

Planning application 13/03160/OUT

Land Adjacent to Attens Byre Lower Brailes

7 dwelling units comprising of 3 dwellings and associated garages.

1. The Cotswolds Conservation Board has considered the Landscape and Visual Impact Assessment submitted by the applicant.
2. The Board considers that the LVIA significantly underplays the change in character of the site which will ensue from this development and the subsequent effect on the character and appearance of the nationally designated landscape should development take place.
3. The site consists of agricultural land with mature trees and hedgerows of various native species. As such its character and appearance are entirely in accord with the landscape character of the AONB of which it forms part. In his consideration of the 'Tetbury' appeal APP/F1610/A/11/2165778 the Secretary of State was of the view that:

*"The Secretary of State agrees that the primary concern about the impact on the AONB is the loss of fields to housing development (IR14.53). Despite the visual improvements that would result from the landscaping proposals, and to some extent moderate the impact of the new buildings, he agrees that the **loss of open fields must inevitably have a detrimental effect on the landscape and environment**". [My embolding] (para 21)*

4. The site lies within the Cotswolds Area of Outstanding Natural Beauty, and therefore paragraph 115 of the National Planning Policy Framework (NPPF) applies.

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

5. As noted above, the Secretary of State is of the view that the loss of open fields harms the Cotswolds AONB, and that the loss of such fields inevitably has a detrimental effect on the landscape and environment.
6. This part of Upper Brailes, with its existing scattered houses and distinctly rural character also provides an appropriate transition from the more built-up area of the

village to the predominantly rural landscape of the AONB. The proposed development would undermine this transition by bringing a distinctly suburban built form and character into this transition area.

7. This identified harm leads the Board to the view that the landscape and scenic beauty of the Cotswolds AONB has not been conserved by this proposal which therefore fails to meet the requirements of NPPF 115.