

RE: 15/00764/FUL – 37 new dwellings Butts Lane, Woodmancote, Cheltenham.

The Cotswolds Conservation Board wishes to raise an **objection** to this planning application.

Of note the Board also objected to the related application 14/00318/OUT which went on to be refused by the Council (24.6.14) with the first reason for refusal being impact on the AONB.

This proposal is for 37 new dwellings, on a greenfield site in the nationally protected AONB on the edge of Woodmancote directly below Cleeve Hill.

The Board considers that Paragraphs 115 and 116 of the NPPF are relevant in this case. Within Tewkesbury's Landscape and Visual Sensitivity Study 2014, this part of the village scores "High" in terms of both Landscape and Visual Sensitivity. The SHLAA also assessed the site as "unsuitable."

The Board also wishes the Council to consider the attached appeal decision within the Cotswolds AONB. In this case the Inspector considered that 25 dwellings was "major development" so Paragraph 116 of the NPPF was relevant in that case. The Inspector also stated (which is relevant to this case) at Paragraph 12 in dismissing the appeal that "*The proposed development would visually extend the built form of the village, diminishing and encroaching on the pleasant and distinctly rural views....I conclude that the development would significantly harm the landscape character and scenic beauty of the AONB, the need to protect which I attach great weight.*"

Of further note and in accordance with the emerging approach from the Joint Core Strategy, there are opportunities to meet housing need without having to build within the nationally protected AONB. The existing substantial housing applications that the Council are currently processing in relation to sites around Bishops Cleeve alone confirm that there is no need to release unplanned greenfield sites within the AONB.

In conclusion, the Council is requested to afford the conservation and enhancement of the AONB "great weight" in accordance with the NPPF and requirements of the CRoW Act 2000 and consider whether Paragraph 116 of the NPPF is also relevant in this case. The Board also wishes to check that the Council has undertaken EIA screening of this development given its location within the AONB which is a "sensitive area" in terms of EIA legislation where Schedule 2 development may be relevant.