

9.6.2016

RE: Land off, Kingsdale Court, Broadway Proposed development of 16 Affordable dwellings, with associated external works, drainage, hard and soft landscaping, and car parking, comprising of 4 x 1B2P flats, 8 x 2B4P houses and 4 x 3B5P houses.

The Cotswolds Conservation Board note the previous planning permission on this site for 13 dwellings (13/01493/PN) and therefore raise no comments in relation to the principle of this development.

The Board does however wish to add the following comments:

The small increase in numbers of dwellings on the site is noted, but overall the 100% provision of affordable units will help meet local needs. The proposed elevations and external materials of the current scheme do however seem to take a step backwards in terms of overall quality in comparison to the previously approved scheme and query whether the Council could make some further improvements. Although the established context of the immediate area is noted, this site is on the very edge of the village within the AONB and some modest improvements to design and materials could further enhance the finished quality of this development.

Should the Council be minded to approve the development, the Board request specific conditions to protect existing landscaping where to be retained during the construction period, a detailed landscaping condition which includes control over the future management of the proposed orchard planting, approval of external materials, approval of external lighting design and location - both street lighting and external house lighting (only where required) should be of a "dark night skies" compliant design.