

Joann Meneaud  
Planning Officer  
Gloucester City Council

13 March 2015

Dear Ms Meneaud

**Planning application Ref: 14/01063/OUT**

**Outline application for the erection of up to 420 dwellings and community space / building as well as associated landscaping, public open space, access, drainage, infrastructure, earthworks and other ancillary enabling works.**

**Land South Of Winnycroft Farm, Corncroft Lane, Gloucester GL4 6BX**

CPRE's attention has been drawn to this planning application. I apologise for the late response.

The location is a sensitive one affecting the setting of the Cotswolds AONB and we wish to endorse the response of the Cotswolds Conservation Board.

The location was clearly recognised by the City Council as sensitive in landscape terms by its inclusion on the proposals map of the Second Deposit Draft of the Council's Local Plan 2002 as a Landscape Conservation Area. Landscape Conservation Areas were defined as "areas of open space which have been assessed as containing inherent landscape value and/or provide green space and natural breaks in the urban environment."

The land was assessed in the work for the Council "Landscape Analysis of Potential Development Sites" by WSP (15 November 2013). WSP concluded that there were strong visual links with the AONB but there was an opportunity for development to the north east of the site where the link with the AONB and common land are not as direct.

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The site is only separated from the AONB by the width of the M5 motorway, which is predominantly in cutting as it passes the site. As the Conservation Board notes, the landscape character of the site shares many of the features of the nearby AONB – grazing land, mature hedgerows and mature trees, both in hedgerows and standing alone; and there are clear views of the Cotswold escarpment from the boundaries of the site and the extensive network of rights of way across the site lead into the AONB across the motorway.

**Accordingly, if development is to be permitted at this location, it should be restricted to that part of the site close to Corncroft Lane, maintaining a wide buffer between any development and the M5 and AONB beyond.**

Yours sincerely

*Richard Lloyd*

RICHARD LLOYD  
Vice-Chairman  
CPRE Gloucestershire