

7.7.2016

**16/00539/OUT. Outline application with all matters reserved except for access for the development of up to 75 dwellings (inc. 30 affordable homes) including access, landscaping and other associated works. Land At Trumans Farm Manor Lane Gotherington.**

The Cotswolds Conservation Board wishes to raise an **objection** in respect of the impact of this development on the setting of the nationally protected AONB and that Paragraph 115 of the NPPF is relevant in this case.

The Board is aware that from the JCS process down to the Neighbourhood Plan level, alternative provision to meet the needs for the settlement is being planned for without the need to impact so directly on the setting of the Cotswolds AONB. The site is adjacent to the AONB boundary (to the opposite side of the railway line) and is looked down into and across from the elevated land within the AONB. The site also features in views back into the AONB.

The attached appeal decision has some similarities (in relation to a scheme on the edge of a larger settlement on the edge of the AONB that the Board actually did not object to). The Board considers though in this case, the impact on the edge of Gotherington as compared to the attached appeal example, is even more substantive and has similar impacts in reducing the gap between the village and the AONB and clearly encroaching into the countryside to the detriment of the setting of the AONB.

In the case of the attached example, the Inspector in dismissing the appeal stated:

*“17. Despite the modest extension which is proposed, the scheme would consolidate existing development and reduce the gap between the town and the AONB. In my opinion the open character of the appeal site makes an important contribution in restricting the encroachment of the town into the countryside. The development would neither protect nor enhance an area of land whose features are characteristic of the landforms on the edge of the Cotswolds plateau and whose proximity to it contributes to the setting of the AONB.”*

The NPPG 2014 (Natural Environment / Landscape / Paragraph 003) confirms in relation to Section 85 of the CROW Act 2000 that *“The duty is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.”* The Council are therefore under a legal requirement to have regard to the purposes of conserving and enhancing the AONB including its setting in forming a decision on this application.