

Victoria Stone
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT



By email only to: victoria.stone@tewkesbury.gov.uk and developmentapplications@tewkesbury.gov.uk

7th September 2021

Dear Victoria,

APPLICATION NO: 21/00091/PRE

DESCRIPTION: Development of approximately 50 affordable homes, landscaping and associated infrastructure.

LOCATION: Land South Of Two Hedges Road, Woodmancote, Cheltenham

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

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) take into account the following 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 Landscape Character Type (LCT) 2 (Escarpment) and LCT 7 (High Wold);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 2 ([link](#)), including Section 2.1, and LCT 7 ([link](#)), including Section 7.1;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to the Development in the Setting of the AONB Position Statement ([link](#)), and the Tranquillity Position Statement ([link](#)).

An assessment should be undertaken of the potential percentage increase in traffic movements on roads within – and on the boundary of - the Cotswolds National Landscape resulting from the proposed development, in line with Section 4.5 of the Tranquillity Position Statement. This should include an assessment of traffic movements on the B4632 and on the minor roads between Woodmancote and Cleeve Hill.

Great weight should be given to the potential impact of the proposed development on views from the Cotswolds National Landscape (in line with relevant case law, as outlined in the 'Development in the Setting of the Cotswolds AONB' Position Statement). This is particularly significant given that views from the Cotswold escarpment (LCT 2) and the High Wold (LCT 7) are both 'special qualities' of the Cotswolds National Landscape and are 'key features' of these LCTs. In this regard, the potential visual effects for receptors at the following viewpoints should be assessed:

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 Cotswold Way National, including:
 - the trig point at 317m AOD (i.e. 'Cleeve Hill summit') (Grid Reference: SO99052637);
 - 'Cleeve Hill camp' scheduled monument (Grid Reference: SO98432560);
 - 'The Ring' scheduled monument (Grid Reference: SO 98512661).
- Other Public Rights of Way and access land on Cleeve Common, including at the 'Lone Beech & Memorial Wall' at 322m AOD (Grid Reference: SO98712562).
- Other Public Rights of Way on the Cotswold escarpment, within the Cotswolds National Landscape, north-east, east and south-east of Woodmancote.
- The access land on Nottingham Hill (@ Grid Reference: SO97202808).
- The B4632, including:
 - The viewpoint marked on Ordnance Survey maps (Grid Reference: SO98582703)
 - Where Woodmancote Footpath 26 joins the B4632, near The Rising Sun (Grid Reference: 98022667)

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.
www.legislation.gov.uk/ukpga/2000/37/section/85
- 3) The documents referred to in our response can be located on the Cotswolds National Landscape website under the following sections
 - a. Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023
www.cotswoldsaonb.org.uk/management-plan
 - b. Cotswolds AONB Landscape Character Assessment
www.cotswoldsaonb.org.uk/lca
 - c. Cotswolds AONB Landscape Strategy and Guidelines
www.cotswoldsaonb.org.uk/lsg
 - d. Cotswolds AONB Local Distinctiveness and Landscape Change
www.cotswoldsaonb.org.uk/ldlc
 - e. Cotswolds Conservation Board Position Statements
www.cotswoldsaonb.org.uk/ps1
www.cotswoldsaonb.org.uk/ps2