

8.7.2016

S.16/1299/OUT. Erection of up to 4 No. detached dwellings and ancillary development. Land At The Frith, Brownhill, Stroud, Gloucestershire.

The Cotswolds Conservation Board wish to raise an **objection**.

The site is outside the settlement boundary within the nationally protected Cotswolds AONB. The proposed development would have a harmful impact on the character of the surrounding countryside and AONB and is not considered to comply with the criteria in Policy HC1 of the Stroud Local Plan. The existing site adds to the character of the area and wider AONB as an area of open agricultural land and clearly appears as an area of countryside on the edge of the settlement. The loss of this site to housing would both set a precedent for additional housing on the remainder of this field but also would set a precedent to lose other similar fields on the edge of the settlement. Paragraph 14 of the NPPF does not automatically apply as Footnote 9 confirms that sites within AONBs are restricted by other policies within the NPPF. One such restrictive policy is Paragraph 115 of the NPPF that confirms that "great weight" should be given to conserving and enhancing scenic beauty in AONBs which "have the highest status of protection in relation to landscape and scenic beauty."

The attached recent appeal decision in relation to a site **within** a settlement boundary in nearby Whiteshill within the Cotswolds AONB is of note and the Inspector in that case concluded:

"8. Therefore, I conclude that the proposal would have a harmful impact on the character and appearance of the surrounding countryside and the Cotswold AONB. Consequently, the proposal is contrary to Policies ES7 and HC1 of the SDLP, and paragraph 115 of the National Planning Policy Framework (the Framework). These policies seek to ensure the scale and layout of development is compatible with its surroundings, and retains natural features and open spaces that contributes to the character of a settlement. In particular, paragraph 115 of the Framework states that great weight should be given to conserving the landscape and scenic beauty of high status designations such as the AONB, and in this case, I have."