



**COTSWOLDS NATIONAL LANDSCAPE (CNL) BOARD**  
**DEVELOPMENT MANAGEMENT CONSULTATION THRESHOLDS**

**PRIMARY CONSULTATION THRESHOLDS<sup>i</sup>**

<b>Threshold</b>	<b>Within CNL (within settlement boundaries)</b>	<b>Within CNL (outside of settlement boundaries)</b>	<b>Within setting of CNL<sup>ii</sup> (outside of settlement boundaries)</b>	<b>Within setting of CNL (within settlement boundaries)</b>
1. Major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015: <sup>iii</sup>				
(a) the winning and working of minerals or the use of land for mineral-working deposits;	Y	Y	Y	N
(b) waste development;	Y	Y	Y	N
(c) the provision of dwellinghouses where:				
(i) the number of dwellinghouses to be provided is 10 or more; or	Y	Y	Y	N
(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);	Y	Y	Y	N
(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or	Y	Y	Y	N
(e) development carried out on a site having an area of 1 hectare or more.	Y	Y	Y	N
2. Schedule 1 development under the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. <sup>iv</sup>	Y	Y	Y	N
3. Schedule 2 development under the EIA Regulations that are above the applicable thresholds and criteria (including EIA scoping opinion consultations and, where appropriate, EIA screening opinion consultations). <sup>v</sup>	Y	Y	Y	N
4. Isolated homes in the countryside (i.e. development proposals covered by paragraph 84 of the National Planning Policy Framework (NPPF)).	N/A	Y	Y	N/A

N.B. The exception to these primary consultation thresholds is minor variations to existing planning permissions (i.e., the Board does not need to be consulted on such proposals).

## SECONDARY CONSULTATION THRESHOLDS<sup>vi</sup>

Threshold	Within CNL (within settlement boundaries)	Within CNL (outside of settlement boundaries)	Within setting of CNL <sup>vi</sup> (outside of settlement boundaries)	Within setting of CNL (within settlement boundaries)
Proposals for 1-9 dwellings	Y (within Conservation Areas)	Y	N	N
Replacement dwellings where the replacement dwelling is significantly larger than the original.	N	Y	N	N
Significant extensions to existing dwellings (e.g., conversion from single storey to two storey)	N	Y	N	N
Conversion of barns or stables to dwellings	N	Y	N	N
New, isolated barns (i.e., not within a farmyard complex)	N	Y	N	N
New, isolated stables (i.e., not within a farmyard complex)	N	Y	N	N
New equestrian facilities (e.g., a manege)	N	Y	N	N
Land operations that involve significant cut or fill or alterations to landform	N	Y	N	N
Telecoms masts	Y	Y	Y	N
Renewable energy proposals below EIA schedule 2 thresholds'	Y	Y	Y	N
Airport development likely to lead to (increased) overflying of the CNL	Y	Y	Y	Y
Proposals that are likely to increase noise levels within the CNL	Y	Y	Y	Y
Proposals that are likely to increase light pollution (including sky glow) within the CNL	Y	Y	Y	Y
Proposals that are likely to introduce lit elements into the dark, night-time landscape of the CNL	Y	Y	N	N
Amendments / revisions to extant planning permissions involving a significant increase in size, scale or footprint	Y	Y	N	N
Planning applications where previous, closely related cases have been refused planning permission on AONB grounds	Y	Y	Y	Y

## ENDNOTES

---

<sup>i</sup> The primary consultation thresholds are the thresholds against which the Board's performance as a consultee will be assessed.

<sup>ii</sup> In this context, the setting of the CNL is the area, outside of the CNL, within which development (by virtue of its nature, scale, extent, siting, design and / or materials used) has the potential to adversely affect the natural beauty of the CNL. Development within the setting of the CNL will need sensitive handling that takes these impacts into account. The potential impact of development outside the CNL on views from the CNL is a particularly important consideration, in this regard. Additional considerations include potential increases in traffic movements within, and along the boundary of, the CNL as a result of such development. These impacts should be given 'great weight', in line with paragraph 182 of the National Planning Policy Framework. Further guidance on this issue is provided in the Board's 'Development in the Setting of the Cotswolds AONB' Position Statement ([link](#)).

<sup>iii</sup> <http://www.legislation.gov.uk/uksi/2015/595/article/2/made>. The Board is aware that this is not the same definition of major development that should be applied in the context of paragraph 183 and footnote 64 of the National Planning Policy Framework ([link](#)). However, it does provide a pragmatic threshold above which it would be appropriate for local planning authorities (LPAs) to pro-actively consult the Board. It also a relevant consideration in relation to paragraph 183.

<sup>iv</sup> <http://www.legislation.gov.uk/uksi/2017/571/schedule/1/made>

<sup>v</sup> <http://www.legislation.gov.uk/uksi/2017/571/schedule/2/made>. As the Cotswolds National Landscape (CNL) is a 'sensitive area', *all* development proposals of a type listed in Schedule 2 that are within the CNL require screening, including those that are below the 'applicable thresholds and criteria'. However, to ensure a manageable workload, we only need to be consulted on proposals that are above these applicable thresholds and criteria.

<sup>vi</sup> The secondary consultation thresholds address types of development that fall below the primary consultation thresholds but which still have the potential to adversely affect the natural beauty of the CNL. We would like to be consulted on proposals that match these secondary consultation thresholds. We recognise that some of these secondary consultation thresholds are relatively subjective and, as such, are at the discretion of the case officer.

<sup>vii</sup> In this context, the setting of the CNL is the area, outside of the CNL, within which development (by virtue of its nature, scale, extent, siting, design and / or materials used) has the potential to adversely affect the natural beauty of the CNL. Development within the setting of the CNL will need sensitive handling that takes these impacts into account. The potential impact of development outside the CNL on views from the CNL is a particularly important consideration, in this regard. Additional considerations include potential increases in traffic movements within, and along the boundary of, the CNL as a result of such development. These impacts should be given 'great weight', in line with paragraph 182 of the National Planning Policy Framework. Further guidance on this issue is provided in the Board's 'Development in the Setting of the Cotswolds AONB' Position Statement ([link](#)).