



Denis Canney
Gloucestershire County Council
Strategic Infrastructure
Shire Hall
Gloucester
GL1 2TH

By email only to: planningdc@gloucestershire.gov.uk;

15 June 2023

Dear Denis,

APPLICATION NO: 23/0009/CWMAJW

DESCRIPTION: Proposed improvement works including importing suitable fill material (part retrospective)

LOCATION: Cotswold Hills Golf Club, Ullenwood Manor Road, Ullenwood, Cheltenham, Gloucestershire, GL53 9QT

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

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.³ 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 publications⁴:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2023-2025 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Type (LCT) 8 (High Wold Valley);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, regards to LCT 8 ([link](#)) including Section 8.2;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Tranquillity Position Statement ([link](#)).

Having reviewed the submission and its supporting information, the Board **does not object** to this application, however we would wish to make the following comments below.

We note that this proposed scheme is smaller than that originally proposed and approved in 2016 (16/0010/CWMAJW) and is part retrospective in nature due to works having continued beyond the expiry of that permission. The applicant outlines the reasons around this point and this application seeks in effect to regularise the ongoing works, though reducing the area to be reprofiled and omitting the irrigation lake. Whilst it is unfortunate that the works have continued following the expiration of the previous permission, we recognise that refusal of this application would potentially require extensive remediation works which may lead to further delay and landscape and visual impact.

Cotswolds Conservation Board

Cotswold Business Centre
2 A P Ellis Road, Upper Rissington
Cheltenham, Gloucestershire GL54 2QB
07841 663607
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

Nonetheless, we recommend that the LPA satisfies itself that the proposal still meet the requirements of its Development Plan, namely the Gloucestershire Waste Core Strategy and in particular, policies WCS14 and WCS8. We note that it is proposed that 60,000 tonnes of material is to be imported to the site and we strongly recommend that the LPA assesses whether there is sufficient need for this level of fill to be imported.

Without prejudice, should the LPA be minded to grant planning permission, we would recommend that the relevant landscape, environmental protection (dust), highways and ecological conditions imposed on the previous approval are also imposed and the discharge and implementation of all conditions should be closely monitored to ensure compliance, in the interests of the conservation of the tranquillity, landscape and scenic beauty of the National Landscape.

Please don't 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 small dot 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.
- 3) Section 85 of the Countryside and Rights of Way Act 2000.
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 2023-2025
www.cotswoldsaonb.org.uk/management-plan
 - b. Cotswolds AONB Landscape Character Assessment
www.cotswoldsaonb.org.uk/lca
 - c. Cotswolds AONB Landscape Strategy and Guidelines
www.cotswoldsaonb.org.uk/lsg
 - d. Cotswolds AONB Local Distinctiveness and Landscape Change
www.cotswoldsaonb.org.uk/ldlc
 - e. Cotswolds Conservation Board Position Statements
www.cotswoldsaonb.org.uk/ps1 www.cotswoldsaonb.org.uk/ps2