

# Comments for Planning Application 15/03099/FUL

## Application Summary

Application Number: 15/03099/FUL

Address: Land South Of Forest Road Charlbury Oxfordshire

Proposal: Residential development of 25 dwellings comprising self/custom build, market housing and affordable housing (use class C3) and a 12 bed supported living (sui generis) facility with associated access, parking and landscaping.

Case Officer: Phil Shaw

## Customer Details

Name: Mr John Mills

Address: Cotswolds Conservation Board Cotswolds Discovery Centre Northleach

## Comment Details

Commenter Type: Statutory Consultees

Stance: Customer objects to the Planning Application

Comment Reasons:

- Landscape
- Policy / Principle

Comment: The Cotswolds Conservation Board ('the Board') objects to the proposed development, as outlined in previous submissions, including those dated 16/11/17 and 29/11/17. The Board also strongly disagrees with the conclusions of the Report of the Head of Planning and Strategic Housing, prepared for the Uplands Area Planning Sub-Committee meeting on 01/10/18 ('the officer's report').

In particular, the Board objects to the assertion, in the officer's report that the proposed development does not constitute major development under paragraph 172 of the National Planning Policy Framework (NPPF). It is the Board's opinion that the development would have a significant adverse impact on the purposes for which the area was designated (i.e. to conserve and enhance the natural beauty of the AONB). The setting of the proposed development, in the open countryside, outside of the boundary of Charlbury, is also a factor in meriting 'major development' status.

The officer's report (para 6.3) states that the development does not need to be assessed against the additional tests applying to major developments in the AONB. However, in the same paragraph, it goes on to assert that the tests of the NPPF are met even were the scheme to be considered as major development. It is highly inappropriate for the officer to make this assertion if the tests have not been carried out. Therefore, the Board reiterates its view that the major development tests (under paragraph 172 of the NPPF) should be undertaken.

The Board strongly disagrees with the assertion in the officer's report that the new NPPF as regards AONB policy is neutral as compared to the last time the application was considered. This assertion ignores the fact that there is a new sentence in paragraph 172 of the NPPF which states that the scale and extent of development within AONBs should be limited.

It is also worth noting that the Board has recently adopted a new Cotswolds AONB Management Plan for the period 2018-2023 (adopted on 20/09/18). The Management Plan should be a material consideration in planning decisions. Policy CE12 (Development Priorities and Evidence of Need) of the new Management Plan emphasises that development should be based on robust evidence of local need arising from within the AONB. The proposed development does not provide sufficient evidence of the extent to which need for the development arises from within the AONB.