



Lucy White
Planning: Place and Growth
Cheltenham Borough Council
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Cheltenham
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By email only to: lucy.white@cheltenham.gov.uk

8 August 2022

Dear Lucy,

APPLICATION NO: 22/01300/FUL

DESCRIPTION: Erection of field shelter for horses

LOCATION: Ham Hill Farm South, Ham Road, Charlton Kings

Thank you for consulting the Cotswolds Conservation Board ('the Board') on this proposed development, which would be located within the Cotswolds National Landscape.¹

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 Landscape². 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 publications³:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Types (LCT) 2 Escarpment and LCT 7 High Wold;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 2 ([link](#)), including Section 2.6 and LCT 7 ([link](#)), including Section 7.10;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Keeping of Horses and Ponies ([link](#)) and Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

Policy SD6 of the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS) requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental, and social well-being. This reflects advice in the National Planning Policy Framework that requires policies and decisions to recognise the intrinsic character and beauty of the countryside. Policy SD7 of the JCS states that all development proposals within the setting of the Cotswolds National Landscape will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage, and other special qualities. Proposals will also be required to be consistent with the policies set out in the Cotswolds AONB Management Plan. Policies relevant to this application would include CE1 and CE10 which advise that new development is compatible with the Board's guidance, including the Landscape Strategy and Guidelines and Position

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

Statements referred to above which are material considerations in the determination of planning applications.

The Cotswolds AONB Landscape Strategy and Guidelines ('LS&G') relating to LCT 2 identify the proliferation and concentration of equestrian establishments as a 'local force for change' with the proliferation of stables and other visual clutter including shelters identified as having potential adverse landscape implications. The LS&G recommends that to minimise any adverse landscape impacts, new structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes.

Whilst the Board does not wish to object to the application and recognising that the applicant's proposed location for the shelter is close to other existing buildings and is unlikely to appear prominent in the wider landscape, the Board's Position Statement on The Keeping of Horses and Ponies makes the following recommendations which we recommend that the LPA should take into account in its determination:

- Where possible, existing buildings should be used and new stables and other structures kept to a minimum.
- New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes.
- Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers.

It is noted that no lighting is proposed for the shelter. Dark skies are one of the 'special qualities' of the Cotswolds National Landscape and the conservation of dark skies is particularly important in areas such as this which feature relatively low levels of light pollution, as indicated in Appendix 1 of the Board's Dark Skies and Artificial Light Position Statement Position Statement, referred to above.

Therefore, and without prejudice, if the LPA is minded to grant planning permission, we recommend that appropriate planning conditions should be imposed to mitigate any potential adverse impacts on the landscape and scenic beauty of the AONB. These would include conditions restricting the use of lighting to minimise the potential adverse impact on dark sky quality.

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

Yours sincerely,



Simon Joyce

Planning Officer

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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) Section 85 of the Countryside and Rights of Way Act 2000.
www.legislation.gov.uk/ukpga/2000/37/section/85
- 3) 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 2018-2023
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