

14.3.2016

**16/01382/FUL Land Adj Ashley Lane Box Wiltshire SN13 8AN. Erection of American barn and associated works.**

The Cotswolds Conservation Board have been asked to comment on the above planning application that is within the nationally protected AONB (and Green Belt).

Although the Board recognises that equestrian uses are not uncommon in the AONB landscape, nevertheless there can be negative impacts on the character and special qualities of the AONB through new and intensive equestrian uses, particularly on greenfield sites. I attach the Board's Position Statement on the "Keeping of Horses" and many of the negative impacts on the landscape can be associated with this proposed development. The particular concern of the Board therefore is that this proposal will result in a commercial scaled intensification of the site with an excessive level of horses given the site area. A use of this nature would be more appropriate on an existing farm where existing buildings can be re-used and more space is available. Our attached guidance equates to the site area only being suitable for 4 horses.

The site is within the "Enclosed Limestone Valley".4. landscape character type and specifically within "4D Lower By Brook Valley Landscape Character Area". The attached Adopted Cotswolds AONB Landscape Strategy and Guidelines highlights a particular force for change in this area being "*Proliferation and concentration of equestrian establishments*". Accordingly the landscape implications are "*Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters and lighting associated with 'horsiculture'*". • *Creation of paddocks by sub-dividing fields using post and rail fence or ribbon fences.* • *Deterioration in pasture quality and over grazing* • *Pressure to provide new housing for staff and owners.* • *Excessive use of local roads and paths by horses.*"

In conclusion, this proposal will result in new development and an intensification of use that will have a negative impact on the character and special qualities of the AONB. The Board therefore objects to this proposal.