

John Chaplin
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB



By email only to: john.chaplin@stroud.gov.uk

10 August 2023

Dear John,

APPLICATION NO: S.23/1484/REM

DESCRIPTION: Application for the approval of reserved matters (layout, scale, external appearance of the stadium and the landscaping of the site) from Outline permission S.19/1418/OUT for 5000-capacity football stadium

LOCATION: Land at M5 Junction 13, West of Stonehouse, Eastington, Gloucestershire

Thank you for consulting the Cotswolds National Landscape Board¹ ('the Board') on this proposed development, which would be located within the setting of the Cotswolds National Landscape.²

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 Types (LCT) 18 (Settled Unwooded Vale) and 2 (Escarpment);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, regards to LCT 18 ([link](#)), including Section 18.1 and LCT 2 ([link](#)) including Section 2.1;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to Development in the Setting of the AONB ([link](#)), Landscape-Led Development ([link](#)), and Dark Skies and Artificial Light ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

For the reasons outlined below, the Board **does not object** to this application.

Whilst the site forms part of the setting of the Cotswolds National Landscape, it lies some distance from its boundary, the nearest point being Doverow Hill, over 2km from the site. The Cotswold escarpment, the views to and from which comprise one of the 'special qualities' of the National Landscape, lies further east, around 3km from the site's eastern boundary.

It is noted that the stadium (which has outline planning permission ref. S.19/1418/OUT) is part of a wider emerging site allocation (Strategic Site PS20) in the draft Stroud District Local Plan Review

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

which is currently at examination stage. The Board has previously provided comments on an outline application for that site allocation, application ref. S.22/0206/OUT, dated 5 April 2022.

In considering that application, the Board agreed with the applicant that the proposed wider development was unlikely to create any significant adverse landscape or visual effects upon the setting of the Cotswolds National Landscape or its special qualities, including the escarpment, the high wold and its tranquillity and did not object to that application.

We did advise that the impact of any lighting, including floodlighting for the stadium and training pitches, should be minimised and a detailed lighting design strategy should be submitted for the Council's consideration in the interests of minimising the impact of 'sky glow' from the development upon the tranquillity of the National Landscape.

This application is for the approval of reserved matters pursuant to outline planning permission ref. S.19/1418/OUT, dated 21 August 2020. Condition 27 (lighting design for biodiversity) and, in particular, condition 45 (detailed lighting impact assessment) of that outline permission relate to lighting proposals for the stadium and associated areas of the site.

The Board notes the applicant's comments at paragraphs 4.8 and 4.9 of the applicant's Planning Statement and page 51 of the Design & Access Statement Addendum which state that this application is solely for the approval of reserved matters and does not seek the discharge of conditions 27 and 45 as the lighting design is still being finalised. Accordingly, whilst the Board does not object to this application, we would request that we are consulted when a lighting design and impact assessment are submitted to discharge conditions 27 and 45.

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. 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