



Peter Morgan
Planning and Strategic Housing
West Oxfordshire District Council
Elmfield, New Yatt Road
Witney
OX28 1PB

By email only to: peter.morgan@westoxon.gov.uk

7 August 2023

Dear Peter,

APPLICATION NO: 23/01422/FUL

DESCRIPTION: Development of seven houses and a two-storey block of four flats and associated works to include widening of Greenwich Lane

LOCATION: Land West of Greenwich Lane, Leafield

Thank you for consulting the Cotswolds National Landscape Board¹ (the Board) on the additional information provided by the applicant in support of this proposed development, which would be located the Cotswolds National Landscape (CNL)².

In our initial response dated 18 July 2023 we raised a holding objection as we considered that the need for the development has not been demonstrated in line with the policy requirements of the West Oxfordshire Local Plan and the potential impacts of the proposal on the Cotswolds National Landscape had not been adequately assessed. This response should therefore be read in conjunction with our previous submission.

Having reviewed the further information submitted which appears to be limited to elevations/floor plans, location/block plans (though it is not clearly shown how these differ from those originally submitted) and an extract from the application form, we wish to **maintain our holding objection** as our comments have not been addressed.

We would reiterate our previous comments regarding the submission of robust evidence of local need arising from within the AONB as reflected by Policy CE12 of the AONB Management Plan and our Housing Position Statement, our comments regarding landscape and visual impact, landscaping and design (particularly given the similar comments received from the Council's Planning Policy team) and lighting.

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 be "S. Joyce".

Simon Joyce MRTPI

Planning Officer

simon.joyce@cotswoldsaonb.org.uk | 07808 391227

Cotswolds Conservation Board

Cotswold Business Centre
2 A P Ellis Road, Upper Rissington
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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

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 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