

**Planning application Ref:** 14/02789/FUL

**Proposal:** Erection of five dwellinghouses with parking and outbuildings, amendments to existing access arrangements, formation of footway, open space and landscaping, and associated works

**Location:** Land to the South of Weavers Cottages, Main Street, Long Compton, Warks.

### **Response of the Cotswolds Conservation Board**

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

The Board has two statutory purposes<sup>1</sup>:

- a) to conserve and enhance the natural beauty of the Area of Outstanding Natural Beauty (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 Council, as a public authority, is required by Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of designation of the AONB in exercising its functions with respect to the area.

2. The Cotswolds Conservation Board notes that the site lies within the Long Compton Conservation Area. The Conservation Area Statement published on the Council's website states '*The west side of the main street is a sensitive area. Although little open area on this side is contained within the conservation area (apart from the church meadow), its openness is very important to the character of the village as a whole, and it's setting in the landscape.*'
3. The application site itself is one of the 'open areas' on the western side of the main street within the Conservation Area. Its inclusion in the Conservation Area indicates its importance to the character of the Conservation Area.
4. These open areas provide important views of the wider landscape which form part of the Cotswolds AONB.
5. The Board therefore considers that the proposal is contrary to Policy EF13 of the adopted Local Plan which states that 'development proposals which do not preserve or enhance the character and appearance of a conservation area will not be permitted'.
6. The draft Long Compton Neighbourhood Plan reiterates the importance of these open spaces or 'green fingers' in providing views out from the village into the wider countryside. Furthermore the site is not identified as suitable for development in the draft Neighbourhood Plan.

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<sup>1</sup> Section 87, Countryside and Rights of Way Act 2000.

7. In view of the above **objects** to this proposal.