

**3.6.2016**

**Re: 16/01925/OUT 38 new dwellings and associated works (Outline application). Land Off Park Road Blockley Gloucestershire.**

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

The site is outside the physical limits of the village, in one of the most elevated locations in the settlement and will result in negative impact on the countryside of the nationally protected Cotswolds AONB. The row of cottages that front on to Park Road (opposite the site) is a very distinctive historic element of the settlement around which the Conservation Area has been specifically drawn. Part of the character of this part of the Conservation Area is that this row of cottages retains its rural setting to the front and rear. The total site area of 5.07ha together with the proposed 38 dwellings and associated works including the new access off Park Road, will inevitably change the interrelationship in character between the countryside and the Conservation Area through the addition of a modern housing estate. The site can be seen from public locations including the Diamond Way (North Cotswolds) that passes along the western boundary of the whole site.

Of further note the White Report (October 2014) *“Study of land surrounding Key Settlements in Cotswold District: Update”* states at Paragraph 7.17 in relation to Blockley *“Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows: \* Valley slopes adjacent to the Conservation Area both above and below which act as an essential setting to the village...”*

Accordingly this site was rejected within the Council’s SHLAA site selection process stating *“BK\_1 Land north-west of Park Road Unsuitable - Development would have adverse impact on Conservation Area and the AONB. Other constraints include: Grade 3a agricultural land...”*

The Cotswolds Conservation Board therefore consider the development to be contrary to the environmental role of achieving sustainable development through the NPPF (Paragraphs 14 and Footnote 9, 115 and Paragraphs 116 in relation to the Cotswolds AONB and 131, 132 and 133 in relation to Heritage Assets) and is not in accordance with the emerging Local Plan.