

Planning Application Ref: S.19/1056/FUL

Proposed development: Erection of agricultural barn

Location: Land at Tiltups End, Horsley, Stroud

Date of consultation response: 19 July 2019

Response sent to: planning@stroud.gov.uk

Thank you for consulting the Cotswolds Conservation Board on planning application S.19/1056/FUL, which is located in the Cotswolds Area of Outstanding Natural Beauty (AONB).

The Board is concerned that there is potential for the development to have some adverse effects on the purpose of AONB designation (i.e. to conserve and enhance the natural beauty of the AONB). The size of the building and its location on the brow of the hill overlooking the Nailsworth valley are of particular concern.

Unfortunately, I don't have capacity to visit the site and gauge the landscape impacts for myself. However, I would like to make the following observations and recommendations:

- The applicant should specify the total height of the building (which would appear to be approximately 6m), not just the height to the eaves (4.2m), as this is a crucial factor in relation to the visual impact of the building.
- The proposed developments sits in a highly sensitive location, on the boundary between Landscape Character Type (LCT) 5A (Settled Valley – Nailsworth) and LCT 9D (High Wold Dip-Slope – Cotswolds High Wold Dip-Slop). Consideration should be given to the Cotswolds AONB Landscape Character Assessment (LCA) and the Cotswolds AONB Landscape Strategy and Guidelines (LSG) for these LCTs. In particular, consideration should be given to whether the development would intrude negatively into the landscape and cannot be successfully mitigated.
- The applicant should be required to provide more information to enable the local authority to make an informed assessment of the visual impact of the proposed development. Ideally, the applicant should provide a Landscape and Visual Impact Assessment, including a Zone of Theoretical Visibility. As a minimum, the applicant should be required to provide photographs from key viewpoints, including views from Horsley, footpaths in the vicinity of Horsley and the A46. These photographs should include a 'wire frame' outline of the proposed barn.
- The plan of the proposed barn indicates that there would be 18 sky lights, which could potentially cause significant levels of light pollution. The applicant should be required to provide further information regarding potential impacts on the tranquillity and dark skies of the AONB.
- The applicant should also be required to provide information on how the reflection of light off reflective surfaces (e.g. the skylights and the barn roofing) will be minimised.

When making a decision on these planning applications, I would ask you to ensure that you:

- have regard to the purpose of conserving and enhancing the natural beauty of the Cotswolds AONB (as per Section 85 of the Countryside and Rights of Way Act 2000), with the expectation that adverse impacts will be avoided or mitigated; and
- give great weight to conserving and enhancing landscape and scenic beauty in the Cotswolds AONB (as per paragraph 172 of the National Planning Policy Framework).

Many thanks.

Kind regards,

John Mills

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