

**19.9.2016**

**Planning application 16/07734/FUL**

Land at Disused Former Great Western Railway Embankment Midford Lane Limpley Stoke Wilts.  
Proposed single storey, highly energy efficient dwelling within a small section of the disused railway embankment.

The Cotswolds Conservation Board wishes to raise an objection.

This site is outside the settlement boundary and within the Cotswolds AONB (and Green Belt). The proposal will result in sporadic development within the countryside of this nationally protected landscape. Residential development inevitably results in a change of character through the introduction of new buildings, parking, fencing, gardens and lighting. Although the railway embankment is a man made feature, its current character is one that adds to the scenic quality of the AONB given its well planted and natural characteristics. Of note Paragraph 115 of the NPPF confirms that "great weight" should be afforded to conserving landscape and scenic beauty in AONBs. The introduction of a dwelling to this site as proposed would therefore fail to conserve and enhance the character and special qualities of the AONB as required by the CRoW Act 2000.