

For the attention of Mr Perks.

**15/00708/OUT Outline planning application for a residential development of up to 76 dwellings, public open space, drainage and new access. Land At The Leasows, Dyers Lane, Chipping Campden, Gloucestershire.**

The Cotswolds Conservation Board wish to make the following comments:

The Board has yet to see the LVIA as this does not appear to have been added to the Council's consultation website (please provide if available).

The Board notes that this site does not feature 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 site has been discounted from the SHLAA process as *“Unsuitable - topography raises steeply to north-west and development would be highly intrusive and visible in a sensitive part of the AONB. Development would also unacceptably stretch the development boundary into open countryside.”* 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.

It is recognised that the draft Local Plan seeks to identify sites for 208 dwellings at Chipping Campden and the Board has made separate comments in relation to the Aston Road development (15/00419/OUT). 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 tests 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 an improved scheme on this site.

Therefore, should the Council consider the principle of the development to be acceptable, the Board still considers improvements should still be made to the scheme to:

- Provide a continuous double planted staggered native hedgerow with specimen trees along the northern boundary to create a firm new boundary between the development and the open landscape beyond and to link in to more meaningful tree planting in the “linear park.”
- Ensure the character of Dyers Lane is maintained by protection of the existing roadside hedging/trees/verges (other than the new access point) and provision of new landscaping where necessary if gaps exist.
- Ensure the footpath links are provided within the site.
- Within the development ensure a high quality level of design, layout and materials. This may require a change in the layout that appears to show a standard estate layout of mostly detached/semi-detached houses. The layout in some way should reflect the high quality, sense of place and character of the historic part of the village.

- Provision of a Management Plan for the areas of public open space to ensure they provide for bio-diversity enhancement and are not all large areas of regularly mown grassland.

The Board may wish to make additional comments on receipt of the LVIA.