

Planning Application Ref: P19/6427/F

Proposed development: Erection of 1 No. detached dwelling with associated works

Location: 21 Chapel Lane Old Sodbury Bristol South Gloucestershire BS37 6NQ

Date of consultation response: 8 July 2019

Response sent to: planningsupport@southglos.gov.uk

Hi

I am just emailing to let you know that I have received a query from a local resident regarding the above planning application. At their request I sent them the email shown in blue, below. This doesn't represent a formal consultation response from the Board but I thought that it would be worth letting you know.

Thank you for your emails and for your phone call this morning.

As discussed on the phone, the Cotswolds Conservation Board has one planning officer covering the whole of the Cotswolds AONB (and the 15 local authorities therein). As such, we do not have capacity to get involved in planning applications for individual dwellings in a village.

As discussed, the Board isn't the body that decides if planning applications should be granted planning permission – that is the role of the local planning authority (i.e. South Gloucestershire Council in this instance).

However, the local authority does have a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when it makes decisions on planning applications (under Section 85 of the Countryside and Rights of Way Act 2000). In theory, this should include having regard to the following documents:

- [Cotswolds AONB Management Plan 2018-2023](#);
- [Cotswolds AONB Landscape Character Assessment](#);
- [Cotswolds AONB Landscape Strategy and Guidelines](#);
- [Cotswolds AONB Local Distinctiveness and Landscape Change](#);
- Relevant Cotswolds Conservation Board [Position Statements](#).

This particular proposal is located in [Landscape Character Type 19 \(Unwooded Vale\)](#) and is close to [Landscape Character Type 2 \(Escarpment\)](#), so consideration should be given to the Landscape Strategy and Guidelines for these two Landscape Character Types.

Kind regards,

John Mills

John Mills MRTPI
Planning and Landscape Officer
Cotswolds Conservation Board

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