



Simon Penketh
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

By email only to: simon.penketh@stroud.gov.uk

22 June 2022

Dear Simon,

APPLICATION NO: S.22/1317/VAR

DESCRIPTION: Variation of Conditions 2 (Approved plans), 13 (Arboricultural Impact Statement), 17 (Tree Protection Plan) & 36 (Travel Plan) of permitted application S.17/2729/FUL as amended by S.21/0135/MINAM

LOCATION: Site of Former Standish Hospital, Beatrice Webb Lane, Standish, Gloucestershire

Thank you for consulting the Cotswolds Conservation Board ('the Board') on this proposed development, which is 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 Landscape.² 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:

- 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);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, regards to LCT 2 ([link](#)) including Section 2.1;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to Housing ([link](#)), Landscape-Led Development ([link](#)), Tranquillity ([link](#)) and Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2 now updated in 2021](#), [link 3](#)).

Although the Board objected to the original application on the site, we recognise that planning permission was granted and the development is currently under construction.

The applicant states that the scheme has evolved in response to further on-site investigations during the initial construction work and an opportunity to provide an improved scheme that better responds to the site characteristics. We note that the proposals result in a reduction in dwellings across the site from 99 to 90 and the rearrangement of dwellings in the character areas concerned should allow more space for soft landscape and tree planting.

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

We have reviewed the applicant's AONB Addendum (Ref:PL1702-RP-011-03, April 2022) and agree with the conclusion that the changes proposed are relatively minor compared with the approved scheme and would not have a further detrimental impact upon the landscape and scenic beauty of the Cotswolds National Landscape.

Accordingly, the Board **does not wish to object** to this application.

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 small dot at the end.

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) 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