

8.11.2016

16/00054/OUT | Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road | Land At Chesterton Farm Cranhams Lane Cirencester Gloucestershire GL7 6JP.

The Cotswolds Conservation Board responded to the original consultation on the 27th January 2016. The Board continues to not raise an objection in principle, notes the additional and amended information, but does still request the following is considered by the Council before forming a decision on the application:

The Board notes that there have been some improvements to the Master Plan in respect of additional planting along the Fosse Way forming the western edge of the development. The Board also notes that the height parameters plan has been amended but would still like to highlight that the proposed housing area along the western edge of the development closest to the AONB, could and should be shown to be below a 10m ridge height max parameter. In respect of the new road junctions and the dual carriageway along the Fosse directly adjacent the AONB boundary. It is recommended that details of any lighting are supplied at this stage in the consideration of the overall impact of this development on the AONB. Lighting should be minimal in number and just on the road junctions (if required at all), be of a dark night sky compliant design, be located to face away from the AONB and if possible have timers to be turned off after 11 pm at night.

Overall in respect of the setting of the AONB, there will inevitably be a change of character to this part of Cirencester. However through careful design, layout, landscaping and future management any impact on the character and special qualities of the nationally protected AONB has the potential to be kept to a minimum if fully considered at this outline stage.

Since the Board's original comments were submitted, the Setting Position Statement has been revised, a copy of which is also attached for the Council to consider in their decision making process.