



Rachel Brown
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
Gloucestershire
GL5 4UB

By email only to: rachel.brown@stroud.gov.uk

25 April 2023

Dear Rachel,

REFERENCE NO: S.23/0701/FUL

DESCRIPTION: Construction of permanent stable block, concrete yard and outdoor manege (sand school) for private use.

LOCATION: Land at Lye Farm, Lampern Hill, Uley, Gloucestershire

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) 3 (Rolling Hills and Valleys);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 3 ([link](#)) including Section 3.7;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#)); and
- Cotswolds National Landscape Board Position Statements ([link](#)), particularly in this instance with regards to the Keeping of Horses and Ponies Position Statement ([link](#)) and Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

The Board's Management Plan 2023-2025 and guidance documents are material considerations in the determination of planning applications within the National Landscape. The Cotswolds AONB Landscape Strategy and Guidelines ('LS&G'), referenced above, relating to LCT 3 identify the establishment or expansion of equestrian establishments, in particular the proliferation of stables and menages as a 'local force for change' (Section 3.7).

Whilst the Board does not wish to object to the application and recognising that the proposed stable block is located in proximity to other farm buildings and will consist of relocated field shelters that are already present on site whilst the application also proposes additional screening on the western

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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

Chairman:
Brendan McCarthy

Vice Chair:
Rebecca Charley

boundary to reduce the visual impact of the stable block and menage, the LS&G make the following recommendations which the LPA should take into account in its determination:

- Take into account proximity to bridleways etc. (Uley Footpath 67 passes close to the western boundary of the site and the provision of additional screening is supported to minimise the visual impact of the stables and menage);
- Where possible, existing buildings should be utilised and new stables and other structures kept to a minimum;
- New structures should be carefully sited and designed to minimise their impact on the landscape. Wherever possible they should be located close to existing buildings...and should follow the form of the landscape, avoiding prominent locations;
- Jumps, temporary fences and other equipment should be well maintained and removed when not in use;
- Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers.

Further recommendations are contained within the Board's Position Statement on The Keeping of Horses and Ponies, also referenced above. Dark skies are one of the 'special qualities' of the Cotswolds National Landscape and the conservation of dark skies is particularly important in areas such as this which feature relatively low levels of light pollution, as indicated in Appendix 1 of the Board's Dark Skies and Artificial Light Position Statement Position Statement, referred to above.

Therefore, and without prejudice, if the LPA is minded to grant planning permission, we recommend that planning conditions should be imposed which seek to mitigate any potential adverse impacts on the landscape and scenic beauty of the Cotswolds National Landscape. These would include conditions restricting the use of lighting (we note that the menage is not to be floodlit) to minimise the potential visual impact of the development and any potential adverse impact on dark sky quality.

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

Yours sincerely,

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

Simon Joyce MRTPI

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
- 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