



Ranjit Sagoo
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
Gloucestershire
GL5 4UB

By email only to: planning@stroud.gov.uk

14 October 2020

Dear Ranjit

APPLICATION NO: 2020/0492/EIAS

DESCRIPTION: Request a scoping opinion in relation to the EIA to be prepared for the development of up to 2700 dwellings, local centre, community core area and green space.

LOCATION: Land Adjoining Stroud Road, Whaddon, Gloucester, Gloucestershire.

Thank you for consulting the Cotswolds Conservation Board ('the Board') on the above planning application in your consultation notification dated 2 October 2020.

The proposed development would be located within the setting of the Cotswolds National Landscape ('the National Landscape') ^{(1),(2)}. For example, the development would come within approximately:

- 450m of the National Landscape boundary;
- 1.8km of elevated views on the Wysis Way, within the National Landscape;
- 3km of elevated views on the Cotswold Way National Trail, within the National Landscape.

As such, the EIA scoping report should have regard to the potential impacts of the proposed development on the National Landscape, including relevant 'special qualities' of the National Landscape⁽³⁾. These include:

- views from and to the Cotswold escarpment, particularly with regards to views from the public rights of way network, including the Cotswold Way National Trail, and access land or common land;
- the dark skies of the National Landscape, including potential increases in light pollution;
- the relative tranquility of the National Landscape, including:
 - potential increases in noise and other visual and aural disturbance;
 - the % increase in traffic movements on roads in and adjacent to the National Landscape.
- the internationally important flower-rich grasslands and ancient broadleaved woodlands of the National Landscape, in particular, the Cotswolds Beechwoods Special Area of Conservation (SAC) and Rodborough Common SAC;

Cotswolds Conservation Board

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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

- the heritage assets of the National Landscape, and their settings, including relevant listed buildings.

Further guidance on relevant considerations is provided in the following Cotswolds Conservation Board publications:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)), particularly, in this instance, with regards to the 'key features / characteristics' of Landscape Character Type (LCT) 2 (Escarpment) and LCT 18 (Settled Unwooded Vale);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)), particularly, in this instance, with regards to LCT 2 (Escarpment) ([link](#)), including Section 2.1, and LCT 18 (Settled Unwooded Vale) ([link](#)), including Section 18.1.
- Cotswolds Conservation Board Position Statements ([link](#)), particularly, in this instance, the Position Statement on 'Development in the setting of the Cotswolds AONB' ([link](#)).

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.

John Mills
Planning & Landscape Officer
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) The Cotswolds Conservation Board's Position Statement on 'Development in the setting of the Cotswolds AONB' defines the setting of the AONB to be:
 - The area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design can be considered to have an impact, positive or negative, on the landscape, scenic beauty and special qualities of the Cotswolds AONB.
- 3) The 'special qualities' of the Cotswolds National Landscape are listed in Chapter 2 of the Cotswolds AONB Management Plan 2018-2023. The special qualities of the National Landscape are:
 - the aspects of the area's natural beauty which make the area particularly distinctive and valuable, especially at a national scale;
 - the key attributes on which the priorities for the area's conservation, enhancement and management should be based.