

26.4.2016

16/01026/OUT Land East Of Middleton Close And To The North Of Shenington Road Upper Tysoe. Outline application, with all matters reserved except for access, for the erection of up to 30 dwellings with associated infrastructure.

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

This site is outside the settlement boundary, is on a greenfield site and is within the nationally protected AONB. The need to provide housing is noted, but other options have been identified through the emerging Local Plan both within the District and within this particular settlement, which would avoid the need to develop a site within the AONB. By the nature of the development and the topography around it, the development would protrude out into the AONB and there would be public views down into it and across it. It would therefore result in a new level of harm, undesirable precedent and erosion of the special qualities and character of the undeveloped clearly defined AONB countryside around this settlement. This proposal is therefore not considered to be sustainable development as it fails the environmental role of the NPPF and is contrary to Paragraph 115 which confirms that "great weight" should be given to conserving landscape and scenic. Whether Paragraph 116 of the NPPF is relevant is a matter for the Local Planning Authority to decide upon (NPPG 2014) based on local context. By reason of Section 85 of the CRoW Act and national policy, the conservation of landscape and scenic beauty in an AONB is given a particular enhanced status.

Attached is a comparable appeal decision from Ashton under Hill within the Cotswolds AONB where the Inspector considered a development of 25 houses to be major development and dismissed the appeal.