

**Planning application Ref: S.14/2265/OUT**

**Proposal:** Residential development of up to 17 dwellings, including affordable housing.

**Location:** Land at Pike Lane, Nailsworth, Gloucestershire

**Response of the Cotswolds Conservation Board**

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

The Board has two statutory purposes<sup>1</sup>:

- a) to conserve and enhance the natural beauty of the Area of Outstanding Natural Beauty (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.

The Council, as a public authority, is required by Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of designation of the AONB in exercising its functions with respect to the area.

Planning Practice Guidance issued by the Department for Communities and Local Government (DCLG) in March 2014 makes clear that the duty of public bodies to have regard to the purpose of the designation of AONBs is relevant in considering development proposals that are situated outside Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.<sup>2</sup>

2. The Cotswolds Conservation Board notes that the highway to the north of the development site forms the boundary of the Cotswolds AONB which includes the countryside to the south beyond residential properties immediately fronting Pike Lane. The site clearly forms part of the setting of the AONB.
3. The Board is of the view that given the steeply sloping nature of the site, the development as proposed will significantly interfere with views of the AONB from public viewpoints to the north of site. Typical examples are viewpoints 3 and 4 of the applicants' landscape appraisal. Furthermore viewpoint 5 shows how the site forms an important open space across which views of the AONB to the east which form the setting of Nailsworth can be obtained. Views of the AONB are identified as a special quality of the Cotswolds AONB.
4. The Board has issued a Position Statement regarding development in the setting of the Cotswolds AONB. This can be downloaded from the Board's website at <http://www.cotswoldsaonb.org.uk/userfiles/position-statements/setting-revision-2013.pdf>
5. The Board is of the view that this proposal has an adverse effect on the setting of the Cotswolds AONB and is therefore contrary to Policy NE8 of the Stroud Local which refers

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<sup>1</sup> Section 87, Countryside and Rights of Way Act 2000.

<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>

to development within the setting of the Cotswolds AONB. The Board therefore **objects** to this application.