

Isobella Wise
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB



By email only to: Isobella.wise@stroud.gov.uk

06 March 2023

Dear Isobella,

APPLICATION NO: S.23/0289/AFPA

DESCRIPTION: Agricultural storage building

LOCATION: Brookside Farm, Waterley Bottom, North Nibley, Dursley, Gloucestershire, GL11 6EF

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 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Type (LCT) 3 Rolling Hills and Valleys;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 3 ([link](#)), including Section 3.3;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#)); and
- Cotswolds Conservation Board Position Statements ([link](#)), including in this instance, with regards to the Tranquillity Position Statement ([link](#)) and with regards to the Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#))

For the reasons outlined in Annex 1 below, we **do not object** to this application. 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".

Simon Joyce
Planning Officer
simon.joyce@cotswoldsaonb.org.uk | 07808 391227

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

ANNEX 1: COTSWOLDS NATIONAL LANDSCAPE CONSULTATION RESPONSE IN RELATION TO PLANNING APPLICATION S.23/0289/AFPA

The applicant submitted an application on 16 January 2023 (appn. ref. S.23/0093/AGR) under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the LPA to determine if prior approval was required for the erection of the proposed barn. In determining the application on 13 February 2023, the LPA determined that prior approval is required due to the site's location within the Cotswolds National Landscape.

Landscape and Visual Impact

The site is located within the Cotswolds National Landscape, within which there is a duty to have regard to the purpose of conserving and enhancing natural beauty. Within this context paragraph 176 of the National Planning Policy Framework further states that great weight should be given to conserving and enhancing landscape and scenic beauty.

These objectives are reflected in Delivery Policy ES7 of the Stroud District Local Plan 2015 which states that priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Delivery Policy ES7 also states that in all locations, development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District and priority will be given to the protection of the quality and diversity of the landscape character. The supporting text of Delivery Policy ES7 states that proposals for development within or affecting the AONB will be expected to have regard to the Cotswold Conservation Board's Management Plan, which is a material consideration in the determination of this application.

Policy CE1 of the Cotswolds AONB Management Plan states that proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment (LCA) and Landscape Strategy and Guidelines (LS&G). Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB should have regard to the scenic quality of the location and its setting and ensure that views and visual amenity are conserved and enhanced.

With regards to potential impacts on landscape character, the proposed development is located in the 'Rolling Hills and Valleys' Landscape Character Type (LCT 3 in the Cotswolds AONB Landscape Character Assessment referred to above) which is particularly sensitive to change. This is because these valleys are quiet rural landscapes with strong associations of peace, tranquillity and a sense of remoteness.

Although the applicant has not provided any detailed landscape and visual appraisal to assess or justify the siting, design and external appearance of the barn it is acknowledged that the proposed site is close to two other agricultural buildings previously permitted by the LPA and that the LPA has previously agreed that compared to other locations within the holding, this location would minimise the visual impact of the building. The Board agrees with this assessment and acknowledges that the additional building would not be unduly prominent in the wider landscape being located on the valley bottom and screened from Waterley Bottom by trees and hedges.

It is also acknowledged that the permitted and proposed buildings are relatively modest in scale and the materials proposed are similar to those used for the other buildings on site. The proposed building extends to 375sqm and 5m to the ridge. If prior approval were to be granted, the combined floor area of the three buildings would total less than the 1,000sqm permitted by Class A.

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
- 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
 - 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