

Address: Ullenwood Court Ullenwood Gloucestershire
Proposal: Outline planning application for residential re-development consisting of 27 units and associated works (access, layout and scale to be determined)

Response of the Cotswolds Conservation Board

The Cotswolds Conservation Board wish to raise an objection to this development for the following reasons:

The site is in the AONB (and Green Belt) and paragraphs 115 and 116 NPPF apply. The introduction of 27 new dwellings will change the character of this site from a relatively low key and well concealed commercial area to essentially a residential development in the countryside. The character of the area will change from new street lighting, new garden areas, bins, cars etc which will change the low key nature of development on this site. The layout plan shows new development extending over a greater part of the site than at present bringing a new level of harm. A question is raised over how development in the countryside, in an AONB and in the Green Belt outside and way from any settlement can be considered to be "sustainable" development. In any case footnote 9 of the NPPF confirms the "presumption" in favour of sustainable development does not apply in this case due to the restrictions based on the Green Belt and AONB location. Future residents of the dwellings will be car reliant to meet all their needs. There is also an issue over the loss of commercial space in a rural area. It is noted that a number of the commercial buildings have achieved permitted development rights to be converted to residential under the 2013 changes to the GPDO. The Council should now consider an Article 4 direction on this site to prevent any further loss of commercial uses to residential and accordingly to refuse this application.

Andrew Lord
Planning & Landscape Officer
Cotswolds Conservation Board
February 2015