



Clare Anscombe
Planning and Strategic Housing
West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
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By email only to: clare.anscombe@westoxon.gov.uk;

8 June 2023

Dear Clare,

APPLICATION NO: 23/01256/CND

DESCRIPTION: Discharge of condition 8 (foul and surface water drainage scheme, details of external lighting, details of twin unit caravans, landscaping scheme and maintenance schedule) of planning permission 21/00801/FUL

LOCATION: Land North West Of 66 Over Norton Road, Chipping Norton, Oxfordshire

Thank you for consulting the Cotswolds National Landscape Board¹ 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) 12 (Dip Slope Lowland Valley), which the site is located within, and LCT 7 (High Wold) which the site is adjacent to;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 12 ([link](#)), including Section 12.13, and LCT 7 ([link](#));
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

Having reviewed the application and supporting information, the Board wishes to raise an **objection** and requests that the applicant provides further information, clarification and amendments to the proposals in order to ensure that the natural beauty of the National Landscape is conserved and enhanced in line with paragraph 176 of the National Planning Policy Framework and policies EH1 and EH8 of the West Oxfordshire Local Plan 2031.

In allowing the applicant's appeal (ref. APP/D3125/W/21/3275608) the appeal Inspector advised that the scheme for which permission is sought here could include 'opportunities to bolster the planting

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

Chairman:
Brendan McCarthy

Vice Chair:
Rebecca Charley

along the northern boundary and biodiversity enhancements' (paragraph 20 of the appeal decision). However new planting is only shown in a short section close to the site entrance and should ideally be extended along the northern boundary. We would also support the comments of the Council's Forestry and Landscape Officer requesting further clarification on planting specifications and other elements of the landscaping scheme. There also appears to be no specific timetable for implementation of the scheme as required by condition 8.

The Appeal Inspector also stated at paragraph 31 of the appeal decision that *"it is also necessary to control any external lighting"*. Policy CE5 'Dark Skies' of the AONB Management Plan states that proposals that are likely to impact on the dark skies of the Cotswolds National Landscape should have regard to these dark skies, by seeking to (i) avoid and (ii) minimise light pollution. Measures should be taken to increase the area of dark skies in the Cotswolds AONB by (i) removing and (ii) reducing existing sources of light pollution.

Dark skies are one of the 'special qualities' of the Cotswolds National Landscape and the applicant is encouraged to refer to the Cotswolds National Landscape Board's guidance in relation to artificial light and dark skies contained in our Dark Skies and Artificial Light Position Statement (and its appendices) referred to above. In particular the applicant should demonstrate that the proposal complies with Guidance Note 01/21 on The Reduction of Obtrusive Light, published by the Institution of Lighting Professionals (ILP) (which forms Appendix 2 of our Position Statement on Dark Skies and Artificial Light referenced above) and other relevant guidance. We would recommend that the relevant 'environmental zone' for which compliance should be assessed is Environmental Zone E1 which relates to AONBs and would request that a downward-facing alternative to the lanterns proposed by the applicant is required to limit light pollution and light spill.

Please don't 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', with a stylized flourish at the end.

Simon Joyce MRTPI

Planning Officer

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NOTES:

- 1) 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.
- 2) 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.
- 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 2023-2025
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