

4.11.2016

RE: Betworthy Farm, Coaley S.16/2248/FUL. Erection of 24 new dwellings (12 Affordable Homes).

The Cotswolds Conservation Board wishes to make the following comments in respect of this application:

The site is just over 1km outside the boundary of the Cotswolds AONB which approximately follows the foot of the escarpment.

The Council are therefore requested to very carefully assess views from the Cotswolds AONB (including from Coaley Peak and the Cotswold Way National Trail) in relation to this site. The Board notes that this housing site is proposed outside the settlement boundary and has not been included within the recently adopted Local Plan. The Board's Position Statement on Setting is attached which provides further guidance.

Should the Council conclude that the development negatively impacts on the setting of the AONB in respect of views out (or indeed negatively impacts on the landscape around Coaley itself, which it may consider to be a "valued landscape" in its own right in the setting of the Cotswolds AONB) then the Board recommends the Council refuses planning permission.