

Dear Sir/Madam,

RE: 15/00025/OUT. Construction of up to 15 dwellings, including affordable housing, landscaping and ancillary infrastructure. Land On The South Side Of Glenfall Way Charlton Kings Cheltenham Gloucestershire.

The Cotswolds Conservation Board* wish to raise an **objection** to the above planning application.

This site is outside the settlement boundary and within the nationally protected AONB. It is noted that previous planning applications and related appeals have been dismissed on this site and AONB impact has been a consideration. The site has also been considered through the SHLAA (site SO29) and has been considered not "suitable" and not "achievable" and accordingly reference was also made within the SHLAA to "planning permission refused 2008 and appeal dismissed."

It is noted that the development has been reduced to 15 dwellings as compared to previous proposals. However, the effect on the AONB will be the same in that the complete character of this field will be changed through this urban extension into the countryside of the AONB. Housing, lighting and associated development will have a clear negative impact on the character and special qualities of this undeveloped part of the AONB and the development will not "conserve and enhance" the AONB as required by the CRoW Act 2000. Paragraph 115 of the NPPF confirms that "great weight" should be given to conserving landscape and scenic beauty in AONBs, which have been confirmed as having the highest status of protection. Accordingly footnote 9 of paragraph 14 of the NPPF confirms that the "presumption" in favour of sustainable development does not apply due to the restrictions placed upon AONBs.

With thanks

Andrew Lord
Planning & Landscape Officer
Cotswolds Conservation Board

**1. The Cotswolds Conservation Board ('the Board') was established by Parliament in 2004.*

The Board has two statutory purposes:

- a) to conserve and enhance the natural beauty of the Area of Outstanding Natural Beauty (AONB); and*
- b) To increase the understanding and enjoyment of the special qualities of the AONB.*

In fulfilling these roles, the Board has a duty to seek to foster the economic and social well-being of people living in the AONB.

The Council, as a public authority, is required by Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of designation of the AONB in exercising its functions with respect to the area.

Planning Practice Guidance issued by the Department for Communities and Local Government (DCLG) in March 2014 makes clear that the duty of public bodies to have regard to the purpose of the designation of AONBs is relevant in considering development proposals that are situated outside Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.

The Guidance also states that National Parks and Areas of Outstanding Natural Beauty management plans may also be material considerations in making decisions on individual planning applications, where they raise relevant issues.