

**Planning application Ref:** 14/02029/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**

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.

Planning Practice Guidance issued by the Department for Communities and Local Government (DCLG) in March 2014 makes clear that the duty of public bodies to have regard to the purpose of the designation of AONBs is relevant in considering development proposals that are situated outside Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.<sup>2</sup>

2. The Cotswolds Conservation Board notes that the highway to the east of the development site forms the boundary of the Cotswolds AONB which includes the higher ground to the east.
3. The Board is of the view that the development of this site as proposed will introduce a significantly increased amount of residential development onto a site separated from the main part of the village. This will be visible in views from the AONB and towards it. Such views are a special quality of the natural beauty of the Cotswolds AONB.
4. The Board has issued a Position Statement regarding development in the setting of the Cotswolds AONB. This can be downloaded from the Board's website at <http://www.cotswoldsaonb.org.uk/userfiles/position-statements/setting-revision-2013.pdf>
5. The Board is of the view that this proposal has a major adverse significant effect on the setting of the Cotswolds AONB and is therefore contrary to Policy EF1 of the Stratford on Avon Local Plan. The Board therefore **objects** to this proposal.

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

<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>