

16.9.2016

S.16/1587/OUT Land At Holywell Farm, Wotton-Under-Edge, Gloucestershire, - 25 dwellings.

The Cotswolds Conservation Board wishes to raise an **objection** to this proposal.

The site is outside the settlement boundary and within the countryside of the nationally protected landscape of the Cotswolds AONB. The site has not been allocated for development within the recently adopted Stroud Local Plan. This site makes a positive contribution to the character and special qualities of this part of the AONB and is visible from a variety of public viewpoints in the surrounding area including the Cotswold Way National Trail. The loss of this site to development would result in a negative impact on the AONB as the settlement would clearly be seen as expanding out into the countryside into this part of the AONB. The CRoW Act 2000 places a responsibility on all authorities down to Parish Council level to consider the purposes of conserving and enhancing the AONB. This form of development in this location would fail those requirements. The NPPF also places "great weight" (Paragraph 115 of the NPPF) on the conservation and enhancement of the AONB and AONBs have been confirmed as having the highest status of protection. Suitable provision for housing, which substantially avoids the Cotswolds AONB, has already been made through the recently Adopted Local Plan.

I attach two comparative appeal decisions of note which were dismissed. The first in relation to a site within the AONB (which the Inspector considered to be major development for 25 dwellings). The second in relation to a site just outside the AONB where the Inspector dismissed the appeal based on the impact on the landscape character and qualities of the setting of the AONB.