

14.05629.OUT Outline planning application for a residential development of 59 dwellings with all matters reserved except access

Land To The Rear Of Templefields And Crossfields, Andoversford, Gloucestershire.

The Cotswolds Conservation Board wish to make the following comments:

The Board notes that this site does feature in the emerging Cotswold Local Plan as a preferred allocation site (sites A2 & A3a), though it also recognises the Plan is still subject to the Hearings process.

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.

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.

The Board also wishes to raise the question over whether the scale of development at 59 dwellings is actually appropriate both in relation to impact on the AONB but also in relation to the modest scale of the village. The Parish had a population of 555 people in 2011. This proposal for 59 dwellings is likely to result in a population growth of some 135 people (2.3 / dwelling) which represents an approximate growth in population by 25% for the whole Parish from a single housing site.

It is also noted that the northern part of the site (SHLAA site A3a) is a very distinctive area of Ridge and Furrow landscape (as also noted in the SHLAA). Consideration therefore should be given to a reduction in the scale of this development to reduce the impact on the wider landscape of the AONB; to avoid development in area A3a and protect the Ridge and Furrow; and provide for a level of new housing more in balance with the scale of the village.

The Board also questions whether a more suitable access can be found into the site rather than having to breach the remaining open field adjacent to the proposed housing sites.

If the above changes could be achieved including a smaller site area, which is very carefully designed and landscaped then the Board would in principle accept the development of the SHLAA Site A2.