

S.13/2678/OUT

Land off Bath Road, Leonard Stanley

Response of the Cotswolds Conservation Board

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

Under the provisions of Section 87, Countryside and Rights of Way Act 2000, the Board has two statutory purposes:

- a) To conserve and enhance the natural beauty of the 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 Cotswolds Conservation Board notes that this site is not allocated as a strategic site for residential development in the submission Local Plan.

The Cotswolds AONB Management plan 2013-18 was adopted by the Board in March 2013, and published in April 2013.

The Plan identifies the special qualities of the Cotswolds AONB. These include:

- the Cotswold escarpment, including views to and from it".

The Landscape and Visual Impact Assessment (LVIA) includes a number of viewpoints from where clear views of the escarpment are currently available from public viewpoints.

These include viewpoints 1.2, 7, 9 and 15 on figure 4 of the LVIA.

The indicative masterplan submitted with the application shows that despite the retention of a "green corridor" through the site, views of the escarpment from these viewpoints will be lost.

Views of the escarpment provide a significant appreciation of the scenic beauty of the Cotswolds AONB. Interference with such views does not conserve the scenic beauty of the AONB, contrary to the great weight required to be given to this issue in accordance with paragraph 115 of the National Planning Policy Framework.

The Board is therefore of the view that the proposal is contrary to NPPF 115 and therefore **objects** to the proposal.