

7.4.2016

Outline Application for Demolition of Existing Hangars and a Residential Led Mixed Use Redevelopment (up to 136 Dwellings and 10no Retirement Homes, 1000sqm of B1 Offices and Public Open Space). All Matters are Reserved for Future Consideration with the exception of Access and Landscaping. 16/01972/OUT Colerne.

The Cotswolds Conservation Board wish to make the following comments:

The Board notes the planning history of the site and that all matters are reserved for future consideration.

The Board does however have overall concerns of the ability of the site to accommodate the level of development proposed in respect of a site outside the edge of a relatively modest settlement within the nationally protected AONB. The indicative layout plan also shows minimal landscaping around the edges of the development and the layout (again only indicative) shows a very generic housing estate with little relationship with the character of the area or the existing settlement. Despite the very obvious structures on the existing site, there is therefore the potential for new forms of landscape harm to the wider landscape of the AONB through this new more intensive use of this site, street lighting, and domestication of this area of land that is not a natural extension to the existing settlement.

The Board therefore recommends that the scheme is first considered as to whether the tests of Paragraph 116 of the NPPF apply in this case in terms of “major development” within an AONB following the appropriate guidance given within the NPPG 2014. Further to this to afford “great weight” to conserving landscape and scenic beauty within the AONB as advised at Paragraph 115 of the NPPF.

If following the process the Council consider in principle this site is suitable for a form of residential development, then the scheme is amended to reduce the number of dwellings to an appropriate level to ensure the landscaping around the site can be sufficient to at least “conserve and enhance” the AONB (as required by the CRoW Act 2000). Further to this, although all matters are reserved, that greater information is provided on how the development can be successfully assimilated as part of an extension to Colerne rather than what appears at present within the existing scheme as a large housing estate bolted on to the roadside opposite the main part of the village.