

For the attention of Neil Hempstead:

14/03579/OUT

Long Marston Airfield (predominantly The South Eastern Corner), Campden Road, Lower Quinton, Stratford-upon-Avon, CV37 8LL

Outline application (with all matters reserved (access, appearance, landscaping, layout and scale) for future determination) for the erection of up to 400 dwellings (Class C2/C3), up to 4,000m² employment hub (Class B1(a)-(c)) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space. Upgrading of existing access junction and provision of new emergency access off Campden Road and associated infrastructure, engineering and landscaping works including a new pedestrian/cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling works including demolition of existing buildings and structures.

The Cotswolds Conservation Board raise no objection but wish to make the following comments in respect of this application:

The development has the potential to be visible from around 1.5km from an elevated position at Meon Hill within the nationally designated Cotswolds AONB.

However, in considering the scale of the development, distance away from the AONB boundary and context when seen together with the nearby Lower and Upper Quinton in the foreground, the impact on the character and qualities of the AONB are not so negative that refusal is recommended.

However, it is recommended, that should the Council approve this application, that detailed planning conditions are attached to ensure full mitigation is secured and any approval of reserved matters application considers: approval of ridge heights, roofscapes and external material colours to ensure the development is not prominent in the landscape; a detailed landscaping scheme and landscape management scheme to ensure sufficient screening is given around the southern part of the development to filter views from the AONB; the design and layout of public open spaces for example can assist in providing additional buffering between the development and views from the AONB; particular care given to the protection and enhancement of existing rights of way in the area, including those that link through to the AONB; ensuring any external lighting and street lighting is of a dark night skies compliant design to reduce light pollution and night glow impacts on the dark night skies of the AONB.

(Of note the Cotswolds Conservation Board have previously objected to the principle of substantially larger schemes on this site which would impact on the setting of the AONB by reason of their scale. Therefore should any future proposals seek to increase the scale of the development on this site the Board will review their comments).