

Michelle Payne
Planning: Place and Growth
Cheltenham Borough Council
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By email only to: michelle.payne@cheltenham.gov.uk

28 March 2023

Dear Michelle,

APPLICATION NO: 23/00175/FUL

DESCRIPTION: Demolition of existing 3-bedroom house and detached garage, and construction of new 5-bedroom dwelling

LOCATION: Windyridge, Daisy Bank Road, Cheltenham, Gloucestershire, GL53 9QQ

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

In our previous response dated 23 February 2023 we raised a holding objection and requested additional information to assess the potential impact of the development given the sensitive location of the proposed development within the nationally significant Cotswolds National Landscape. This supplementary response should be read in conjunction with our previous response though having reviewed the additional information provided, we wish to **withdraw** our holding objection.

A supplementary document 'Designing for Dark Skies' (Glazzard Architects, March 2023) has been submitted confirming that all external lighting will be designed to generate zero upward light spill and be fitted with motion sensors and time control. The main habitable spaces have been designed with external overhangs and canopies. The analysis of the design shows that the percentage of glazing on all elevations is less than 50% which aligns with published technical advice for glazing in protected landscapes. A visual representation of the proposal at dusk (19.00 in March) has also been provided.

Without prejudice, if the local authority is minded to grant planning permission, planning conditions should be imposed to secure the mitigation measures outlined and 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). 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.

The applicant has also submitted a Landscape and Visual Impact Statement (Landscape Matters Design LLP, March 2023). This provides usual context and site photography which was lacking within

the initial submission. It also demonstrates that due to the local topography, mature plantation, copse, and Golf Course vegetation, the alignment of the rights of way / roads, and the orientation of properties the site is visible from a relatively limited number of locations. It concludes that the proposal will not be visually intrusive within its setting and although larger than the current building it might appear less bulky from the key viewpoint directions due to its orientation, design, and incorporation of calcareous grassland / meadow areas on the green roofs and lower lawn. We consider that the proposed dwelling would not lead to significant adverse impacts on the character and appearance of the site over and above the baseline of the current dwelling and that, if secured via condition, the landscaping proposals may bring about a minimal enhancement.

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 small dot at the end.

Simon Joyce

Planning Officer

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