

Neil Hempstead
Stratford-on-Avon District Council
Elizabeth House
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Stratford-upon-Avon
Warwickshire
CV37 6HX



By email only to: planning.applications@stratford-dc.gov.uk

23 October 2020

Dear Neil

APPLICATION NO: 20/02745/OUT

DESCRIPTION: Outline application for the erection of up to 66 dwellings with all matters reserved (appearance, landscaping, layout and scale) except access (to be determined) including demolition of existing dwelling and scrap yard buildings and associated works.

LOCATION: Airfield House (including Part Of Former Scrap Yard), Campden Road, Lower Quinton, Stratford-upon-Avon CV37 8LL.

Thank you for consulting the Cotswolds Conservation Board on this proposed development, which would be located in the setting of the Cotswolds National Landscape¹, approximately 1.9km from the National Landscape boundary and 2.3km from elevated views within the National Landscape.

At this time, the Board is not able to provide a substantive response to this consultation. This should not be taken to 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 AONB Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)), particularly, in this instance, with regards to Landscape Character Type (LCT) 1 (Escarpment Outliers) and LCT 19 (Unwooded Vale);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)), particularly, in this instance, with regards to the strategy and guidelines for LCT 1 ([link](#)) and LCT 19 ([link](#));
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)), in particular, in this instance, the Position Statement on Development in the Setting of the Cotswolds AONB ([link](#)).

Cotswolds Conservation Board

The Old Prison, Fosse Way, Northleach
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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

It should also be noted that views from and to the escarpment of the Cotswolds National Landscape (and, by extension, the escarpment outliers, including Meon Hill), are one of the 'special qualities' of the National Landscape, as outlined in Chapter 3 of the AONB Management Plan.

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 stroke.

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](#)).