



Ceri Porter
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

By email only to: ceri.porter@stroud.gov.uk

22 December 2022

Dear Ceri,

APPLICATION NO: S.22/1944/FUL

DESCRIPTION: Change of use of agricultural buildings into six dwellings and associated conversion works

LOCATION: Barn at Park Farm, Selsley, Stroud

Thank you for consulting the Cotswolds National Landscape Board¹ ('the Board') on the additional information submitted in support of this proposed development, which would be located within the Cotswolds National Landscape².

In our previous response dated 3 October 2022 we raised a holding objection and requested further information include assessment of the impact upon the views to and from the Cotswold escarpment including from the Cotswold Way National Trail as well as any potential impacts on the dark skies of the Cotswolds National Landscape.

Therefore, we welcome the submission of revised plans and a Visual Statement (Landscape Matters Design, December 2022). Having reviewed the additional information, we wish to **withdraw our previous holding objection**.

The Visual Statement describes the 'sensitive visual location' of the site, but highlights how the proposal has taken *"an appropriately sympathetic design approach focusing on restoring the best of what is currently there and introducing limited new building and landscape elements where relevant"*.

We agree that the proposal could lead to the enhancement of the immediate site given its current dilapidated state and support the reuse of limestone walling and dry-stone walls in the scheme as well as the relatively minimal changes to the fabric and design of the buildings. We would support the aim expressed in the Visual Statement of concentrating activity within the courtyards and retaining the relatively featureless, traditional agricultural outward-facing elevations of many of the buildings. Although the development of the site will create a degree of change, particularly in views from the Cotswold Way, we agree with the conclusions of the Visual Statement that this would not be significant adverse change and may, in some cases, lead to an enhancement through the removal of scaffolding and restoration of buildings and courtyards.

We also acknowledge that the proposal would contribute to the preservation of the Grade II listed Cider House and note that the Council's Conservation Specialist has no objection to the proposal. Cultural heritage including historic buildings are one of the 'special qualities' of the National Landscape and given the assessment within the Visual Statement we consider that the proposal

Cotswolds Conservation Board

The Old Prison, Fosse Way, Northleach
Gloucestershire GL54 3JH
01451 862000
info@cotswoldsaonb.org.uk

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

Chairman:
Brendan McCarthy

Vice Chair:
Rebecca Charley

would align with the advice contained within Policy CE6 of the Cotswolds AONB Management Plan that *“proposals that are likely to impact on the historic and cultural heritage of the Cotswolds AONB should have regard to these features and seek to conserve and enhance them”*.

We remain concerned that no specific external landscaping plans have been submitted and the applicant has also not provided details of any external lighting that would be associated with the proposed development, both on the buildings themselves and on/around the car parking area and communal areas. In respect of lighting, the applicant should also demonstrate that the proposal complies with Guidance Note 01/21 on The Reduction of Obtrusive Light, published by the Institution of Lighting Professionals (ILP), which forms Appendix 2 of our Position Statement on Dark Skies and Artificial Light referenced in our previous response and other relevant guidance. We would recommend that the relevant ‘environmental zone’ for which compliance should be assessed is Environmental Zone E1 which relates to AONBs.

Without prejudice, should the Council be minded to grant planning permission, we would request that appropriate pre-commencement planning conditions which enable the above matters to be addressed are imposed in the interests of the conservation and enhancement of the landscape and scenic beauty of the National Landscape.

Please do not hesitate to contact me if you wish to discuss this response further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Joyce', with a stylized flourish at the end.

Simon Joyce

Planning Officer

simon.joyce@cotswoldsaonb.org.uk | 07808 391227

NOTES:

- 1) 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.
- 2) 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.