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BA14 8JN



By email only to: [Victoria.Davis@Wiltshire.gov.uk](mailto:Victoria.Davis@Wiltshire.gov.uk)

29 March 2023

Dear Victoria,

**APPLICATION NO:** PL/2022/07202

**DESCRIPTION:** Use of land and buildings for events, retention of caravan as accommodation for event guests, formation of new access track for agricultural and events use, formation of new passing place, together with associated landscaping – part retrospective.

**LOCATION:** Euridge Manor Farm, Euridge, Colerne, SN14 8BJ

Thank you for consulting the Cotswolds National Landscape Board<sup>1</sup> ('the Board') on the further information submitted by the applicant in support of this proposed development, which would be located within the Cotswolds National Landscape<sup>2</sup>.

Having considered the applicant's additional submissions, the Board's concerns remain that this application will not conserve and enhance the natural beauty of the National Landscape. This response should be read in conjunction with our previous response dated 15 November 2022. For the reasons outlined below and in our previous response we continue to **object** to this application.

Whilst we would concur with the view expressed in Enderby Associates' letter dated 15 March 2023 that differences of opinion on landscape/visual effects are not unusual and are ultimately matters that the decision maker needs to consider in the 'planning balance' and also note the assessment of the Council's Landscape Officer, the Board remains concerned that the proposal is an overly highways-led response. Our previous response outlines our assessment of the potential landscape and visual impacts of the scheme which we will not repeat at length here although we would highlight the assessment within the applicant's LVA that the track would have a significant (moderate or major/moderate) adverse visual impact from a number of viewpoints.

Notwithstanding our objection, should the Council intend on granting planning permission, we would support the observations of the Council's Landscape Officer in their response dated 5 April 2023 regarding works required to the local highways network in order to safeguard the dry-stone walls and hedgerows, which are one of the special qualities of the National Landscape. As highlighted in our previous response, Sections 9.2 and 9.14 of the Cotswolds AONB Landscape Strategy and Guidelines highlight the issues of increased traffic on rural lanes arising from proposals such as this and the works to accommodate it.

In our previous consultation responses to recent applications at Euridge Manor we requested that the applicant provided further information to demonstrate that application would not generate an increase of more than 10% compared to baseline traffic conditions, these not including the traffic associated with the events taking place at the venue without planning permission.

**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**

Our understanding is that this has not yet been provided and as such we continue to request an assessment by the applicant of this number of movements in relation to baseline traffic flows in the local area to gauge any impact upon the tranquillity of the AONB.

Without prejudice, should the Council intend on granting planning permission for the development, we would request that the external lighting scheme, noise management plan and landscaping proposals (including the construction of new vehicle passing places) are conditioned as necessary and their implementation monitored as appropriate in the interests of conservation and enhancement of dark skies, tranquillity and landscape and scenic beauty within the Cotswolds National Landscape.

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

Yours sincerely,

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