

Planning application Ref: 13/03340/FUL

Proposal: Proposed residential development of 9 dwellings together with new access, open space and landscape works.

Location: Land Adjoining Church Farm Court And Main Road Main Street Tysoe

Response of the Cotswolds Conservation Board

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

The Board has two statutory purposes¹:

- 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.

1. The Board is aware that the Council is currently unable to demonstrate a five year land supply as required by the National Planning Policy Framework.
2. The Board notes that the proposal includes a proportion of affordable housing to meet local needs.
3. It would appear that the proposal would interfere with views of the Cotswolds AONB escarpment from public footpaths to the west of the site. View E of the applicants landscape appraisal indicates one instance of this. Recreational users of public footpaths are generally regarded as having the highest sensitivity to landscape change and changes to visual amenity.
4. Views of the AONB escarpment are a special quality of the Cotswolds AONB as identified in the Cotswolds AONB Management Plan 2013-18.
5. The Board would wish the Council to give great weight to the appreciation of the scenic beauty of the Cotswolds AONB in accordance with paragraph 115 of the NPPF when determining this application.

¹ Section 87, Countryside and Rights of Way Act 2000, as amended by the NERC Act 2006.