

3.5.2016

16/01256/OUT Land at the Leasows, Chipping Campden, Outline planning application for 30 dwellings.

The Cotswolds Conservation Board wish to make the following comments:

The Board does note that this current scheme represents a reduction in housing numbers and site area to be developed in comparison to the previous refused application (15/00708/OUT). The impact on the landscape of the AONB has therefore been reduced to a degree. However, the SHLAA correctly identified the constraints of this site in terms of landscape impact as it would intrude into the AONB. The loss of an open, edge of village greenfield site to a housing development would impact on the recognised scenic quality of this nationally protected landscape that is afforded "great weight" through Paragraph 115 of the NPPF. The Council's reasons for refusal of the previous application for 76 dwellings can equally apply to the current application, albeit the Council will need to reassess as to whether Paragraph 116 of the NPPF in terms of major development is still applicable.

It is recognised that the draft Local Plan seeks to identify sites for 208 dwellings at Chipping Campden. However, given the size of the existing village and the landscape constraints due to the AONB designation the Council should be clear as to the need for additional housing at this scale for this village and whether the need can be met elsewhere either within more suitable sites or parts of sites within the village or indeed even from sites outside the AONB.

In conclusion, the Board recognises there is a need for local needs housing provision within the village, but the target of 208 dwellings may not be easily achieved given the AONB designation. Even if the Council consider Paragraph 116 of the NPPF is no longer considered relevant to this smaller scheme, Paragraph 115 of the NPPF still confirms that "great weight" should be given to conserving landscape and scenic beauty. Given this application is premature to the Local Plan Hearings and the previous refusal of planning permission on this site, consideration should be given to whether there are alternatives to meet local needs in more suitable ways or more suitable locations to avoid the loss of this open, edge of village greenfield site, before considering whether this amended scheme is acceptable.