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By email only to: [lucy.white@cheltenham.gov.uk](mailto:lucy.white@cheltenham.gov.uk)

9 March 2023

Dear Lucy,

**APPLICATION NO:** 23/00201/PREAPP

**DESCRIPTION:** A reserved matters application for 250 dwellings and associated infrastructure (pursuant to outline planning permission 20/01069/OUT)

**LOCATION:** Oakley Farm, Priors Road, Cheltenham

Thank you for consulting the Cotswolds National Landscape Board<sup>1</sup> ('the Board') on the pre-application enquiry that Cheltenham Borough Council has received from Vistry Homes regarding this proposed development, which would be located within the Cotswolds National Landscape<sup>2</sup>.

The Board understands that at this stage, the advice sought is limited to proposed general layout and design approach, in particular the proposed access point from Harp Hill, and housing mix. Please note that this pre-application response comprises the Board's Planning Officer's 'without prejudice' feedback based upon the information provided. Board Members have not been consulted in the preparation of this response. Accordingly, the contents of this response should not be interpreted as inferring the Board's support for, or opposition to, any subsequent planning application.

### **Proposed access point from Harp Hill**

The vehicular access from Harp Hill shown on the Feasibility Layout (DRWG: P22-3013\_DE\_01\_C\_01) is located within the 'Highways Corridor Flexibility Zone' shown on the approved Access and Movement Parameter Plan as required by condition 5 of the outline planning permission. It differs to that shown on the Alternative Illustrative Masterplan, which is also one of the approved plans listed at condition 5, as the proposed access point has been moved further west.

Whilst no additional detail has been provided in terms of reprofiling, regrading and landscaping of the access road, it is noted that the length of the access road within the most visually prominent part of the site south of the main belt of landscape screening appears to be shorter than that shown in the Alternative Illustrative Masterplan. Therefore, we consider that this access point is acceptable in principle, subject to it meeting the requirements of condition 13 of the outline planning permission.

### **Feasibility layout and house types**

We consider that the submitted Feasibility Layout is in general accordance with the design and layout principles of the Alternative Illustrative Masterplan as required by condition 5.

#### **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**

We consider the proposed use of split-level dwellings and two-storey dwellings with undercroft parking on certain parts of the site would, subject to accordance with the maximum building heights shown on the Building Heights Parameter Plan, be preferable to using retaining walls which may increase the visual impact of the development.

If the applicant chooses subsequently to submit a reserved matters application, we would highlight our recommendations outlined at paragraph 6.3.7 of our Housing Position Statement (linked below), that new housing developments in the Cotswolds National Landscape should:

- respect the locally distinctive characteristics of the existing settlement;
- respect the relevant ‘special qualities’ of the Cotswolds National Landscape;
- be consistent with relevant policies of the Cotswolds AONB Management Plan;
- be consistent with the guidelines in ‘Cotswolds AONB Landscape Strategy and Guidelines’;
- be consistent with the guidelines in ‘Cotswolds AONB Local Distinctiveness and Landscape Change’ (in particular Chapter 4, ‘the Built Environment’);
- facilitate opportunities for people to travel and access services by a range of transport modes, reducing dependency on car use; and
- new affordable housing should be indistinguishable from market housing in character and design quality and should be fully integrated into the development.

### **Housing mix**

The applicant’s submission provides for a quantum (40%) and mix of affordable housing in accordance with the Section 106 agreement which forms part of the outline planning permission. It is understood that other affordable requirements relating to tenure split, dwelling size etc. and the market housing mix are yet to be determined. At this stage the Board would make no comment on this aspect of the submission apart from reiterating our support for the delivery of affordable housing in strict accordance with the outline planning permission.

### **Further information**

The Board also recommends that any applicant should also take into account the following Board publications when preparing an application for reserved matters approval for this development<sup>3</sup>:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) in this instance, with regards to Landscape Character Type (LCT) 2 (Escarpment), which the site is located within, and LCT 7 (High Wold), which the site is visible from;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 2 ([link](#)), including Section 2.1 and LCT 7 ([link](#)), including Section 7.1;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Housing Position Statement ([link](#)) and its appendices ([link](#)), Landscape-Led Development Position Statement ([link](#)) and its Appendices ([link](#)), Tranquillity Position Statement ([link](#)) and the Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

I hope this response is useful. 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 be 'S. Joyce', with a small dot at the end.

Simon Joyce

**Planning Officer**

[simon.joyce@cotswoldsaonb.org.uk](mailto:simon.joyce@cotswoldsaonb.org.uk) | 07808 391227

## 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) 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)