



Janice Bamsey
Planning and Strategic Housing
West Oxfordshire District Council
Elmfield, New Yatt Road
Witney
OX28 1PB

By email only to: Janice.Bamsey@westoxon.gov.uk

24 January 2022

Dear Janice,

APPLICATION NO: 21/04053/SCOPE

DESCRIPTION: Scoping Opinion in relation to a proposed planning application for a residential development

LOCATION: Land North of Witney Road Long Hanborough Oxfordshire

Further to our recent correspondence, the above planning application, which is for a development that would be located within the setting of the Cotswolds National Landscape¹, has been brought to the attention of the Cotswolds Conservation Board ('the Board').

The Board has reviewed the information submitted in the scoping report from the applicant and considers that this development could potentially have an impact upon the Cotswolds National Landscape which lies approximately 80m north of the site, beyond Millwood End. The Millwood End Conservation Area shares its northern boundary with the National Landscape. Paragraph 10.5 of the applicant's Scoping Report mentions that *"the proximity of the AONB to the site means that views are likely to be available from public rights of way within this designated landscape"* and paragraph 10.8 states that *"the proposed development will also lead to changes to views from sensitive visual receptors in the vicinity of the site, including ... the Cotswolds AONB... These will include changes to night time views as a result of increased lighting. Given the scale of the proposed development and the proximity of many of the sensitive receptors to the site, it is considered that these changes have the potential to be significant"*.

The Board therefore supports the conclusion of the applicant's scoping report that Landscape and Visual matters are to be scoped into the Environmental Statement (ES) to include an assessment of any impact on visual receptors located within the AONB.

The ES (in particular the Landscape and Visual Effects, Cultural Heritage and Traffic and Transport chapters) and the lighting and noise assessments submitted in support of any forthcoming application should have regard to the potential impacts of the proposed development and cumulative impacts when considering other recently consented development in Long Hanborough on the National Landscape, including relevant 'special qualities' of the National Landscape². These include:

- views from and to the AONB;
- the dark skies of the National Landscape, including potential increases in light pollution and the introduction of lit elements into night-time views from the National Landscape;
- the relative tranquillity of the National Landscape, including:
 - o potential increases in noise and other visual and aural disturbance;

Cotswolds Conservation Board

The Old Prison, Fosse Way, Northleach
Gloucestershire GL54 3JH
01451 862000
info@cotswoldsaonb.org.uk

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

- o the % increase in traffic movements on roads in and adjacent to the National Landscape;
- the heritage assets of the National Landscape, and their settings, including Conservation Areas.

Further guidance on relevant considerations is provided in the following Cotswolds Conservation 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) 16 Broad Floodplain Valley;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 16 ([link](#)), including Section 16.1;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Housing Position Statement ([link](#)), Development in the Setting of the AONB ([link](#)), Tranquillity ([link](#)), Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)) and Landscape-Led Development Position Statement ([link](#)).

If you have any queries regarding the information provided in this response, please do not hesitate to get in touch.

Yours sincerely,



Simon Joyce

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 'special qualities' of the Cotswolds National Landscape are listed in Chapter 2 of the Cotswolds AONB Management Plan 2018-2023. The special qualities of the National Landscape are:
 - the aspects of the area's natural beauty which make the area particularly distinctive and valuable, especially at a national scale;
 - the key attributes on which the priorities for the area's conservation, enhancement and management should be based.
- 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