

Planning application Ref: 14/00838/FUL
Proposal: Residential development
Location: West of Farm Lane, Leckhampton, Cheltenham

RE: 14/00838/FUL Proposed Housing Site Land to the west of Farm Lane, Leckhampton.

The Cotswolds Conservation Boards comments as already submitted to the Council in respect of this application are attached.

You will see that our original response accepted the principle of the development to be delivered through the JCS process, but made particular reference to the loss of the landscape buffer between the edge of the housing and the AONB boundary.

The agent for the application has now provided the Board with an amended plan, which if secured by planning condition and appropriately managed, should provide the form of landscaping as originally intended through the Master Plan approach and resolve the Board's outstanding concern on this point.

The Board recognises there is a balance to be struck over this area of land in that it should both help screen the development, whilst also retaining the rural character of Leckhampton Lane. The Board wished to avoid either a thin buffer strip or an urban parkland type environment which would offer little or no buffering between the AONB boundary and the development.

On the basis of this site being proposed by the Council through the JCS process, the Board has not sought to make comments about other principles or matters of detail for example external materials, street lighting, design, roofscape and landscaping within the development itself, all of which if carefully considered by the Council will assist in reducing the impact of this development on the setting of the AONB.