

**COTSWOLDS CONSERVATION BOARD CONSULTATION
RESPONSE VIA EMAIL ON 6 JULY 2020**



PLANNING REFERENCE: P20/08649/F

DESCRIPTION: Partial demolition of existing walls and removal of existing roof. Erection of new walls, roofs, a single storey extension and other associated works to a partially ruined complex of outbuildings, to form a mixed use holiday let apartment, agricultural workshop and agricultural storage building as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

LOCATION: Outbuildings And Land At Hill Farm Greenway Lane Cold Ashton South Gloucestershire SN14 8LA

Thank you for consulting the Cotswolds Conservation Board on the above planning application.

The Board's main interest in the proposed development, apart from the fact that it is located in the Cotswolds Area of Outstanding Natural Beauty (AONB), is that it is located directly adjacent to the nationally important Cotswold Way National Trail. The Board recognises that the proposed development would provide an increase in accommodation to walkers of the Cotswold Way. However, the potential visual effects for receptors on the Cotswold Way is also a key consideration.

The applicant's supporting information makes little reference to these potential visual effects, apart from the following sentence in the Summary of the Design & Access Statement:

- By keeping the original ridge height of the building and maintaining the elevations that face the Cotswold Way, the view of the outbuilding will remain relatively unchanged to the people that walk past it.

The Board is concerned that this level of information does not adequately address this important consideration. To address this issue, the Board recommends that the applicant should be required to provide a more detailed evaluation of the potential visual effects of the proposed development. This evaluation should include a photomontage of the proposed development for the view from the Cotswold Way near the entrance to Hill Farm (i.e. the view shown in the photograph on page 2 of the Design and Access Statement). The Board has created its own 'mock-up' (attached) of this photomontage, which is based on the diagrams shown on page 5 of the Design and Access Statement. This shows that, whilst the view of the existing outbuilding will remain relatively unchanged, the new buildings would obscure the lower half of what is currently a very open view towards Nimlet Hill. However, the Board recognises that this view would be relatively fleeting as walkers progress along the Cotswold Way (apart from those walkers / visitors who stop off - or stay over - at Hill Farm). The 'magnitude of change' is, therefore, probably low. Combined with the high sensitivity of visual receptors on the Cotswold Way, the overall significance of the visual effect at this viewpoint is probably 'moderate' adverse.

It is likely that the proposed development would also be seen by receptors on the Cotswold Way (and other Public Rights of Way) to the south of Hill Farm (for example, as far south as the ridge to the south of Rushmead Wood). Key views from these Public Rights of Way should be included in the evaluation of visual effects. Where appropriate, for viewpoints on the Cotswold Way, this should include wire frame images of the proposed development. The evaluation of visual effects should also include an assessment of the extent to which the

views of the Grade II listed building of Hill Farmhouse, from these viewpoints, would be obscured by the proposed development.