

Planning application 14/00318/OUT

Yew Tree Farm, Bushcombe Lane, Woodmancote

Outline application for 41 homes.

Response of the Cotswolds Conservation Board

1. 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.

2. The Board strongly supports the objection of Natural England to this proposal.
3. The Council has endorsed the Cotswolds AONB Management Plan 2013-18 as a material consideration in the determination of planning applications.
4. The Board considers that as well as being contrary to National Planning Policy Framework paragraph 115, as evidenced by Natural England, together with the response of Council's Conservation Officer, the proposal is contrary to the following policies in the AONB Management Plan.

LP1: The key characteristics, principal elements, and special qualities (including tranquility), which form the natural beauty of the Cotswolds landscape are conserved and where possible enhanced.

LP2: Development proposals and changes in land use and management, both within and outside the AONB, take account of guidance and advice published by the Board.

HEP1: The historic environment and cultural heritage of the AONB is conserved, managed and recorded.

DTP1: All Local Plan documents, neighbourhood planning, and planning decision-making processes should have regard to the statutory AONB Management Plan, and Position Statements, Landscape Strategies and Guidance issued by the Board, as well as the following criteria in determining the acceptability of a proposed development in the Cotswolds AONB. Development should:

¹ Section 87, Countryside and Rights of Way Act 2000.

- *be compatible with the distinctive character of the location as described by the relevant landscape character assessment, strategy and guidelines;*
- *incorporate designs and landscaping consistent with the above, respecting the local settlement pattern and building style;*
- *be designed to respect local building styles and materials;*
- *incorporate appropriate sustainability elements and designs;*
- *have regard to the impact on tranquility, including dark skies;*
- *not have an adverse impact on local community amenities and services as well as access to these;*
- *protect, and where possible enhance, landscape and biodiversity;*
- *be in accordance with a more sustainable pattern of development, reducing dependence on car travel.*

DTP2: *Only development meeting these criteria, which supports the local economy, improves access to local services and increases the opportunity for people to live and work in their local community will be promoted in Local Plans, unless required for some clearly identified national interest.*

4. With respect to Policies LP2 and DTP1 the Board has published a landscape strategy and guidelines LS&G for each of the 19 Landscape Character Types in the Cotswolds AONB. The proposed development site lies within the 'Escarpment' Landscape Character Type. A force for change in landscape character identified in the LS&G for this LCT² is:

'Expansion and infilling of existing settlements fringing the lower slopes of the escarpment.'

The potential harmful impacts of such change include:

- *Erosion of distinctive form, scale and character of settlements.*
- *Erosion of the setting of the AONB*
- *Encroachment of built development onto lower escarpment slopes.*

5. The Board considers that this proposal will result in a significant adverse change to the natural beauty of the AONB and therefore **objects** to the proposal.

² <http://www.cotswoldsaonb.org.uk/userfiles/file/Landscape/2.LCT2ESCARPMENTJune08.pdf>