

Planning application Ref: [14/02189/FUL](#)

Proposal: Four residential plots for residential travellers at caravan site

Location: Land Parcel South Of Meadow View, Stow Road, Bourton-On-The-Water, Gloucestershire,

Response of the Cotswolds Conservation Board

The Cotswolds Conservation Board ('the Board') was established by Parliament in 2004.

The Board has two statutory purposes¹:

- a) to conserve and enhance the natural beauty of the AONB; and
- b) To increase the understanding and enjoyment of the special qualities of the AONB.

In fulfilling these roles, the Board has a duty to seek to foster the economic and social well-being of people living in the AONB.

National Policy considerations

1. The site lies within the Cotswolds Area of Outstanding Natural Beauty, and therefore paragraph 115 of the National Planning Policy Framework (NPPF) applies.

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

2. In June 2013 the Inspector considering appeals APP/F1610/C/12/2190154, 2190155 & 2191310, APP/F1610/A/13/2192673 relating to a proposed travellers site in the Cotswolds AONB at Seven Springs, Coberley stated

"22. Consequently, I find the harm to the AONB is of paramount importance and outweighs the other issues in favour of the appellant."

3. In that case the Inspector considered that the harm to the AONB was such that a temporary permission for 3 years could be issued whilst a more suitable permanent site could be found. The Inspector considered that the area around the site was not a "pristine, high quality part of the AONB [although] it is still attractive countryside that is only partially marred by the man made intrusions."
4. It is the case that the site subject to this application adjoins the A429 (Fosse Way) that is a busy road carrying significant traffic levels. However, much of this traffic relates to tourists who have an expectation that they will be experiencing a high quality landscape commensurate with an AONB designation.
5. The Inspector further considered that "In wider views other houses and farm buildings are visible, but these seem to be a natural part of the landscape. By

¹ Section 87, Countryside and Rights of Way Act 2000, as amended by the NERC Act 2006.

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way of contrast the settlement on the site does not. It stands out as alien and intrusive. This may partly be because it is new, but the mobile home and its domestic appurtenances in particular appear brashly out of place as they intrude into the paddock area, away from the stable building. They have a somewhat temporary and ramshackle feel. It would be wrong to add further harmful structures to this part of the AONB that is already suffering from a poorly designed road system.”

6. The detailed design of the proposed caravans in this application is similar to that considered “alien and intrusive”. There is no indication of other features which may form part of the proposal, but these are likely to include domestic paraphernalia. These would equally give a ramshackle feel to the proposed development. This would not be mitigated by the existing roadside hedge or other appropriate landscaping.
7. The applicant has not demonstrated how the proposal complies with the consideration in the National Planning policy for traveller sites to be “well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness.” Paragraph 24(b)
8. The Board considers the proposal to be contrary to paragraph 115 of the National Planning Policy Framework and the National Planning Policy for Travellers sites and therefore objects to this proposal.