



Stuart McIver
Stratford-on-Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX

By email only to: stuart.mciver@stratford-dc.gov.uk

28 June 2023

Dear Stuart,

APPLICATION NO: 23/00679/FUL

DESCRIPTION: Erection of an accessible accommodation (hostel type) and activities/education block for day-time and overnight visitors

LOCATION: Edgehill Country Park, Camp Site, Camp Lane, Knowle End, Warmington, Warwickshire, OX17 1DH

Thank you for consulting the Cotswolds National Landscape Board¹ ('the Board') on the additional information submitted in support of this proposed development, which would be located within the Cotswolds National Landscape².

In our previous response, dated 10 May 2023, we raised an objection on the basis that the proposal as submitted has not adequately considered, and may negatively impact, the ancient woodland adjoining the site. We made some recommendations as to how the applicant may wish to address this matter, principally through the preparation of an Arboricultural Impact Assessment.

The applicant has since commissioned an Arboricultural Report (Bucks Plant Care Ltd, June 2023). This tree survey and impact assessment concludes that the location of the proposed building will not impact the trees in the designated ancient woodland and that a 15m buffer zone, as recommended within Natural England's Standing Advice, will be achievable for the majority of trees within the ancient woodland. We note the findings of the report in terms of the distance of the boundary of the ancient woodland from the proposed building and the fact that ash dieback disease has affected the woodland and trees closest to the proposed building have had to be removed over recent years. The report also demonstrates that the root protection areas of trees worthy of retention will not be impacted as a result of this proposal. We accept that in the case of the two cherry trees T01 and T02, the root protection zones for which lie at 14m from the proposed building at their closest point, the intervening topography is such that their roots are unlikely to be affected by the building.

On this basis, we are content to **withdraw our previous objection** and now have **no objection** to this proposal. We would recommend that in line with Natural England's Standing Advice, a buffer zone between the ancient woodland and the development should be secured via an appropriately worded planning condition. This should create semi-natural habitats with local and appropriate native species to contribute to wider ecological networks.

We would also wish to make an additional comment regarding lighting and potential impact on dark skies of the National Landscape.

Cotswolds Conservation Board

Cotswold Business Centre
2 A P Ellis Road, Upper Rissington
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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

In our previous response, we also noted that no information has been provided regarding external lighting. Without prejudice, if the local authority is minded to grant planning permission, planning conditions should be imposed to ensure compliance with the requirements of with Guidance Note 01/21 on The Reduction of Obtrusive Light, published by the Institution of Lighting Professionals (ILP) (which forms Appendix 2 of the Board's Position Statement on Dark Skies and Artificial Light, referenced above). We would recommend that the relevant 'environmental zone' for which compliance should be assessed is Environmental Zone E1 which relates to AONBs to mitigate any adverse impact and ensure that all lighting meets the standards to preserve the dark skies and landscape character of the Cotswolds National Landscape.

Please do not hesitate to contact me if you wish 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 MRTPI

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.