

15/00564/FUL Proposed residential development comprising 29 dwellings, including 9 affordable units, 20 custom build/self-build (10 of which will be discount market value) homes for sale, and 12 bed unit (C2) assisted living accommodation for residents suffering from young on set dementia. Land South Of Forest Road Charlbury, Oxfordshire.

The Cotswolds Conservation Board wish to comment as follows:

The Board raises an **objection** to this proposal for the following reasons. The site is outside the settlement boundary for Charlbury and separated from the edge of the settlement by the railway line and the flood zone associated with the Evenlode valley. The Board agrees with the decision from the West Oxfordshire SHLAA 2014 that led to the site not being taken forward for consideration as it was excluded from the process for being “too remote from settlement.” The Board notes that a case is being made for affordable homes and a dementia unit. However, a significant element of the development will be 20 homes for sale to the open market. The Board also did not agree in the planning balance, that the local need outweighed the detrimental impact the development would bring on the character and scenic quality of the AONB landscape in this location. Development of this greenfield site, outside and away from the settlement boundary, would have a negative impact on the special character and qualities of the AONB and lead to a precedent for future development of this nature. There may be opportunities to make provision for this need either locally elsewhere in a more sensitive location within Charlbury or indeed through sites that have been identified as suitable through the SHLAA process. The Council is recommended to consider this application under Paragraph 115 of the NPPF that affords the AONB “great weight”. In addition the Conservation Board also considers Paragraph 116 of the NPPF to be relevant in this case (see NPPG) in that in this local context the development will be “major development”. The attached letter from Brandon Lewis (MP) is of additional assistance in guiding the Local Authority in respect of decisions in AONBs and the consideration of landscape character.