

Cotswolds Conservation Board email response to the consultation on planning application 20/00897/FUL (Wychavon District) on 12th June 2020



Proposal: Conversion of the Old Engine House for hotel administration. Refurbishment of existing garden buildings, conversion of existing store building to guest suites. Conversion of former piggery to creche facility. Modification and refurbishment of store and demolition of existing garden store building. Erection of new events building, 5 guest suites in hotel grounds and new garden store building. Replacement staff accommodation. Reconfiguration of car parking areas & associated landscaping works. Alterations to Back Lane to provide pedestrian walkway.

Location: Lygon Arms, 28 High Street, Broadway, WR12 7DU

Thank you for consulting the Cotswolds Conservation Board on the above planning application, for which the proposed development is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The Board recognises that the proposed development has the potential to enhance its setting, particularly the Back Lane area, in a way that is compatible with – and contributes to – the purpose of AONB designation, which is to conserve and enhance the natural beauty of the AONB.

The main potential adverse impacts, with regards to the Cotswolds AONB, would appear to be potential noise and light pollution, particularly with regards to events that might be held at the hotel. This is particularly significant given that the relative tranquillity and dark skies of the AONB are two of the AONB's 'special qualities'. In other words, they are two of the aspects of the area's natural beauty which make the area distinctive and which are valuable, especially at a national level. The special qualities of the AONB are also the key attributes on which the priorities for the conservation, enhancement and management of the AONB should be based.

Therefore, the Board asks that particular consideration be given to Policies CE4 (Tranquillity) and CE5 (Dark Skies) of the Cotswolds AONB Management Plan 2018-2023 ([link](#)) and to the Board's Position Statements on Tranquillity and Dark Skies & Artificial Light ([link](#)). In keeping with these policies and Position Statements, light pollution, noise pollution and other aural and visual disturbance should be avoided, minimised and, where relevant, reduced below current levels.