



Liam Jones  
Planning: Place and Growth  
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By email only to: [liam.jones@cheltenham.gov.uk](mailto:liam.jones@cheltenham.gov.uk)

22 December 2022

Dear Liam,

**APPLICATION NO:** 22/01817/OUT

**DESCRIPTION:** Outline planning application for residential development comprising a mixture of market and affordable housing (use class C3), which could include retirement/extra care accommodation (use class C2/C3) a flexible mixed use area with a community hub (including potentially use classes E, F1 and F2) a primary school and children's nursery to include use of sports pitches to provide public recreation space, site clearance and preparation, green infrastructure, walking and cycling routes, formal and informal public open space, sports pitch provision, drainage and other associated works and infrastructure, including utilities and highways works, all matters reserved except partially for access.

**LOCATION:** Land to south of Old Gloucester Road, Cheltenham

Thank you for consulting the Cotswolds National Landscape Board<sup>1</sup> on this proposed development, which would be located within the setting of the Cotswolds National Landscape<sup>2</sup>.

In reaching its planning decision, the local planning authority (LPA) has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the National Landscape.<sup>3</sup> The Board recommends that, in fulfilling this 'duty of regard', the LPA should: (i) ensure that planning decisions are consistent with relevant national and local planning policy and guidance; and (ii) take into account the following Board publications<sup>4</sup>:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#)) and in particular Policy CE1 (Landscape);
- Cotswolds AONB Landscape Character Assessment ([link](#)), particularly, in this instance, with regards to the 'key features / characteristics' of Landscape Character Type (LCT) 2 (Escarpment);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)), particularly, in this instance, with regards to LCT 2 (Escarpment) ([link](#)), including Section 2.1;
- Cotswolds Conservation Board Position Statements ([link](#)), particularly, in this instance, the Position Statement on 'Development in the setting of the Cotswolds AONB' ([link](#)).

We **do not object** to this application. We recognise the current need for additional market, affordable and extra care/retirement accommodation within Cheltenham Borough and support its provision in sustainable locations which are compatible with the conservation and enhancement of natural beauty of the National Landscape.

**Cotswolds Conservation Board**

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The Cotswolds National Landscape is a designated Area of Outstanding Natural Beauty (AONB), managed and looked after by the Cotswolds Conservation Board.

[cotswoldsaonb.org.uk](http://cotswoldsaonb.org.uk)

*Chairman:*

**Brendan McCarthy**

*Vice Chair:*

**Rebecca Charley**

In our response to the Council's Environmental Impact Assessment Scoping Opinion (ref. 21/02673/SCOPE, dated 15 December 2021), we recommended that an Environmental Statement submitted in support of any forthcoming application should have regard to the potential impacts of the proposed development on the National Landscape, including relevant 'special qualities' of the National Landscape including:

- views from and to the Cotswold escarpment, particularly with regards to views from the public rights of way network, including the Cotswold Way National Trail (especially from Leckhampton Hill and Cleeve Common), and access land or common land;
- the dark skies of the National Landscape, including potential increases in light pollution;
- the relative tranquility of the National Landscape, including:
  - potential increases in noise and other visual and aural disturbance;
  - the % increase in traffic movements on roads in and adjacent to the National Landscape;
- the internationally important flower-rich grasslands and ancient broadleaved woodlands of the National Landscape, in particular, the Cotswolds Beechwoods Special Area of Conservation (SAC); and
- the heritage assets of the National Landscape, and their settings, including relevant listed buildings.

In April 2022 the Board subsequently commented on correspondence from the applicant on viewpoints proposed for assessment within the Environmental Statement.

The applicant has provided a 'Scoping Response' table at Appendix 5.5 of the Environmental Statement outlining the Board's previous responses and highlighting where these have been addressed within the current application submission. Having reviewed the relevant sections of the Environmental Statement we are satisfied that these matters have been adequately addressed within the applicant's submission.

If you have any queries regarding the information provided in this response, please do not hesitate to get in touch.

Yours sincerely,



Simon Joyce

**Planning Officer**

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## NOTES:

- 1) Cotswolds National Landscape is the new name for the Cotswolds Areas of Outstanding Natural Beauty (AONB). The new name takes forward one of the proposals of the Government-commissioned 'Landscapes Review' to rename AONBs as 'National Landscapes'. This change reflects the national importance of AONBs and the fact that they are safeguarded, in the national interest, for nature, people, business and culture.
- 2) The name used for the organisation associated with the AONB designation is the Cotswolds National Landscape Board. At times this is abbreviated to National Landscape Board or The Board. The legal name of the organisation remains the Cotswolds Conservation Board but this name is no longer used in most circumstances.
- 3) Section 85 of the Countryside and Rights of Way Act 2000.  
[www.legislation.gov.uk/ukpga/2000/37/section/85](http://www.legislation.gov.uk/ukpga/2000/37/section/85)
- 4) The documents referred to in our response can be located on the Cotswolds National Landscape website under the following sections
  - a. Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023  
[www.cotswoldsaonb.org.uk/management-plan](http://www.cotswoldsaonb.org.uk/management-plan)
  - b. Cotswolds AONB Landscape Character Assessment  
[www.cotswoldsaonb.org.uk/lca](http://www.cotswoldsaonb.org.uk/lca)
  - c. Cotswolds AONB Landscape Strategy and Guidelines  
[www.cotswoldsaonb.org.uk/lsg](http://www.cotswoldsaonb.org.uk/lsg)
  - d. Cotswolds AONB Local Distinctiveness and Landscape Change  
[www.cotswoldsaonb.org.uk/ldlc](http://www.cotswoldsaonb.org.uk/ldlc)
  - e. Cotswolds Conservation Board Position Statements  
[www.cotswoldsaonb.org.uk/ps1](http://www.cotswoldsaonb.org.uk/ps1)  
[www.cotswoldsaonb.org.uk/ps2](http://www.cotswoldsaonb.org.uk/ps2)