

Criteria for involvement in planning applications and matters to consider

Step 1: Should CPRE get involved?

Is the proposed development significant and therefore potentially of concern to CPRE?

Would the application have a significantly adverse impact on the landscape?

Does the application site lie within an AONB or its setting, an area of Special Landscape Value, or the Gloucester and Cheltenham Green Belt?

Does the application site lie within a Conservation Area or the setting of a heritage asset?

Is the parish council for the area objecting to or supporting the proposal?

Is the development so significant or complex that it should be dealt with by the County Branch office or even involve CPRE national office?

Step 2: A checklist: When we decide to get involved we should consider

- 1 . The scale, mass and layout of the development
2. Whether the development would be an inappropriate change of use
3. The design - whether it reflects the character of the area or might add to the character with a new and contemporary design and materials
4. The landscape impact when viewed from the surrounding area
5. The impact on key wildlife sites or nature reserves or particularly important wildlife species
6. The loss of any best and most versatile agricultural land (Grades 1 to 3a)
7. The impact on valued trees, particularly those covered by Tree Preservation Orders (TPOs)
8. The loss or impact upon public footpaths/other public rights of way
9. Whether the proposed development is within or outside the settlement boundary/development limits
10. For a housing scheme, whether it has been assessed within the Strategic Housing Land Availability Assessment (SHLAA) process and the conclusions of

that exercise; and its location in relation to sustainability considerations such as access to local services and distance to employment

11. Whether the application, if for open market housing, includes an appropriate proportion of affordable housing as prescribed in the local plan, or is a rural exception site for affordable housing

12. Traffic implications, including road safety in relation to access road(s) and impact on highway/traffic generation

13. Flood risk and the categories of risk assessed by the Environment Agency

14. Whether the development would contribute to the social well-being of the community

15. Whether the application is supported by relevant planning policies within the Local Plan, National Planning Policy Framework (NPPF), and, if relevant, AONB management plan and Position Statement on development within the setting of the AONB. It will be particularly important to identify any key policies with which the application does not comply

16. The planning history of the site, if any

Footnote: For a housing scheme, if the local planning authority cannot demonstrate a 5 years supply of housing land, including the 5% or 20% buffer as appropriate, the NPPF requires that planning permission will normally be given, unless the adverse impacts of so doing would significantly outweigh the benefits

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