

For the attention of Mr Perks.

15/00419/OUT. Outline application for the erection of 90 dwellings with access. Land Off Aston Road Chipping Campden Gloucestershire

The Cotswolds Conservation Board wish to make the following comments:

The Board does note that this site features in the emerging Cotswold Local Plan as a preferred allocation site, though it also recognises the Plan is still subject to the Hearings process. The potential landscape impact of this development should not be underestimated. The SHLAA correctly identified the constraints of this site in terms of landscape impact as it would intrude into the AONB. The loss of an open, edge of village greenfield site to a housing development would impact on the recognised scenic quality of this nationally protected landscape that is afforded “great weight” through Paragraph 115 of the NPPF. The site is in a crest / ridge location so views can be had from various public viewpoints. There are a number of views towards the site (for example viewpoints 5, 13, 14, 15, 16, 17 in the LVIA) from the surrounding landscape and the addition of 90 dwellings would feature in these views and clearly extend the built extent of the village into one of the most exposed landscape components of the village. There will therefore be a new level of harm to the AONB from this development which has not been fully mitigated against.

On the basis that this application has come in before the site can be considered in detail through the Local Plan Hearings, the Council is recommended to consider the development under paragraphs 115 and 116 of the NPPF. The attached Averil Close decision in Broadway illustrates how in that case 70 dwellings was considered to be major development and the scheme failed to meet the tests of paragraph 116 of the NPPF.

It is recognised that the draft Local Plan seeks to identify sites for 208 dwellings at Chipping Campden. However, given the size of the existing village and the landscape constraints due to the AONB designation the Council should be clear as to the need for additional housing at this scale for this village and whether the need can be met elsewhere either within more suitable sites or parts of sites within the village or indeed even from sites outside the AONB (see the tests of Paragraph 116).

In conclusion, the Board recognises there is a need for local needs housing provision within the village, but the target of 208 dwellings may not be easily achieved given the AONB designation. This site should be considered under the test of Paragraph 116 which includes considering developing elsewhere outside the AONB or whether the need can be met in a more suitable way. This could include other more suitable sites within the village, or potentially if need is established, even a reduced development on part of this site with a far more significant landscape buffer to protect the most sensitive edges to the north and east.

The Board’s Housing and Development Position Statement is also attached which makes reference to the above key points.