with no development to the south, east or west of it. It therefore cannot be considered to be either "rounding off" or a natural urban extension and is outside the physical limits of the village. Therefore, there will be a clear urban intrusion into the countryside from this development, which will have a negative impact on the character and special qualities of the nationally protected AONB.

The Council will need to assess whether Paragraph 116 of the NPPF is relevant in this case. However as the NPPG advises in any case "great weight" should be applied to conserving landscape and scenic beauty in AONBs that have the highest status of protection in relation to landscape and scenic beauty (Paragraph 115 of the NPPF). Attached is an appeal decision in respect of a modest 9 house development that has recently been dismissed with impact on the Cotswolds AONB being a significant factor.

(It is noted that the CDC Development Strategy and Site Allocations Document (consultation version 2015) promotes A_2 Land to rear of Templefields and Crossfields and A_3A Land to west of Station Road. In terms of how the settlement has expanded in recent times and in terms of reduction of landscape impact these options form a more natural extension to the village. Therefore, although the Board continues to question the level of growth to Andoversford from the Council's own proposed allocations at Templefields and Crossfields (separate comments submitted in respect of application 14.05629.OUT) and Station Road, overall this location for housing development will result in a less significant impact, for the reasons given above, compared to land south of Gloucester Road.)