



Catherine Gibbons
Stratford-on-Avon District Council
Elizabeth House
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Stratford-upon-Avon
Warwickshire
CV37 6HX

By email only to: planning.applications@stratford-dc.gov.uk

24 April 2023

Dear Catherine,

APPLICATION NO: 23/00540/FUL

DESCRIPTION: Demolition of Nissen hut, erection of a single building forming two ancillary units and a replacement, standalone bat loft structure

LOCATION: North Farm, North Farm Road, Cherington, Warwickshire, CV36 5HZ

The above planning application, which is for a development that would be located within the setting of Cotswolds National Landscape¹, has been brought to the attention of the Cotswolds National Landscape Board² ('the Board').

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](#)), in particular policies CE1 (Landscape), CE3 (Local Distinctiveness), CE4 (Tranquillity) and CE5 (Dark Skies);
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Type (LCT) 1 (Escarpment Outliers) which the site lies adjacent to;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 1 ([link](#)) including Section 1.2;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#)) particularly, in this instance, with regards to Chapter 4 (The Built Environment) ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Development in the Setting of the Cotswolds AONB ([link](#)), Tranquillity Position Statement ([link](#)) and Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

The application site lies outside of, but adjacent to, the National Landscape boundary and as such lies within the setting of the National Landscape. The Board notes the extant prior approval ref. 21/01838/COUQ granted on 2 June 2021 under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use and conversion of the Nissen hut to 3 no. residential units. This prior approval also established a domestic

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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

curtilage around the property. Therefore, the Board considers that this approval provides the applicant with a fall-back position whereby a residential use has been established at the site. The Board notes that the proposed barn, which is for a residential use (guest and staff accommodation) ancillary to the main house, is of identical volume and GIA to the Nissen hut it would replace and would establish an identically-sized curtilage to that consented under 21/01838/COUQ.

We will not be providing a more comprehensive response on this occasion. This does not imply either support for, or an objection to, the proposed development, however the Board also notes the response of Warwickshire County Council's Rights of Way Officer in relation to public bridleway SS57 and supports their response on this matter.

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

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S. Joyce', written in a cursive style.

Simon Joyce

Planning Officer

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) 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