

LANDSCAPE CHARACTER, SENSITIVITY AND CAPACITY ASSESSMENT OF COTSWOLDS AONB WITHIN THE CHELTENHAM BOROUGH ADMINISTRATIVE AREA

RECORD OF REVISED ITEMS

MAY 2016

NOTES:

- This document contains a record of key changes made to the document since its initial copy. Please note is it not a comprehensive track of changes made but rather a guide to key changes to the report.
- Where paragraph numbers are referenced, they refer to the paragraphs reference numbers before the addition of an additional paragraph at 1.6

The Cotswolds AONB Conservation Board

Comments and/or Recommendation

“We recommend the insertion between 1.5 and 1.6 reference to the CRoW Act 2000 and in particular the Council’s legal duty under Section 85 to have regard “to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.”

Actions

- Add in information about CRoW Act 2000 between current 1.5 and 1.6
- Number this paragraph 1.6 (note this impacts on numbering of paragraphs from this point onwards)
- Change table of contents to reflect impact on numbering
- Ensure changes are carried through to any references made paragraph numbers in LCA sheets

Information added

Title: Countryside Rights of Way Act, 2000

Information: The CRoW Act 2000, containing five Parts and 16 Schedules, provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB).

Section 85 outlines the council’s legal duty with regards to the CRoW Act and land within AONBs:

“In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regards to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.”

The Cotswolds AONB Conservation Board

Comments and/or Recommendation

“... there are a number of key references within the NPPF that should also be included. Paragraph 14 in respect of “plan-making” confirms the “presumption in favour of sustainable development”

however this presumption does not automatically apply in AONBs by reason of Footnote 9 of the NPPF”

“The specific policies within the Framework that indicate where “development should be restricted” include Paragraphs 113 and specifically 115 and 116 in respect of AONB. We recommend reference is added to Paragraph 1.6 in respect of these key paragraphs”

Actions

- Add background of NPPF and list the paragraphs of the NPPF relevant to land situated within AONBs

Information added

- Short paragraph introducing the NPPF
- Information contained within NPPF paragraphs 109, 113, 115 & 116
- Reference to footnote 9

The Cotswolds AONB Conservation Board

Comments and/or Recommendation

“...Paragraph 1.7 refers to the NPPG (2014). However, there is specific guidance in respect of the interpretation of major development in AONBs and whether Paragraph 116 applies “*Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context. The Framework is clear that great weight should be given to conserving landscape and scenic beauty in these designated areas irrespective of whether the policy in*

paragraph 1.16 is applicable.” We therefore also recommend a cross reference is added to this specific part of the NPPG”

Actions

- Clearer cross-reference between NPPF and NPPG

Information added

- Additional paragraph providing additional information about the section of the NPPF and NPPG which should be consulted

The Cotswolds AONB Conservation Board

Comments and/or Recommendation

“Paragraph 1.8 refers to the Management Plan but quotes from the Landscape Strategy and Guidelines. It may be helpful to quote separately the relevant section of the Management Plan (Development and Transport Policies DTPI to DTP7) and then refer to the Landscape Strategy and Guidelines.”

Actions

- Add in information about Cotswolds AONB Management Plan Policies into paragraph 1.8 after local plan policies and before wrongly titled Cotswolds AONB Management Plan information.
- Change name of wrongly titled information within 1.8 from “Management Plan” to “Landscape Strategy and Guidelines
- Add in extract of development and transport pages from the MP to appendix D
- Change name of appendix D
- Change table of contents with new name of appendix D
- Ensure changes are carried through to any references made to appendix D in LCA sheets

Information added

Title: Cotswolds AONB Management Plan

Information: “The Cotswolds AONB Management Plan Development and Transport policies provide guidance with regards to potential development of land within the Cotswolds AONB. This section is presented within Appendix D to ensure correctness of inclusion.”

The Cotswolds AONB Conservation Board

Comments and/or Recommendation

“... the Landscape Strategy and Guidelines have recently been amended (all relevant LPAs were consulted) in respect of this area and have been adopted by the Board (see attached new versions). It is possible that the research work was undertaken prior to the recent adoption of these amendments. The Council may wish to therefore either attach the revised versions in the appendices (see attached) or to at least add a footnote to acknowledge the Landscape Strategy and Guidelines have been recently revised.

Actions

- Add note to text in para 1.8 under the LSG sub-section about the revised version of the LSG documents and the timing of the study prior to these revisions.
- Add a copies of the revised versions to appendix D
- Change name of appendix D
- Change table of contents with new name of appendix D
- Ensure changes are carried through to any references made to appendix D in LCA sheets

Information added

Information: “Please note, this study was undertaken before recent Landscape Strategy and Guidelines revisions (V4 in March 2016)”

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

“All instances of: Cotswold AONB; Cotswold’s AONB please change to: Cotswolds AONB”

<p><u>Actions</u></p> <ul style="list-style-type: none"> • Ensure all instances are changed <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>“All instances of: Cotswolds Way National Trail; Cotswold’s Way National Trail please change to: Cotswold Way National Trail”</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Ensure all instances are changed <p><u>Information added</u></p> <p>None</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>“All instances of: Cotswolds Way National Trail; Cotswold’s Way National Trail please change to: Cotswold Way National Trail”</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Ensure all instances are changed <p><u>Information added</u></p> <p>None</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>Document LCA 4.1</p> <p>The reference to 7C – Cotswold’s High Wold Plateau should be changed to: 7C – Cotswolds High Wold Plateau”</p>

Photosheet: all instances of “The” should be changed to: “the”

Actions

- Changed as per comments

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

Document LCA 7.2

“Hag Hill should be Aggs Hill”

Actions

- Changed as per comments

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

Document LCA 10.13

Replace: Residential built development to the west and south

with: Residential built development to the west and north

Actions

- Changed as per comments

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

GLOUCESTERSHIRE LANDSCAPE CHARACTER ASSESSMENT (2006) Paragraph:

Remove the sentence “This assessment did not cover any of the land within the study area, and therefore did not influence the work” because it conflicts with reference to this assessment elsewhere in the document.

Actions

- Paragraph Removed

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

Update table 7 in main document to correlate with information in the individual LCA sheet tables

Actions

- Updated table

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

Updates to table 8 in main document

- Ensure information correlates with information in the individual LCA sheet tables
- Remove columns which indicate level of constraint and capacity. These columns are now redundant because all of the LCAs are rated the same in Table 7.
- Headings should also be updated accordingly.
- Removed 8.2 reference as no planning principles sheet was produced

Actions

- Updated table

Information added

None
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>Paragraph 1.1 of main document</p> <ul style="list-style-type: none"> • Change the fourth sentence in the second block of text <ul style="list-style-type: none"> ○ From: "... are most suitable..." ○ To: "... are potentially most suitable..." • Change the second sentence in the third block of text <ul style="list-style-type: none"> ○ From: "...for release [from the urban edge and the Cotswold AONB] in the emerging Cheltenham Plan." ○ To "... for release in the emerging Cheltenham Plan." <p><u>Actions</u></p> <ul style="list-style-type: none"> • Updated the sentences <p><u>Information added</u></p> <p>The word "potential" see above</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>Paragraph 1.2 of main document</p> <ul style="list-style-type: none"> • Change third sentence <ul style="list-style-type: none"> ○ From: "The process of identifying the sites with possible future development requires..." ○ To: "The process of identifying the sites with possible future development potential requires..." <p><u>Actions</u></p> <ul style="list-style-type: none"> • Updated the sentence

<p><u>Information added</u></p> <p>The word potential as indicated above</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>Paragraph 3.3 of main document</p> <ul style="list-style-type: none"> • needs to be updated because of the amendments from “medium-high” to “medium” or “high” in the table ratings • Remove paragraph qualifying inclusions of 8.2 because 8.2 planning principles was not carried forward. <p><u>Actions</u></p> <ul style="list-style-type: none"> • Updated table
<p><u>Information added</u></p> <p>None</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>Change LCT Type 6 from “6 – Lowland Pasture” to “6-Lower Pasture”</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Change in main document tables • Change in LCA sheets including Character type description sheet • Change in plans which contain LCT layers <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p>

LCA 8.1 – VPI and 3 are not representative of the landscape quality of the character areas and should be removed.

Actions

- Remove VPI and VP3
- Renumber remaining photographs

Information added

none

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

LCA Sheets – General comment to address:

There are a number of tables which contain “*medium-high*” - a value which conflicts with the stated three point scale of High/Medium/Low on page 16. This conflict is also present in the assessment paragraphs prior to the table.

Actions

- The proposed action is to change the assessment tables of LCAs which contain a medium-high to either medium or high. In many cases this change does not impact on the final overall assessment values reached. Checks will be made to ensure that the values give in the table correlate with the bolded and underlined elements of the associated paragraphs.
- However, there are some tables where this change does impact on the overall assessment reached and has a knock-on effect in terms of qualifying the inclusion of the planning principle pages. Therefore, in these situations, a further paragraph is required (as already present in 6.2) to explain why a planning principles sheet has been produced even though the conclusion of the tables was Major constraint and Low capacity.

Information added

Where: Where a planning principles sheet was produced for an LCA

Statement: “(Insert LCA name) has been assessed as having a major overall landscape constraint and a low overall landscape capacity. However, through professional judgement, it is considered that some development within this character area could be permissible and therefore, planning principles for this character area have been developed.”

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

LCA 3.1 Update rating to conform to three point system of low, medium and high

Actions

- Landscape character sensitivity updated to: Medium
- Assessment paragraph updated

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

6.1 Update rating to conform to three point system of low, medium and high

Actions

- Landscape character sensitivity updated to: Medium
- Overall landscape constraint updated to: Major
- Assessment paragraph updated
- Add planning principles statement

Information added

Planning principles statement

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

6.2 Update rating to conform to three point system of low, medium and high

<p><u>Actions</u></p> <ul style="list-style-type: none"> • Landscape character sensitivity updated to: Medium • Overall landscape sensitivity updated to: High • Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>6.3 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Landscape character sensitivity updated to: Medium • Overall landscape sensitivity updated to: High • Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>7.2 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Landscape character sensitivity updated to: Medium • Overall landscape sensitivity updated to: High • Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p>

Comments and/or Recommendation

7.3 Update rating to conform to three point system of low, medium and high

Actions

- Landscape character sensitivity updated to: Medium
- Overall landscape sensitivity updated to: High
- Overall landscape constraint updated to: Major
- Overall landscape capacity updated to: Low
- Assessment paragraph updated
- Add planning principles statement

Information added

Planning principles statement

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

8.2 Update rating to conform to three point system of low, medium and high

Actions

- Visual sensitivity updated to: Medium
- Landscape character sensitivity updated to: Medium
- Overall landscape sensitivity updated to: Medium
- Overall landscape constraint updated to: Major
- Overall landscape capacity updated to: Low
- Assessment paragraph updated
- Add planning principles statement

Information added

Planning principles statement

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

10.1 Update rating to conform to three point system of low, medium and high

Actions

- Landscape character sensitivity updated to: Medium
- Overall landscape sensitivity updated to: High
- Assessment paragraph updated

Information added

none

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

10.2 Update rating to conform to three point system of low, medium and high

Actions

- Landscape character sensitivity updated to: Medium
- Overall landscape sensitivity updated to: High
- Assessment paragraph updated

Information added

None

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

10.3 Update rating to conform to three point system of low, medium and high

Actions

- Landscape character sensitivity updated to: Medium
- Overall landscape sensitivity updated to: High
- Assessment paragraph updated

Information added

<p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>10.4 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Landscape character sensitivity updated to: Medium • Overall landscape sensitivity updated to: High • Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>10.6 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Landscape character sensitivity updated to: Medium • Overall landscape sensitivity updated to: High • Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>10.11 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> • Visual sensitivity updated to: High • Overall landscape sensitivity updated to: High

<ul style="list-style-type: none">• Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>10.12 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none">• Visual sensitivity updated to: High• Landscape character sensitivity updated to: Medium• Overall landscape sensitivity updated to: High• Assessment paragraph updated <p><u>Information added</u></p> <p>none</p>
<p>Comments received by Cheltenham Borough Council</p> <p><u>Comments and/or Recommendation</u></p> <p>10.13 Update rating to conform to three point system of low, medium and high</p> <p><u>Actions</u></p> <ul style="list-style-type: none">• Visual sensitivity updated to: Medium• Overall landscape sensitivity updated to: High• Overall landscape constraint updated to: Major• Overall landscape capacity updated to: Low• Assessment paragraph updated• Add planning principles statement <p><u>Information added</u></p> <p>Planning principles statement</p>

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

Ensure grey areas on LCA plans for which planning principle plans have been produced

Actions

- Review plans and amend as required

Information added

none

Comments received by Cheltenham Borough Council

Comments and/or Recommendation

Change the name of Landscape Character Type 6 from 'Lowland Pasture' to 'Lower Pasture' to better represent the character of the landscape with areas characterised within Type 6

Actions

- Change name of landscape character type 6

Information added

none