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By email only to: [Charlotte.Dicks@stratford-dc.gov.uk](mailto:Charlotte.Dicks@stratford-dc.gov.uk)

8 June 2022

Dear Charlotte,

**APPLICATION NO:** 21/01726/VARY

**DESCRIPTION:** Variation of condition 2 of application 19/03574/FUL (Erection of Poultry Buildings and Associated Infrastructure) to allow the erection of additional amenity buildings/infrastructure associated with approved scheme (revised details).

**LOCATION:** Lunnons Farm, Barcheston.

Thank you for consulting the Cotswolds Conservation Board ('the Board') on the revised plans for this proposed development, which would be located within the setting of the Cotswolds National Landscape.<sup>1</sup>

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.<sup>2</sup> 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 publications<sup>3</sup>:

- 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 Type (LCT) 1 (Escarpment Outlier) from which the site can be viewed;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 1 ([link](#)) including Section 1.9;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#)); and
- Cotswolds Conservation Board Position Statements ([link](#)), in particular the Development in the Setting of the Cotswolds AONB Position Statement ([link](#))

Although the Board objected to the original application to establish the poultry operation at Lunnons Farm, having reviewed the updated plans submitted for this application, the Board **does not wish to object**.

This application seeks to vary the approved plans for the extant planning consent 19/03574/FUL, by enlarging the site gatehouse and water holding tank and introducing a small shed to house a wheat blender and an additional bulk feed bin. It is understood these changes are necessary due to regulatory changes since the extant permission was granted in 2020.

The proposed enlargements to the gatehouse and water holding tank are minor compared both to the consented buildings and the overall size and scale of the development whilst the additional

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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](http://cotswoldsaonb.org.uk)

Chairman:  
**Brendan McCarthy**  
Vice Chair:  
**Rebecca Charley**

buildings are grouped with the consented buildings and are of a lower height than the consented poultry sheds and silos they would sit adjacent to. External materials will match those used on the consented buildings and the amendments would not result in an expansion of the site boundary. As such we do not consider that the amendments would result in a significantly greater adverse impact on landscape character and/or visual amenity than the consented scheme.

Please don't hesitate to contact me if you wish to discuss this response further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Joyce', with a horizontal line extending to the right.

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](http://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](http://www.cotswoldsaonb.org.uk/management-plan)
  - b. Cotswolds AONB Landscape Character Assessment  
[www.cotswoldsaonb.org.uk/lca](http://www.cotswoldsaonb.org.uk/lca)
  - c. Cotswolds AONB Landscape Strategy and Guidelines  
[www.cotswoldsaonb.org.uk/lsg](http://www.cotswoldsaonb.org.uk/lsg)
  - d. Cotswolds AONB Local Distinctiveness and Landscape Change  
[www.cotswoldsaonb.org.uk/ldlc](http://www.cotswoldsaonb.org.uk/ldlc)
  - e. Cotswolds Conservation Board Position Statements  
[www.cotswoldsaonb.org.uk/ps1](http://www.cotswoldsaonb.org.uk/ps1)  
[www.cotswoldsaonb.org.uk/ps2](http://www.cotswoldsaonb.org.uk/ps2)