

19.8.2016

16/02588/OUT. Residential development of up to 85 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space, children's play area, landscaping and land for potential burial ground (means of access only). Land West Of Minster Lovell South Of Burford Road Minster Lovell Oxfordshire.

The Cotswolds Conservation Board wish to raise the following comments:

The site is outside the AONB but has the potential to impact on its setting (see attached revised Setting Position Statement 2016).

In the preparation of the application including the submitted landscape and visual impact assessment there has been due consideration to the potential for this development to impact on the setting of the AONB.

The Board supports the proposed native/tree hedgelines around the development and in addition the proposed public open space buffer along the northern boundary.

Should the Council be minded to approve this application therefore, the Board would expect the boundary landscaping and northern public open space buffer to feature in any future approval of reserved matters application (and accordingly be secured by planning conditions and protected during construction and be suitably managed to ensure this site is visually well contained and screened from views from the edge of the Cotswolds AONB). It is also recommended that some form of height parameter is agreed at this point in time to avoid future approval of reserved matters applications coming forward with tall structures which may increase the possibility of the development impacting on the AONB.

The rural character of this part of the Burford Road should also be maintained so new pavements, street lighting etc should all be within the development not on the roadside edge directly adjacent to the AONB boundary. Street lighting within the development should also be of a modern dark night skies compliant design to minimise light overspill and light pollution into the AONB.

In conclusion, subject to detailed landscaping mitigation and care over maintaining the rural character of this part of the Burford Road, the impact on the setting of the AONB is capable of being kept to a minimum.