



Bob Ristic
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT

By email only to: developmentapplications@tewkesbury.gov.uk

21 October 2020

Dear Bob

APPLICATION NO: 20/00734/FUL

DESCRIPTION: Erection of a temporary dwelling for an agricultural worker

LOCATION: Land At Berry Wormington, Stanway Road, Stanton

Thank you for consulting the Cotswolds Conservation Board ('the Board') on this proposed development, which would be located within the Cotswolds National Landscape.¹

At this time, the Board is not able to provide a substantive response to this consultation. This does not mean that the Board has taken the view that the proposed development would not have an adverse impact on the National Landscape.

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) give explicit consideration to the following Board publications:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)), in particular, in this instance, for Landscape Character Types (LCT) 19 (Unwooded Vale), 2 (Escarpment) and 1 (Escarpment Outliers), and
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)), in particular, in this instance, for LCT 19 ([link](#)), 2 ([link](#)) and 1 ([link](#)), including Sections 19.2, 2.2 and 1.2 respectively;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)).

We also ask that you take into account the Board's previous comments on planning applications 19/00722/FUL, 19/00723/FUL and 19/00724/FUL and 18/00883/FUL, 18/00884/FUL, 18/00885/FUL and 18/00886/FUL, particularly with regards to the sensitive location of this site, which lies between the Cotswold escarpment and the escarpment outlier of Dumbleton and Alderton Hills.

The Board notes that the sensitivity of this location with the Cotswolds National Landscape has been taken into account in the Borough Council's decision notice for planning application 19/00722/FUL, etc., which states:

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

- *The applicant is advised that any future proposals to build additional buildings in this location are highly unlikely to be appropriate as further development (such as agricultural buildings or a new dwelling) are likely to exceed the 'landscape capacity' of the site with resultant harm to the special qualities of the AONB and the setting of nearby listed buildings.*

This statement reflects (and is presumably adapted from) a very similar statement that the Board made in its comments on that planning application. As such, the Board supports this statement.

Yours sincerely,

A handwritten signature in black ink that reads "John Mills". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

John Mills
Planning & Landscape Lead
john.mills@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. ([Link](#)).