

Proposed re-location of stable yard including provision of new access, new buildings and siting of a mobile home and associated works. demolition of existing stables and buildings and conversion of existing barns to form two dwellinghouses (phased development) at Wyck Hill Farm Racing Stables Wyck Hill Farm Wyck Hill Stow Stow-on-the-Wold Cheltenham Gloucestershire GL54 1HT

Full Application 25/03122/FUL	
Applicant:	David Bridgwater Racing
Agent:	JPPC Chartered Town Planners
Case Officer:	Martin Perks
Ward Member(s):	Councillor Dilys Neill
Committee Date:	11 February 2026
RECOMMENDATION:	PERMIT subject to completion of S106 legal agreement covering Biodiversity Net Gain

1. Main Issues:

- (a) Equestrian Development
- (b) Conversion of Rural Buildings to Residential Accommodation
- (c) Design and Impact on the Character and Appearance of the Cotswolds National Landscape
- (d) Access and Highway Safety
- (e) Biodiversity
- (f) Flooding and Drainage

2. Reasons for Referral:

- 2.1 This application has been referred to Planning and Licensing Committee as it falls into the major development category as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. Site Description:

- 3.1 This application relates to an existing equestrian development occupying a hillside location in an area of open countryside approximately 1.9km to the south of the town of Stow-on-the-Wold. The application site measures approximately 6.1 hectares in size. The south-western boundary of the application adjoins the A424. The north-western boundary of the site adjoins fields. Its north-eastern boundary adjoins a field and a woodland. Land to the south-east of the application site comprises fields and a pair of dwellings (1 and

2 Paxton Place). The southern part of the site is occupied by a farmhouse, stone barn, Dutch barn and associated equestrian buildings and paraphernalia, including an outdoor riding arena.

- 3.2 The Grade II listed Wyck Hill Lodge is located to the south-west of the A424 opposite the main entrance to the existing site. A pair of dwellings (1 and 2 Vale Cottages) are located to the west of Wyck Hill Lodge.
- 3.3 The site is located within the Cotswolds National Landscape (formerly the Cotswolds Area of Outstanding Natural Beauty).
- 3.4 Icomb Camp Scheduled Ancient Monument (SAM) is located approximately 420m to the east of the site.
- 3.5 The site is located within Flood Zone 1.
- 3.6 Public Right of Way HMA5 runs in a north-south direction to the west of the A424, approximately 120m from the application site at its closest point.

4. Relevant Planning History:

- 4.1 CD.7824 Erection of general purpose building. Permitted 1994
- 4.2 04/00490/FUL Change of Use of existing farm and agricultural land for racehorse training and stables and creation of gallops. Permitted 2004
- 4.3 09/02333/FUL Erection of new barn, new stable block, horse exerciser and manege/schooling ring. Permitted 2009
- 4.4 10/04294/FUL Conversion of existing detached barn and stables to provide dwelling and racing stable offices in association with the equestrian use, and erection of detached garage. Permitted 2011
- 4.5 13/03094/FUL Erection of 3 stable blocks providing 25 stables and ancillary office, together with a horse walker. Permitted 2013
- 4.6 The dwelling approved under permission 10/04294/FUL is subject to the following condition:

14. The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture, forestry or equestrian, or a widow or widower of such a person and to any resident dependants.

Reason: In accordance with Cotswold District Local Plan Policy 19 the site is not in an area intended for general development. In accordance with PPS7 permission is granted only because the dwelling is required to house a person employed in agriculture, forestry or equestrian. In addition, the building would not be suitable for occupation other than ancillary to the use of the farm as a whole given its proximity to the working yard with reference to Cotswold District Local Plan Policies 5, 14 and 28.

5. Planning Policies:

- DS4 Open Market Housing o/s Principal/non-Pr
- H1 Housing Mix & Tenure to meet local needs
- EC3 All types of Employment-generating Uses
- EC6 Conversion of Rural Buildings
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN10 HE: Designated Heritage Assets
- EN12 HE: Non-designated Heritage Assets
- EN13 HE:Conv'n of non-domestic historic bldgs
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision
- INF7 Green Infrastructure

6. Observations of Consultees:

- 6.1 Gloucestershire County Council Highways: No objection subject to condition
- 6.2 Gloucestershire County Council Lead Local Flood Authority: No objection subject to conditions
- 6.3 Gloucestershire County Council Archaeology: No objection.
- 6.4 Gloucestershire County Council Minerals & Waste: Recommends conditions relating to waste management and recycling.
- 6.5 Biodiversity Officer: No objection subject to conditions
- 6.6 Landscape Consultant: Comments included in report.
- 6.7 Tree Officer: No objection subject to condition.
- 6.8 Environmental and Regulatory Services Contamination: No objection subject to condition.
- 6.9 Environmental and Regulatory Services Air Quality: No objection

6.10 Historic England: *'Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.'*

7. View of Parish Council:

7.1 No objection

8. Other Representations:

8.1 None

9. Applicant's Supporting Information:

- Arboricultural Impact Assessment
- Archaeological Written Scheme of Investigation
- Bat Survey Report
- Biodiversity Net Gain Statement
- Design and Access Statement
- Ecological Impact Assessment & Biodiversity Net Gain Assessment
- Flood Risk Assessment
- Geophysical Survey Report
- Heritage Assessment
- Landscape and Visual Appraisal
- Planning Statement
- Structural Inspection
- Transport Statement

10. Officer's Assessment:

Background and Proposed Development

10.1 Planning permission was granted in 2004 (04/00490/FUL) for the *'change of use of existing farm and agricultural land for racehorse training and stables and creation of gallops.'* The aforementioned application was submitted by the current applicant. The change of use covered approximately 86 hectares. The approved gallops extend for 4 furlongs and are 2m in width. The gallops lie to the north/north-east of the existing group of equestrian buildings and are located approximately 350m from the aforementioned buildings at their closest point.

10.2 In the period since 2004 the applicant has continued to develop the site and land. Permission has been granted for the erection of new barns, stables, riding arena and a horsewalker. Permission has also been granted previously for the conversion of the existing stone barn located in the southern corner of the application site to a dwelling. However, the aforementioned permission has not been implemented.

10.3 The applicant now wishes to improve the existing facilities on the site in order that the business can continue to grow. He wishes to replace the existing equestrian buildings and associated equipment with a new purpose-built equestrian facility on a field lying to the north-west of existing development. A number of the existing buildings would be removed and a landscape restoration scheme implemented. It is also proposed to convert the existing stone barn and adjacent Dutch barn to 2 independent dwellings and to provide a mobile home for an equestrian worker. The planning application form states that buildings measuring 1,567sq metres would be removed. The proposed development would have a total floor area of 4,642 sq metres, which would result in an increase in the floorspace of built development of 2,967 sq metres.

10.4 The principal elements of this scheme include:

i) The erection of 2 new equestrian buildings and an outdoor riding arena on a field lying adjacent to the north-western edge of the existing equestrian development. One of the proposed buildings would measure approximately 140m long by 25m wide by 7.5m high. It would house an indoor riding arena, 20 loose boxes, associated rooms, indoor horse walker and viewing area. To its north-west would be located a smaller American barn style building housing 20 loose boxes, associated rooms and an indoor horse walker. The proposed building would measure approximately 60m long by 25m wide by 7.5m high. To the south-west of the aforementioned building and north-west of the larger building, it is proposed to create an outdoor riding arena measuring approximately 72m long by 32m wide by 7.5m high. The proposed buildings would be of a portal framed construction. The lower walls would be concrete block, with the upper walls being a black vertical timber cladding. The application drawings also refer to '*curtains*', which would enable some of the upper parts of the external walls to be opened to allow ventilation and light into the building. The roof would be covered in a dark grey metal standing seam sheeting.

ii) The lowering of land levels in order to create a level surface on which the above mentioned buildings and riding arena can be located. The existing field slopes downwards gradually from the south-east to the north-west. The creation of a level surface would require the erection of a retaining wall measuring approximately 4m- 6.5m in height along the south-eastern edge of the excavated area.

iii) The erection of a new barn approximately 15m to the south-west of the indoor riding arena barn. The proposed barn would measure approximately 18m long by 12m wide by 5.5m high. The lower walls would be concrete block, with the upper walls being a black vertical timber cladding. The roof would be covered in a dark grey metal standing seam sheeting.

- iv) The siting of a horsewalker adjacent to the north-eastern end of the indoor riding arena barn.
- v) The stationing of a mobile home for an equestrian worker on land approximately 20m to the north-east of the proposed American barn. It would replace existing groom's accommodation in a roadside stable building.
- vi) The conversion and extension of the existing stone barn to create a 4-bedroom dwelling. An existing single storey part stone/part blockwork addition which extends to the side/rear of the barn would be removed and replaced with a new single storey extension measuring approximately 22m long by 4.5m in height. The external walls of the proposed extension would be clad in timber, and the roof would be covered in a metal standing seam cladding. The existing addition has a corrugated metal roof.
- vii) The conversion and alteration of an existing Dutch barn to create a 3-bed dwelling.
- viii) The conversion of an existing single storey building in the farmyard to a 4-bay garage and home office.
- ix) The provision of 19 car spaces, including 3 electric vehicle spaces, adjacent to the new equestrian buildings.
- x) The creation of a new vehicular access onto the A424. The existing access is substandard, and it is proposed to create a new entrance that would afford safer access and egress to and from the site. The proposed entrance would be located approximately 260m to the north-west of the existing yard. An access road measuring approximately 170m would extend from the new entrance to the new equestrian buildings.

(a) Equestrian Development

- 10.5 The Local Plan does not include a policy that specifically relates to equestrian development. As such, proposals for new or extended equestrian facilities have to be assessed in the context of the Local Plan as a whole taking into consideration matters such as landscape impact, impact on protected species, highway safety, impact on residential amenity etc. These aspects of the proposal will be addressed later in this report. Notwithstanding this, it is noted that the applicant has operated a successful equestrian business on the site for approximately 20 years. The business employs 4 full-time and 3 part-time workers. The existing business is involved in the training of racehorses and can accommodate up to 40 horses.
- 10.6 With regard to the Local Plan, Policy EC3: Proposals for All Types of Employment-Generating Uses covers employment is relevant to employment related development in the countryside. Criterion 2 states:

2. Outside Development Boundaries, and outside established employment sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they:

- a. do not entail residential use as anything other than ancillary to the business; and*
- b. are justified by a business case, demonstrating that the business is viable; or*
- c. facilitate the retention or growth of a local employment opportunity.*

10.7 It is considered that the proposed development, in terms of floor area, is of a size that would represent more than *small-scale employment development*. However, in terms of employee numbers it is considered that it would fall within the scope of the above policy. Furthermore, the current proposal is for the re-development of an existing operation, rather than the introduction of an entirely new business in the countryside. On this basis, it is considered that a degree of flexibility can be offered when assessing the proposal against Policy EC3.

10.8 In addition to the above, paragraphs 88 and 89 of the National Planning Policy Framework (NPPF) are also considered applicable to this proposal:

10.9 Paragraph 88 of the NPPF states:

Planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
- b) The development and diversification of agricultural and other land-based rural businesses;*
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

10.10 Paragraph 89 of the NPPF states:

'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to the surroundings, does not have an unacceptable

impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.

- 10.11 It is evident that policy and guidance can offer support for the creation of sustainable economic development in the countryside. Such development can benefit the rural economy and generate an income for a range of existing businesses which are directly and indirectly related to the applicant's operation. In the case of this proposal, it is noted that the existing business has been operating for a number of years and is considered to be well established. The current proposal does not therefore represent a speculative proposal for new development in the open countryside, rather a reconfiguration and modernisation of the existing facilities. On this basis, it is considered that the proposal would *'facilitate the retention and growth of a local employment opportunity'* as set out in criterion c of Policy EC3.
- 10.12 With regard to paragraphs 88 and 89 of the NPPF, the proposal has the potential to support an established rural business. In addition, Paragraph 88 can be supportive in principle of conversion and new build schemes and proposals that benefit land based rural businesses. Notwithstanding this, it is noted that paragraph 89 requires development to be *'sensitive to its surroundings'* and paragraph 88 refers to *'sustainable'* growth and expansion. Whilst the proposed development would be located in the open countryside, it relates to an existing, established operation which already generates vehicle movements to and from the location. It is not therefore introducing new development into a location where no development exists. The proposal is for the re-development of an existing successful operation in the countryside and would benefit both the existing business and the rural economy. In addition, the proposal seeks to undertake landscape restoration and introduce new planting which would have positive implications for the area. On this basis, it is considered that the proposal accords with the aspirations of paragraphs 88 and 89 of the NPPF.
- 10.13 It is noted that this application includes a proposal to site a mobile home on the site. The mobile home would provide new accommodation for an existing groom who resides in part of a stable building on the site. It would therefore provide alternative accommodation rather than the creation of an additional residential unit on the site. The existing space in the stable building is small in size and would be used as ancillary accommodation in connection with one of the proposed dwellings arising from the barn conversions. Having regard to the size of the proposed equestrian development, it is considered that there is an essential need to provide a mobile home in addition to the accommodation provided in the existing farmhouse. A mobile home would also potentially

provide a larger living area than that provided in the existing stables. It is considered that there is a reasonable justification for the mobile home and that its provision accords with the requirements of Local Plan Policy H5: Dwellings for Rural Workers Outside Settlements.

(b) Conversion of Rural Buildings to Residential Accommodation

10.14 The current proposal would involve the conversion of a 19th Century stone barn and a post war Dutch barn into 2 separate dwellings.

10.15 The application site is located outside a Principal or Non-Principal Settlement. Paragraph 6.4.5 of the Local Plan states:

'For the purposes of Policy DS4, any land that falls outside Development Boundaries and Non-Principal Settlements is referred to as countryside, even if it is technically previously developed land.'

10.16 Guidance on the creation of new residential development in the open countryside is set out in Local Plan Policy DS4: Open Market Housing Outside Development Boundaries and Non-Principal Settlements. It states:

'New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.'

10.17 The supporting text to Policy DS4 states:

'6.4.4: Policy DS4 is intended to preclude, in principle, the development of speculative new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however preclude the development of some open market housing in rural locations; for example, dwellings resulting from the replacement or sub-division of existing dwellings, or housing created from the conversion of rural buildings. It would also not prevent alterations to, or extensions of, existing buildings.'

10.18 It is evident that Policy DS4 does not preclude the conversion of rural buildings to residential accommodation in locations outside Principal and Non-Principal Settlements. However, this guidance also has to be weighed against other policies in the Local Plan and national policy and guidance.

10.19 With regard to the conversion of the buildings themselves, Local Plan Policy EC6: Conversion of Rural Buildings is considered relevant to this proposal. It states:

'The conversion of rural buildings to alternative uses will be permitted provided:
a. The building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;

b. It would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and

c. The development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site.'

10.20 It is of note that Policy EC6 primarily deals with the suitability and capability of barns for conversion and the compatibility of the proposed use with existing uses. It does not therefore deal with wider issues such as the sustainability of a location or accessibility. In this respect, it is also necessary to have regard to guidance in Paragraph 84 of the National Planning Policy Framework (NPPF) which states that planning decisions should avoid the development of isolated homes in the countryside unless there are special circumstances. Paragraph 1.0.13 of the Local Plan states that '*Given the status of the NPPF, it is unnecessary for local planning documents to repeat its policies. It therefore is important in preparing planning proposals, or in reaching decisions on them, that the provisions of the NPPF are taken into account alongside policies in the Local Plan.*'

10.21 Paragraph 84 of the NPPF states:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; or

b) where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

c) where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

d) The development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise the standards of design more generally in rural areas; and

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. '

10.22 The application site is considered to represent an isolated location in the countryside by virtue of its distance from the nearest settlement. It is therefore considered not to represent a sustainable location for new residential development in terms of its accessibility to services and facilities. Future occupiers of the development would be reliant on the use of the private motor car to undertake most day-to-day facilities. In order to address this issue, the proposed scheme would meet one or more of the special circumstances set out in Paragraph 84 in order for it to be acceptable.

Conversion of Stone Barn

10.23 The existing building is of stone construction and has a tiled roof. It appears on 19th Century maps and it is noted that the interior contains a number of historic timber beams and supports. On the basis of its age, materials, design and historic interest, it is considered that the existing barn is a non-designated heritage asset.

10.24 In addition to Policy EC6, the following policies and guidance are also considered of relevance when considering the conversion of the stone barn to a dwelling:

10.25 Local Plan Policy EN12 Non-Designated Heritage Assets

1. Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.

2. Where possible, development will seek to enhance the character of the non-designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.

3. The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in Table 6

10.26 Local Plan Policy EN13 The Conversion of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)

1 Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:

a. the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk;

b. the proposed conversion would conserve the significance of the asset (including its form, features, character and setting);

c. the heritage asset is structurally sound; and

d. the heritage asset is suitable for, and capable of conversion to the proposed use without substantial alterations, extension or rebuilding which would be tantamount to the erection of a new building.

2. Proposals to extend or alter heritage assets that have been converted, will be permitted where it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset.

- 10.27 Paragraph 216 of the NPPF states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 10.28 In the context of Policy EC6, the existing building has a floor area in excess of 37sq metres and is therefore of a size capable of being used for residential purposes without the need for an extension. In addition, the building is considered to be in a reasonable structural condition. A structural report has been submitted with this application. It identifies some cracking in stonework and decay in one of the timber trusses in the principal barn. Whilst the single storey range is in a less sound condition, the respective report indicates that the principal building is capable of conversion to the proposed use following repairs. The building would not require substantial structural work to make it habitable. Officers have assessed the report and viewed the building on site and see no reason to disagree with the report's findings. It is noted that the single storey range extending to the rear of the principal building is to be removed. However, this is of more recent construction, and its retention is not integral to the ability of the principal part of the barn to be converted to residential use. Furthermore, the removal of the existing range and the erection of a replacement extension is not contrary to Policy EC6. The aforementioned policy can be supportive of extensions to buildings proposed for conversion subject to the existing building being capable of conversion to the proposed use in its own right without recourse to the extension. It is considered that the proposal accords with criterion a of Policy EC6.
- 10.29 With regard to criteria b and c of Policy EC6, it is noted that the existing barn is located in close proximity to existing equestrian operations and that a condition was attached to the 2011 permission for the conversion of the barn to a dwelling limiting its occupation to an equestrian worker. It was considered that an unrestricted residential use would potentially cause amenity issues for future residents of the dwelling and potentially have an adverse impact on the

operation of the equestrian business. In the case of the current proposal, it is evident that the applicant is proposing to relocate the existing equestrian facilities to a new site further from the stone barn. The land adjacent to the barn would be subject to landscape restoration and would be retained as a paddock area. The stable buildings adjacent to the Dutch barn would be demolished and the Dutch barn converted to residential use. It is considered that the relocation of the existing equestrian yard would enable the stone barn to be occupied as a dwelling without future occupants being subject to unacceptable harm from the equestrian operations or result in complaints which may prejudice the activities of the business. In the context of the development proposal as a whole, it is considered that the conversion of the barn would not cause conflict with equestrian operations and would be compatible with the site and its surroundings.

- 10.30 With regard to Policies EN12 and EN13 and guidance in paragraph 216 of the NPPF, the conversion scheme seeks to retain the principal architectural and historic features of the existing building. New openings would be kept to a minimum, with the existing large wagon openings being used to provide most of the light to the interior of the proposed dwelling. The existing building would therefore retain a relatively plain and understated appearance which is consistent with its historic use. The building would retain the character and appearance of an agricultural barn and will not take on the appearance of an overtly domestic building. In addition, the proposed extension would also have a plain, utilitarian appearance which is considered appropriate for the building and the site. There will be a limited number of openings in the building and the use of timber cladding, and a metal roof are redolent of agricultural buildings. The removal of the existing side/rear range is considered not to be harmful to the significance of the principal building given that it incorporates a number of modern materials and is in relatively poor condition. Furthermore, the submitted plans show that the open floor to roof space that is present within the stone barn would be retained to a significant degree.
- 10.31 It is considered that the proposed scheme is respectful of the barn's history and that the proposal would ensure that the significance of the barn as a non-designated heritage asset is retained. In addition, the proposal would secure both the optimal viable use of the building and its future as a heritage asset. The proposed conversion is considered to accord with Local Plan Policies EN12 and EN13 and guidance in paragraph 216 of the NPPF. Furthermore, it would accord with criterion b of paragraph 84 of the NPPF. As such, it is considered that there are reasonable grounds to support the conversion of the stone barn to a single dwelling.

Conversion of Dutch Barn

- 10.32 The existing barn is of post war construction and consists of a metal frame with elements of blockwork walling and timber cladding. Whilst the building does have a relatively open front, other sides of the building are enclosed. As with the stone barn, the existing building is in excess of 37sq metres in size and is therefore capable of being occupied as a dwelling without the need for extension. The building is of a size that can meet minimum residential floorspace requirements.
- 10.33 The structural report submitted with this application states that there is some minor surface corrosion of the metal framework and a crack in an area of blockwork. The building is otherwise sound subject to repairs. The existing framework is also capable of supporting additional loads arising from the proposed development. In addition, the applicant is seeking to retain existing cladding and blockwork. It is considered that the building is of sufficient substance to be capable of conversion to residential use without substantial alteration, extension or re-building. The proposal is considered to accord with criterion a of Policy EC6.
- 10.34 With regard to criteria b and c of Policy EC6, the issues raised previously in relation to the conversion of the stone barn are considered applicable to the conversion of the Dutch barn. Moreover, the relocation of the equestrian use would provide a degree of separation between the dwelling and the business operation. In addition, the creation of a new vehicular entrance for the equestrian business would ensure that equestrian related traffic would not need to pass in close proximity to the converted barn. It is considered that the proposal accords with Local Plan Policy EC6.
- 10.35 With regard to paragraph 84 of the NPPF, the proposed scheme would involve the removal of post war equestrian buildings attached to the rear of the Dutch barn as well as the introduction of landscape restoration scheme to its north-east. It is considered that the proposal would bring about enhancements to the immediate setting of the barn in accordance with criterion c of paragraph 84. The existing building is not currently redundant or dis-used but would become so following construction of the new equestrian facilities. It is therefore considered that a degree of flexibility can be offered in this respect.
- 10.36 It is considered that there are reasonable grounds to support the conversion of the Dutch barn to a dwellinghouse and that the benefits arising from the improvements to the immediate setting of the barn would justify support for the creation of a new dwelling in this instance.
- 10.37 It is noted that the Council cannot currently demonstrate a 5-year supply of housing land at the present time. On the basis that the current proposals for

residential use accord with paragraph 84 of the NPPF, it is considered that the delivery of 2 additional dwellings would contribute in a positive way to the Council's supply of housing land. This weighs in favour of the proposed scheme.

(c) Design and Impact on the Character and Appearance of the Cotswolds National Landscape

10.38 The application site is located within the Cotswolds National Landscape (CNL) (formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB)) wherein the Council *'must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.'* ((S85(A1) of the Countryside and Rights of Way Act 2000).

10.39 The following policies and guidance are considered applicable to this proposal:

10.40 Local Plan Policy EN1 Built, Natural and Historic Environment states:

'New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;

b. Contributing to the provision of multi-functional green infrastructure;

c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;

d. Seeking to improve air, soil and water quality where feasible; and

e. Ensuring design standards that complement the character of the area and the sustainable use of the development.'

10.41 Local Plan Policy EN2 Design of the Built and Natural Environment

'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

10.42 Local Plan Policy EN4 The Wider Natural and Historic Landscape

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.

2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any

significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'

10.43 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB)

1. 'In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'

10.44 Local Plan Policy INF7: Green Infrastructure

1. Development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure.

2. New Green Infrastructure provision will be expected to link to the wider Green Infrastructure network of the District and beyond.

3. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

10.45 In terms of national policy, Paragraph 187 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

10.46 Paragraph 189 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues.*'

10.47 In addition to the above, the Council's Cabinet, at its meeting on the 8th May 2025, resolved to '*endorse the recommendation of the report that the Cotswolds National Landscape Management Plan 2025-2030 be used:*

- 'as a material consideration in the determination of planning applications (where compatible with relevant Local Plan and national policy)'

10.48 The Cotswolds National Landscape Management Plan 2025-2030 includes a number of policies which are considered applicable to this application, including:

10.49 Policy CE1. Landscape

CE1.1 Proposals that have the potential to impact on, or create change in, the landscape of the Cotswolds National Landscape (CNL), should be delivered in a way that is compatible with and seek to further the conservation and enhancement of the landscape character of the location, as described by the CNL Board's Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.

CE1.2 Proposals that have a potential impact on, or create change in, the landscape of the CNL, should seek to further the conservation and enhancement of the scenic quality of the location and its setting, views, including those into and out of the National Landscape and visual amenity.'

10.50 Policy CE4: Local distinctiveness

'CE4.1 Proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. This should include:

- being compatible with the CNL Board's Landscape Character Assessment, Landscape Strategy and Guidelines, Local Distinctiveness and Landscape Change and any relevant position statement or guidance published by the Board.*
- being designed to respect local settlement patterns, building styles, scale and materials in accordance with design guidance prepared by local planning authorities;*
- using an appropriate colour of Cotswold limestone to reflect local distinctiveness.'*

10.51 Policy CE5: Tranquillity

' CE5.1 Proposals that have the potential to impact on the tranquillity of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this tranquillity, by seeking to avoid and where avoiding is not possible, minimise noise and other aural and visual disturbance.

CE5.3 Proposals that have the potential to impact on the tranquillity of the CNL should have regard to - and be compatible with - the CNL Board's Tranquillity Position Statement.'

10.52 Policy CE6: Dark Skies

' CE6.1 Proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

CE6.2 Measures should be taken to increase the area of dark skies in the CNL by removing and, where removal is not possible or appropriate, reducing existing sources of lighting.

CE6.3 Proposals that have the potential to impact on the dark skies or dark landscapes of the CNL should have regard to and be compatible with:

- *The National Landscapes Board's Dark Skies and Artificial Light Position Statement.*
- *Cotswolds National Landscape Technical Lighting Design Guidance*
- *Best practice standards and guidance, in particular, that published by the Institution of Lighting Professionals. '*

10.53 The application site and its surroundings are classified in the Cotswolds National Landscape Board's Landscape Character Assessment (LCA) as falling with Landscape Character Areas 15A Vale of Bourton Farmed Slopes. This in turn falls within Landscape Character Types 15 Farmed Slopes. With regard to landscape sensitivity, the LCA states the following in relation to Farmed Slopes:

'Rising from the lowlands, the elevated and sloping landform of the Farmed Slopes makes them a highly visible feature and therefore very sensitive to change, particularly where this would introduce built elements to the otherwise agricultural landscapes, or interrupt the strong patchwork patterns created by hedged pasture and arable fields.'

10.54 The LCA identifies *'Isolated development such as new single dwellings and conversion of farm buildings that might compromise rural landscape character and views to and from the Farmed Slopes, including farm buildings converted to residential use'* and the *Proliferation of equestrian establishments* as Local Forces for Change.

10.55 The LCA identifies the following as Potential Landscape Implications in respect of the above Landscape Character Type:

- *Visual intrusions introduced to the landscape*
- *Upgrading of minor roads and lanes and holloways in areas of new development and introduction of suburbanising features such as street lighting.*

- *Introduction of 'lit' elements to characteristically dark Farmed Slopes landscapes, forming a dark backdrop to the Pastoral Lowland Vale.*
- *Potential for glint from buildings.*
- *Erosion of distinctive dispersed settlement character of the Farmed Slopes.*
- *Appearance and proliferation of stables and 'white tape' field boundaries for horses and ponies*
- *Loss of tranquillity and sense of seclusion.*
- *Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters, manège and lighting associated with 'horsiculture'.*
- *Creation of paddocks by sub-dividing fields using non-characteristic field boundary treatments such as post and rail fence or ribbon fences.*
- *Deterioration in pasture quality and over grazing.*
- *Degraded appearance to the pastoral landscape.*
- *Pressure to provide new housing for staff and owners.*
- *Creation of surfaced tracks, new and enlarged field entrances and parking areas for cars and horse boxes etc.*
- *Increase in vehicle movements and roadside parking.*
- *Excessive use of local roads and paths by horses, in part due to no direct or close connections to bridleways etc.*

10.56 The Outline Landscape Strategies and Guidelines advises:

- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated.*
- *Protect the undeveloped, open, unlit character of much of the Farmed Slopes*
- *Avoid conversion of isolated farm buildings*
- *Conserve the distinctive rural and dispersed settlement pattern.*
- *Restore existing stone farm buildings and structures in preference to new built development.*
- *Existing buildings should be carefully conserved and where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented*
- *Maintain the sense of openness and consider the impact of development proposals on views to and from the Farmed Slopes, including the impact of cumulative development.*
- *Control the proliferation of suburban building styles and materials.*
- *Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate forms and cultivars of native species, particularly on fringes of open countryside*

- *Respect traditional position of agricultural buildings and their relationship to the surrounding land.*
- *The creation of horse paddocks in visually prominent locations such as roadside and hillside locations should be avoided.*
- *Where possible, existing buildings should be utilised and new stables and other structures kept to a minimum.*
- *Ensure all new ventures provide accommodation within new stable buildings and proposals for separate isolated housing should be resisted.*
- *New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes.*
- *Jumps, temporary fences and other equipment should be well maintained and removed when not in use.*
- *Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers.*
- *Oppose change of use for the 'keeping of horses' in visually prominent locations.*
- *A concentration of horse paddocks and associated structures in any one area can have a cumulative harmful impact on landscape character and should be avoided.*
- *Where pastures need to be subdivided into smaller paddocks, temporary electric fencing is better than more permanent structures and offers greater flexibility in pasture management. Post and rail should be avoided.*
- *Historic field boundaries, such as hedges, walls and fences should be maintained or extended, and new boundaries should match the local vernacular wherever possible.*

10.57 The existing site occupies a hillside location adjacent to the A424. With regard to public views of the site, it is noted that existing roadside trees and vegetation provide a good level of screening of the site when viewed from the A424. The aforementioned highway runs alongside the south-western edge of the site and is the closest public vantage point to the proposed development. The only part of the proposed development that would be readily visible from the A424 would be the new entrance, which would be located to the north-west of existing and proposed equestrian buildings.

10.58 With regard to medium range views, the site is well screened by existing vegetation from the network of Public Rights of Way that extend across agricultural land to the west and north-west of the application site. In addition, existing woodland provides a significant degree of screening when viewed from

Public Right of Way HMA6, which is located approximately 700m to the east of the application site.

10.59 With regard to longer range views, it is noted that the application hillside can be viewed from the MacMillan Way which runs to the west of the village of Maugersbury. The aforementioned footpath is located approximately 1.75km to the north of the application site. The stretch of footpath in question is lined by trees for part of its length. However, there are gaps in the vegetation which offer extensive views of the landscape to the south of Maugersbury/Stow-on-the-Wold. The site of the proposed equestrian development can be seen from the aforementioned footpath. However, it forms a minor component of a wider landscape view.

10.60 In addition to the above locations, the applicant's Landscape and Visual Impact Assessment (LVIA) has also assessed views from Public Right of Way HSL4 to the north of Lower Slaughter, which is located approximately 2.3km to the west of the application site and from Public Right of Way HSS12, which is located to the south of Lower Slaughter approximately 2.2km from the proposed development. As with views from the McMillan Way, the application site forms part of a wider landscape view and is partly screened by vegetation.

10.61 The LVIA identifies that the level of visual effect on the viewpoints set out above would range from moderate/minor adverse during the construction stage to minor adverse by Year 15 following the completion of the development. The LVIA also identifies that the impact on landscape character at Year 15 would be minor adverse. With regard to the effect of the proposed development on the Cotswolds National Landscape, the LVIA states:

'The overall residual effects on the CNL would be minor, adverse given that the available views of the Proposed Development from within the wider landscape would be partial or restricted in nature due to the intervening landform and layers of vegetation. The Proposed Development would be of similar character to the existing agricultural development which surrounds the Site and would convert existing built form already existing on Site. Mitigation measures in line with the published guidelines for the Farmed Slopes LCT have also been incorporated into the proposed scheme.'

10.62 In response to the content of the LVIA, Officers consider that the aforementioned report has assessed the site from a number of viewpoints which are considered to be representative of the views that are available of the site. The level of effect identified in the LVIA is also considered to be reasonable. Notwithstanding this, Officers consider that the site and its surroundings to be of high landscape value by virtue of their location within a National Landscape. Whilst the presence of the existing buildings and associated infrastructure has an impact on the character and appearance of the location, the site is situated

in a landscape which, by virtue of its designation, is considered to be of a high quality.

- 10.63 With regard to the existing development, it is noted that the existing equestrian facilities have a functional character and appearance which is considered to be consistent with the type of development often seen within a working rural landscape. In this respect, it is considered that the existing site does not appear as an incongruous or obtrusive feature within the landscape. In addition, the existing development is centred around historic 19th Century buildings thereby indicating that there has been a built presence on the aforementioned part of the site for many years. In this respect, the southern part of the application site has an equestrian character and appearance which influences the character and appearance of the landscape in this area.
- 10.64 With regard to the proposed scheme, it is noted that the new equestrian facilities would encroach onto an undeveloped field on a sloping parcel of land. The proposal would therefore result in an extension of built development beyond the existing yard area and into an area of open countryside. In addition, the proposal would require the re-profiling of part of the field and the creation of a new entrance drive which would extend up the hillside. Furthermore, the new equestrian buildings would be noticeably larger than any existing buildings associated with the current equestrian operation. In these respects, the proposal would have a material impact on the character and appearance of the CNL. However, it is also noted that the proposed scheme would involve the removal of a number of equestrian buildings and associated development such as a manege. Moreover, the proposed facility would be located lower down the hillside than the existing buildings and associated development. The re-profiling of the land would also result in the proposed buildings being set into part of the hillside rather than rising up the hillside in a stepped fashion. The proposed development would therefore be seen against a backdrop of rising land rather than the skyline. The proposed buildings would also have a functional, utilitarian character and appearance which is considered to be consistent with their purpose, and which is consistent with the type of working buildings seen across the District.
- 10.65 With regard to the duty to *'further the purpose of conserving and enhancing the natural beauty'* of the CNL, it is evident that the character and appearance of the designated landscape is not just defined by open countryside but also by the setting of buildings, farmsteads and settlements within the landscape and the manner in which they relate to it. Equestrian development is a common feature within the designated landscape. In the case of this proposal, it is noted that the character and appearance of this part of the CNL is already heavily influenced by the existing equestrian operation. Whilst the proposed scheme would involve the introduction of new development into the landscape, it would

also remove a number of existing buildings and supporting infrastructure and introduce landscape restoration. The proposal would include measures that mitigate its landscape and visual impact. It is considered that the proposal would not appear as an incongruous or obtrusive form of development and that it would represent a type of development which is often seen within a working rural environment. In this regard, it is considered that the proposal reasonably addresses the requirements set out in the aforementioned duty.

10.66 Officers have engaged a Landscape consultant to provide an independent assessment of the submitted information and the proposed development. The Landscape consultant initially requested further information in relation to the re-profiling of the land and further clarification regarding landscape and visual effects and sensitivity. The applicant has provided additional information in response to this request. In response, the Landscape consultant has advised:

10.66.1 ' The updated LVA and site sections clarify that the proposed stable complex would be set on a cut-in platform, with buildings positioned lower than the existing yard and below the skyline in longer views. This approach is acknowledged as a positive response to landscape context and earlier advice.

10.66.2 The submitted sections indicate that the development would require significant re-grading of the northern field parcel, including the introduction of a retaining structure, with some localised increase in height around the veteran tree root protection area, where ground levels are to remain unaltered. While the intention to minimise the height and visual presence of the retaining structure is noted, the associated earthworks would nonetheless result in a permanent alteration to natural landform, which forms part of the CNL's special qualities.

10.66.3 The LVA now more clearly acknowledges effects on the Farmed Slopes landscape, although the development would still introduce a more developed and utilitarian character into an area currently experienced as open pasture. These effects are localised but adverse in nature.

10.66.4 The updated LVA better recognises the site's location within the Cotswolds National Landscape and its high landscape value. However, the proposals would still give rise to localised harm to the National Landscape, principally through:

- Landform modification and soils;*
- Extension of built form northwards; and*
- Introduction of engineered elements associated with the access, earthworks and retaining structures.*

10.66.5 These impacts do not amount to significant effects long term but still require careful control to ensure compliance with policy and the statutory duty to conserve and enhance the CNL.

Conclusion and Recommendations

10.66.6 The revised submission provides greater detail regarding impacts, levels and earthworks. The proposal would still result in adverse effects on landscape character, landscape features and the Cotswolds National Landscape, but these effects are considered acceptable, subject to appropriate conditions.'

- 10.67 The requested conditions include those relating to a landscape scheme, Landscape and Ecological Management Plan, external lighting and materials. These have been included as part of the list of proposed conditions.
- 10.68 With regard to tranquillity and dark skies, the proposed equestrian use is considered not to generate a level of noise or disturbance that would have an adverse impact on the tranquillity of the area, especially when the established use of the site is taken into account. With regard to dark skies, the proposed equestrian buildings would be subject to very limited night time activity and it is considered that their design would not generate significant light spill. A condition can be attached to a decision requiring details of external lighting to be agreed. With regard to the barn conversions, the existing buildings are relatively modest in size and occupy a discreet part of the site. It is considered that their residential use would not have an adverse impact on dark skies.
- 10.69 With regard to the conversion of the existing barns, it is noted that the existing buildings are not readily visible from public view and sit within an established farmyard area. The proposed dwellings would retain the character and appearance of functional agricultural/equestrian buildings. The proposals would not result in a material enlargement of the existing buildings and their presence in landscape and visual terms would largely remain as existing. The barns are well screened from public view by existing vegetation and occupy a relatively discreet location within the application site.
- 10.70 It is considered that the proposed development accords with Local Plan Policies EN1, EN4 and EN5 and Section 15 of the NPPF.

Major Development

- 10.71 In determining this application, it is necessary to assess whether the proposal constitutes major development for the purposes of paragraph 190 of the NPPF. This is distinct from the categorisation of major development set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015, which is based solely on the size of a development. With regard to paragraph 190, footnote 67 of the NPPF states that whether a proposal is '*major*

development' is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.'

10.72 Paragraph 190 states:

'planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such an application should include an assessment of:

i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and

iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated'.

10.73 In the case of this proposal, the submitted scheme would be located adjacent to an existing, established equestrian development and on land which can already be used for equestrian purposes. The proposed development would therefore be located in an area that already has an equestrian character and appearance. Furthermore, the current proposal seeks to remove a number of equestrian buildings and associated development and introduce new landscaping. In addition, the proposed scheme is considered unlikely to generate a significant increase in vehicle movements or have a greater impact on the tranquillity of the designated landscape than the established use. Whilst the scheme would result in the development of a greenfield site within the CNL, the area in question has a visual and physical connection with existing built development. In addition, the landscape and visual impact of the scheme is considered to be localised. When assessed against the requirements of Footnote 67 of the NPPF, it is considered not to have a significant adverse impact on the purposes for which the area has been designated. The proposal is therefore considered not to constitute major development in this respect.

(d) Access and Highway Safety

10.74 The proposed scheme would involve the creation of a new vehicular entrance onto the A424, which runs to the south-west of the application site. The existing site entrance lies to the south-west of the existing farmhouse and also opens onto the A424. However, it is narrow and affords very limited visibility in both directions along the aforementioned highway. When this is combined with the need for larger slow moving vehicles such as horse boxes, delivery vehicles and

trailers to enter and leave the site, the current arrangements are considered to be unsafe in terms of highway safety. As a consequence, the applicant is seeking to create a new dedicated vehicular entrance to serve the new equestrian facility at a point on the A424 approximately 330m to the north-east of the existing entrance. The existing entrance would be retained for use by the existing farmhouse and the 2 proposed dwellings.

10.75 The following policies and guidance are considered applicable to this proposal:

10.76 Local Plan Policy INF4 Highway Safety

Development will be permitted that:

a. Is well integrated with the existing transport network within and beyond the development itself, avoiding severance of communities as a result of measures to accommodate increased levels of traffic on the highway network;

b. Creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoids street clutter and where appropriate establishes home zones;

c. Provides safe and suitable access and includes designs, where appropriate, that incorporate low speeds;

d. Avoids locations where the cumulative impact on congestion or other undesirable impact on the transport network is likely to remain severe following mitigation; and

e. Has regard, where appropriate, to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it.

10.77 Paragraph 116 of the NPPF states '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*'

10.78 This application is accompanied by a Transport Statement (TS) which states that

10.78.1 *'At present, the existing access arrangement does not allow for efficient access and egress of large delivery vehicles such as articulated HGVs and tractor/ trailer combinations, by virtue of insufficient width and internal site layout. To accommodate these vehicles and manoeuvres, temporary traffic management is relied upon in the form of banksmen, who direct larger vehicles to/from the A424. It is understood that in some of these*

instances, such large delivery vehicles take up the full width of the A424 carriageway or are required to load and unload directly from the A424.

10.78.2 It is also observed that visibility at the existing site access junction is restricted by the alignment of the A424 at this location, as well as vegetation present along the eastern side of the carriageway.'

- 10.79 Speed surveys undertaken in connection with this application have recorded 85th percentile average speeds of 54mph northbound and 50.3mph southbound adjacent to the existing site entrance. It is evident that vehicles utilising the A424 pass the site entrance at relatively high speed, which exacerbates the existing issues relating to the narrow width of the site entrance and its restricted visibility.
- 10.80 The proposed new entrance road would have a carriageway width of 7.5m and would incorporate a 10m curved radii where it adjoins the A424. In addition, the new entrance can provide the requisite visibility of 2.4m by 215m in both directions. Swept path plans also demonstrate that vehicles would be able to enter the carriageway without causing the obstructions which are currently present at the existing entrance. Whilst vehicle speeds are higher along this part of the A424 (57.9mph northbound and 56.8mph southbound), the improvements to access visibility, the purpose designed nature of the new entrance and the ability for vehicles to enter and leave the site in a more efficient manner are all considered to result in a betterment in highway safety terms. Due to existing topography and bends in the road, the proposed entrance point is the closest safe point to the existing entrance.
- 10.81 The existing entrance would be used in connection with the existing farmhouse and proposed dwellings. However, the amount and type of traffic generated by the aforementioned would be lower than the established use of the site and would also generate fewer larger vehicles. It is considered that the proposed arrangements would be an improvement when compared to the existing situation.
- 10.82 The proposed development involves the relocation and modernisation of existing equestrian facilities on the site. It would not involve the creation of an entirely new equestrian operation in the countryside. The proposal is considered not to generate a material increase in vehicle movements when compared to the existing operation. In this respect, the proposal is considered not to have an adverse impact on the operation of the local highway network.
- 10.83 Gloucestershire County Council Highways raises no objection to the application.
- 10.84 It is considered that the proposed access arrangements are acceptable and in accordance with Local Plan Policy INF4 and guidance in paragraph 116 of the NPPF.

10.85 The proposed equestrian development would provide 19 parking spaces. In addition, a minimum of 2 parking spaces would be available for each dwelling. It is considered that the level of parking would be acceptable and in accordance with Local Plan Policy INF5.

(e) Biodiversity

10.86 The application site is occupied by a number of barns and stables. In addition, the wider site contains trees, hedgerows and areas of grassland. The site is considered to contain a number of habitats that are attractive to a range of protected species. The applicant has submitted a Bat Survey Report and an Ecological Impact Assessment & Biodiversity Net Gain Assessment report with this application.

10.87 The following Local Plan policy is considered applicable to this proposal:

Policy EN8 Biodiversity and Geodiversity: Features, Habitats and Species

1. Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.

2. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.

3. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.

4. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

5. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity"(41) will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.

10.88 With regard to bats, the Bat Survey Report states that bat surveys recorded 2 common pipistrelle bats using the stone barn. The bat report states that the aforementioned barn is being used as a day roost. No evidence of bats was found in the other buildings on the site. As the proposed scheme would result in the loss of a bat roost, the applicant will be required to obtain a separate European Protected Species licence from Natural England prior to undertaking works that may affect the roost. The bat report recommends the installation of 2 bat boxes on the site to offset the loss of the day roost.

10.89 With regard to the site in general, no nesting birds or other protected species were identified on the application site. The proposed equestrian buildings would be located on an area of grassland that is of low ecological value. Existing trees and hedgerows would be retained for the most part, aside from the need to remove some roadside vegetation to facilitate the new vehicular entrance. It is considered that this loss would be offset by new tree and hedgerow planting across the site.

10.90 The Council's Biodiversity Officer has reviewed the submitted information and states:

10.90.1 'Habitats - The veteran tree on site is due to be retained. A small length of hedgerow which has been identified as a habitat of principal importance under Section 41 of the NERC Act 2006 will be lost to facilitate the creation of a new access. I consider that the creation of additional hedgerows on site will provide adequate compensation for this small loss. The site is adjacent to a parcel of woodland which appears on the priority habitats inventory as deciduous woodland, with works proposed approximately 10m from this woodland. As no measures to safeguard this priority habitat have been provided within the report, a woodland protection plan should be secured by condition once all other biodiversity issues have been resolved.

10.90.2 Bats - Section 3.3.1 states that previous bat surveys undertaken by Windrush Ecology in July 2024 recorded that building 1 supported a day roost of small numbers of Common Pipistrelle bats. Section 4.2.3.1 recommends that the works to building 1 will need to be undertaken under a mitigation licence from Natural England (BMCL) as the development will result in the loss of the identified roost.

10.90.3 Birds - I agree with the assessments and recommendations within the report pertaining to birds.

10.90.4 Amphibians and reptiles - I agree with the assessment and recommendations pertaining to amphibians and reptiles contained within the report.

10.90.5 Enhancements for biodiversity - I am pleased to see the proposed inclusion of enhancement features, including integrated provision, for bats and birds. Although some recommendations have been provided within the report, these are not finalised and therefore, a condition to secure finalised details of biodiversity enhancements will be recommended once all other biodiversity issues are resolved.'

10.91 Due to the fact that the proposed development could potentially affect European protected species, it is necessary to have regard to ODPM Circular 06/2005 (para 116) and the Conservation of Habitats and Species Regulations

2017 (as amended), and consider the proposal against the 3 'derogation' tests, as set out in Regulation 55 :

- a) The preserving of public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment:
- b) There must be no satisfactory alternative:
- c) The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range:

10.92 In the case of this proposal, it is noted that the conversion of stone barn has the potential to secure the long term viable use of a non-designated heritage asset and to provide a new dwelling. It also forms part of a scheme to deliver new housing and to enable the growth of an existing rural business, which is considered in the public interest. It is not possible to undertake the conversion works elsewhere and the proposed scheme proposes mitigation measures which will maintain the favourable conservation status of the protected bat species. It is considered that the proposal addresses the requirements of the above legislation.

10.93 With regard to Biodiversity Net Gain (BNG), the applicant has submitted additional baseline information in response to comments from the Biodiversity Officer. In response to this additional information, the Biodiversity Officer advises that the *'updated and amended BNG information (uploaded 22nd December 2025) sufficiently addresses my previous concerns. The baseline is considered to be accurate, and the development is likely to deliver at least 10% on-site BNG across all required habitats. It should be noted that as a major development, a S106 agreement will be required in order to secure monitoring fees for on-site habitats.'*

10.94 It is considered that the proposed development can be undertaken without having an adverse impact on protected species and that suitable enhancements, including the delivery of BNG, can be achieved secured. It is considered that the proposal accords with Local Plan Policy EN8 and guidance in Section 15 of the NPPF.

(f) Flooding and Drainage

10.95 The site is located within Flood Zone 1 which is the lowest designation of Flood Zone and one in which new development of the type proposed can be acceptable in principle.

- 10.96 This application is accompanied by a Flood Risk Assessment (FRA). The FRA states that the site has moderate permeability, with the result that reliance on on-site infiltration would not necessarily be a practical option on the site. As such, on-site attenuation could be utilised which would enable surface water to be stored before being released at a controlled rate to nearby water courses.
- 10.97 Gloucestershire County Council in its role as Lead Local Flood Authority (LLFA) has assessed the application. In its response dated the 5th November 2025, the LLFA advised:

'Surface Water Management

Runoff Destination

10.97.1 Two strategies have been submitted; one based on infiltration and another discharging to a watercourse that originates on site before joining the watercourse adjacent to the A424. No infiltration tests have been carried out so the former strategy has not been assessed, however, it's deemed unlikely to be feasible considering the bedrock geology is mudstone and the soil suggests it has impeded drainage. Discharging to the watercourse is the next preferred option in Standard 1 of the National Standards for Sustainable Drainage Systems.

Discharge rate and volume

10.97.2 The discharge rate has been limited to 6.6 l/s, which is approximately equal to the greenfield runoff rate for QBar and will form the strategy for managing runoff volume.

Sustainable Drainage System (SuDS) strategy and indicative plan

10.97.3 SuDS have been incorporated into the strategy with permeable paving on the hard standing areas and an underground storage tank. The FRA suggests that there will be sufficient attenuation for a 1% Annual Exceedance Probability (AEP) rainfall event plus 40% for climate change (1197.19m³), however, this could be significantly underestimated as the UK SuDS website estimates 2051 m³ is required. This should be clarified to demonstrate the strategy meets Standard 3 of the National Standards.

10.97.4 The SuDS strategy also doesn't appear to meet Standard 2, which is to manage everyday rainfall without the first 5mm producing runoff by providing interception. The standard states that lined permeable paving that is draining adjacent impermeable areas will not provide interception so won't meet the standard. Underground storage tanks will not provide it either.

10.97.5 The permeable paving will provide sufficient management of water quality, however, the strategy does not provide any amenity or biodiversity

benefits. Above ground SuDS will provide this and will generally be easier to maintain. Maintenance could be a future issue because the two dwellings could be draining through a private surface water system on third party land. There would need to be provisions in place for them to be able to fix any issues with the drainage that may impact them.

Climate change

10.97.6 As described above, subject to there being sufficient storage available, climate change has been included in the assessment at a value of 40%. This is in line with the Environment Agency's latest estimates.

Exceedance flow plan

10.97.7 The direction and routes that water flows in rainfall events that exceed the design of the drainage will depend on the final topography of the site and can be supplied with a detailed design condition.

LLFA Recommendation

10.97.8 It appears that the amount of storage being provided could be significantly underestimated and the strategy will not provide sufficient interception. These could have a significant impact on the drainage strategy, and the site layout so should be resolved prior to approval.'

10.98 In response to the above comments, the applicant has provided additional information. The LLFA has advised:

'The latest Flood Risk Assessment (January 2026; Issue 2) includes some changes to the SuDS Strategy that will now ensure it will meet the Standards 2 and 3 of the National Standards for Sustainable Drainage Systems. These changes include lining the permeable paving so that it will allow infiltration of the first 5mm of everyday rainfall (meeting Standard 2) and further MicroDrainage calculations (showing it will meet Standard 3).' The LLFA now raises no objection.

10.99 It is considered that the proposal can be undertaken without having an adverse impact on flooding and drainage in accordance with Local Plan Policy EN14 and guidance in Section 14 of the NPPF.

Other Matters

10.100 The application site is located to the north-east of a Grade II listed building (Wyck Hill Lodge). Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural

or historic interest which it possesses. Considerable weight and importance must be given to the aforementioned legislation. In this instance, the listed building is separated from the site by the A424. Existing roadside vegetation provides a degree of screening of the site when viewed from the heritage asset. Furthermore, the proposed equestrian development would be located further from Wyck Hill Lodge than the existing development. It is considered that the aforementioned part of the proposed development would not have an adverse impact on, or cause harm to, the setting of the listed building. It is also considered that the conversion of the existing barns to dwellings would not cause harm to the setting of the aforementioned building. The barns in question would retain an agricultural character and would be screened by existing vegetation. There would therefore be very little visual or physical interconnectivity between the sites in this respect. It is considered that the proposal accords with Local Plan Policy EN10 and guidance in Section 16 of the NPPF.

- 10.101 The existing farmhouse on the application site is considered to constitute a non-designated heritage asset by virtue of its age, historic and architectural interest. The proposed scheme would remove a number of modern buildings from the vicinity of the farmhouse, thereby freeing up space around the dwelling and returning it to an arrangement that is closer to its origins. In addition, the distance between the farmhouse and the proposed equestrian facility, combined with the set down position of the new equestrian development, are considered not to impact on the setting of the dwelling. It is considered that the proposal would not have an adverse impact on the significance of the non-designated heritage asset.
- 10.102 With regard to noise, odour and disturbance, it is noted that the proposed equestrian development would be located further from neighbouring dwellings than the existing operation. In addition, the new entrance would reduce the number of large vehicles entering the site opposite Wyck Hill Lodge, thereby reducing disturbance from larger vehicles. The applicant has also provided details relating to the storage of manure and its location adjacent to the proposed new equestrian buildings. The Council's Air Quality Officer is satisfied with the proposed arrangements given their location and distance from residential properties. It is considered that the proposed development would not have greater impact in relation to the respective matters than the established use. The proposal is considered to accord with Local Plan Policy EN15.
- 10.103 Each new dwelling would be provided with an adequate area of outdoor amenity space in accordance with guidance in the Cotswold Design Code.

10.104 Icomb Camp Scheduled Ancient Monument (SAM) is located approximately 420m to the east of the site. The proposed equestrian development would be located further from the SAM than existing development. Having regard to the distance between the application site and the SAM, existing vegetation and topography, it is considered that there is no physical or visual interconnectivity between the 2 sites. Historic England has offered no comments in relation to the proposal. It is considered that the proposal would not have an adverse impact on the setting of the SAM having regard to Local Plan Policy EN10 and guidance in Section 16 of the NPPF.

10.105 With regard to archaeology, the applicant has submitted a detailed archaeological report, which includes the results of a field trenching. The report has been assessed by GCC Archaeology which states:

10.105.1 I advise that I have checked the proposed development site against the County Historic Environment Record, and the proposed development is located in an area of known archaeological potential, although nothing was previously recorded within the red line area apart from former ridge and furrow earthworks. The applicant has submitted a comprehensive set of reports dealing with archaeological matters. A Heritage Assessment (John Moore Heritage Services, June 2025) details the known archaeology in the vicinity, including the Scheduled Monument of Icomb Camp and nearby cropmarks recorded from aerial photographs, suggestive of Later Prehistoric or Roman settlement. Geophysical survey (Sumo Geosurveys, 2nd June 2025) suggested that the site contained a possible rectilinear enclosure, itself containing a smaller circular enclosure. A number of responses indicative of burnt or fired material were also recorded. Due to the geophysical results a limited programme of trial trenching (John Morre Heritage Services, October 2025) was recommended and this established that the anomalies represented geological variation and the only features recorded were found to be of natural or modern origin.

10.105.2 In my view there is a low risk that significant archaeological remains will be adversely affected by this development proposal. Therefore, I recommend that no archaeological investigation or recording need be undertaken in connection with this scheme. '

10.106 With regard to trees, the Council's Tree Officer states:

10.106.1 The site contains a number of trees 3 of which are A graded, of which 2 are veterans.

10.106.2 The proposal requires the removal of 8no low quality trees, primarily at the location of the new entrance. The loss of the trees will be adequately mitigated by new plantings identified in landscape masterplan

drawing number 1640-L- D-PL-200 although final numbers and locations would need to be agreed as would an establishment and aftercare plan.

10.106.3 A small amount of facilitation pruning to B grade trees has been identified. The works are minor in nature and given the species profile of trees to be pruned will not be detrimental long term. Works must be to BS 3998 as per section of 3.19 of Tree Frontiers ARBORICULTURAL IMPACT ASSESSMENT - Document Ref: 294294-678-RPT-AIA.

10.106.4 Surfacing removal has been identified as having a potential negative impact on up to 7 trees. Sections 6.17-6.20 of Tree Frontiers ARBORICULTURAL IMPACT ASSESSMENT - Document Ref: 294294-678-RPT-AIA (AIA) states methodology of working to minimise impacts and should be adhered to.

10.106.5 5 trees have been identified as having the potential to be impacted by construction activities through ground compaction. Ground protection positioning is set out in Tree Protection Plan 294294-678-DRW-TPP and must be adhered to for the duration of construction activities. The type of protection has been identified in section 13.18-13.19 of the AIA. Protection for retained trees has been accounted for in Tree Protection Plan - 294294-678-DRW-TPP including larger root protection areas and construction exclusion zones for T25 and T27, levels should remain unchanged within RPAs.

10.106.6 Permanent surfacing within RPAs has been addressed within sections 13.21 - 13.26 of AIA. Cellular confinement system with no dig kerbing solutions have been identified.'

10.107 Subject to the attachment of conditions addressing the above matters, the Tree Officer raises no objection to the application. It is considered that the proposal can be undertaken in accordance with the requirements of Local Plan Policy EN7.

10.108 This application is liable for the Community Infrastructure (CIL) and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

10.109 In addition to the above, it is noted that the Government published a draft version of the NPPF on the 16th December 2025. The consultation period for the aforementioned document expires on the 10th March 2026 and it is anticipated that a final version of the NPPF will be released in Spring 2026. Whilst the draft NPPF is a consultation document, it is considered that the proposed policies within it are a material consideration and must be given a degree of weight at the present time.

10.110 It is noted that draft Policy S3 states that decisions on development proposals should apply a presumption of favour of sustainable development. It goes on to state that development proposals that accord with an up-to-date development plan and the decision making policies in the draft NPPF should be approved without delay.

10.111 Draft Policy S5: Principle of development outside settlements states that only certain forms of development should be approved outside settlements. It states that these developments should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. The following is identified as one of the forms of development considered to be acceptable in principle outside a settlement:

'b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary; '

10.112 The current proposal relates to an established rural business outside a settlement. The equestrian nature of the development means that it has to operate outside of a settlement. The proposal is therefore considered to represent a form of development that can be acceptable outside a settlement.

10.113 In addition, draft Policy E4: Rural business development states that the *'sustainable growth of businesses in rural areas should be supported, including through:*

a. The conversion of existing buildings and well-designed new buildings;

b. The development and diversification of agricultural and other land based businesses; ...'

10.114 The proposed development is considered to accord with the above criteria.

10.115 With regard to new housing in the countryside, criterion 3 of Policy S5 states that *'development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.'* Policy HO11 is broadly consistent with paragraph 84 of the existing NPPF, although reference to *'optimal viable use'* is replaced by *'appropriate enabling development to secure the future of heritage assets.'* The conversion of the stone barn to a dwelling would represent a form of enabling development that would secure the future of the barn as a heritage asset.

10.116 It is noted that Policy HE6 also requires substantial weight, rather than great weight, to be given to the conservation of heritage assets such as listed buildings. For the reasons set out above, it is also considered that the proposal would not cause harm to the setting of the nearby listed building.

10.117 It is noted that the draft Policy N4 advises that *'substantial weight should be placed on the importance of conserving and enhancing the natural beauty...'* of National Landscapes. This differs from the great weight set out in the current NPPF.

10.118 Draft Policy N4: Protected Landscapes states:

' 1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to their statutory purposes and special qualities. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.'

10.119 The Cotswolds National Landscape is classed as a Protected Landscape.

10.120 For the reasons set out earlier in this report it is considered that the proposal would conserve and enhance the natural beauty of the CNL and addresses the requirements of Policy N4.

10.121 With regard to other matters such as sustainable development, highway safety, traffic generation, flooding, drainage, design, contamination, pollution, residential amenity and biodiversity, the policies in the draft NPPF remain broadly consistent with those in the current document.

10.122 This application is considered not to conflict with policies in the draft NPPF.

11. Conclusion

11.1 It is considered that the proposed scheme would enable the sustainable re-development and modernisation of an established rural business. It would also help to secure the long term viable use of a non-designated heritage asset, improve highway safety and contribute in a positive way to the Council's supply of housing land. Whilst the proposal would result in an encroachment of development onto a greenfield site in the Cotswolds National Landscape, it also noted that the scheme would introduce new landscaping and biodiversity enhancements, which would help to mitigate the impact of the proposal on the character and appearance of the Cotswolds National Landscape. On balance, it is considered that the benefits of the proposal outweigh its impacts. It is therefore recommended that the application is granted permission subject to the completion of a S106 legal agreement covering Biodiversity Net Gain.

12. Proposed Conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s):

24165-0201 01, 24165-0203 03, 24165-0205 02, 24165-0401 02, 24165-0402 02, 24165-0403 00, 24165-0404 02, 24165-0411 00, 24165-0412 02, 24165-0413 02, 24165-0431 00, 24165-0432 01, 24165-0441 02, 1640-L-D-PL-200 V2,

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Within 6 months of the first use of the new equestrian facilities hereby approved, all existing buildings, riding arenas, equestrian facilities and structures other than those shown on drawing no. 24165-0203 03 shall be permanently removed from the application site.

Reason: In order to prevent the retention of development that is to be replaced with the new equestrian facilities thereby preventing the overdevelopment of the site to the detriment of the character and appearance of the Cotswolds National Landscape which would be contrary to Local Plan Policies EN4 and EN5 and guidance in Section 15 of the National Planning Policy Framework.

4. The occupation of the mobile home shall be limited to a person(s) solely or mainly working or last working in the locality in equestrian activities, or a widow or widower of such a person and to any resident dependants.

Reason: The site is located in a rural area wherein there is a presumption against new build open market residential development. In accordance with Cotswold District Local Plan Policies DS4 and H5 and guidance set out in Paragraph 84 of the National Planning Policy Framework permission is granted only because the accommodation is required to house persons employed in an equestrian business where there is a demonstrated essential need.

5. The mobile home hereby approved shall be permanently removed from the application site within three months of the cessation of its use by a person(s) solely or mainly working or last working in the locality in equestrian activities, or a widow or widower of such a person and to any resident dependants.

Reason: The application site is located in an isolated location in the countryside. Residential development in such locations can only be supported if there are special circumstances such as the essential need for a rural worker to live close to their place of work. There is no justification for the retention of the mobile home on the site following the cessation of its use as equestrian worker's accommodation. This

condition is attached having regard to Local Plan Policy H5 and Paragraph 84 of the National Planning Policy Framework.

6. Prior to the use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN5.

7. The entire landscaping scheme shall be completed by the end of the first full planting season (1st October to the 31st March the following year) immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policies EN2, EN4 and EN5.

8. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policies EN2, EN4 and EN5.

9. Notwithstanding the provisions of Schedule 2 Part 1 Class A and Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions shall be added to the dwellings hereby approved or, domestic outbuildings erected or constructed within the application site, other than those permitted by this Decision Notice.

Reason: In order to protect the rural character and appearance of the site which is located within the Cotswolds National Landscape and in order to ensure that the approved accommodation remains proportionate to the essential needs of the business in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN12 and H5.

10. All tree works, including felling and facilitation pruning, identified in Tree Frontiers - ARBORICULTURAL IMPACT ASSESSMENT - 294294-678-RPT-AIA Version 04 shall be carried out in accordance with sections 13.6 - 13.9. of the aforementioned document.

Reason: To ensure works are carried out in a manner that minimises harm to trees during development in accordance with Local Plan Policy EN7.

11. Tree protection fencing shall be undertaken in accordance with the approved details specified in Tree Frontiers - Tree Protection Plans - 294294-678-DRW-TPP 03 before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the Local Planning Authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the Local Planning Authority.

Reason: To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area in accordance with Local Plan Policies EN4, EN5 and EN7.

12. All excavations and surface treatments shall be carried out in accordance with the approved details as set out in sections 13.21-13.26 of the Tree Frontiers Arboricultural Impact Assessment ref 294294-678-RPT-AIA Version 04 and Tree Protection Plans - 294294-678-DRW-TPP 03.

Reason: To ensure works are carried out in a manner that minimises harm to above and below ground parts of trees during development in accordance with Local Plan Policy EN7.

13. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM), and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity and public health in accordance with Local Plan Policy EN15.

14. No below or above ground development shall commence until a Detailed Site Waste Management Plan or equivalent has been submitted to and approved in writing

by the Local Planning Authority. The Detailed Site Waste Management Plan must identify:

- i) the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases;
- ii) the specific measures to be employed for dealing with this material so as to: - minimise its creation, maximise the amount of reuse and recycling on-site;
- iii) maximise the amount of off-site recycling of any wastes that are unusable on-site; and
- iv) reduce the overall amount of waste sent to landfill. In addition, the Detailed Site Waste Management Plan must also set out the proposed proportions of recycled content that will be used in construction materials.

The Detailed Site Waste Management Plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for waste disposal.

15. No above-ground development shall commence until full details of the provisions to be made for facilitating the management and recycling of waste generated during the use and occupation of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall adhere to the approved details.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction.

16. Prior to the commencement of development of the new equestrian facilities hereby permitted, the new entrance onto the A424 shall be constructed to at least basecourse level in accordance with the details shown in drawing PC7514_001 (in Transport Statement Ref: PC6526-RHD-XX-WF-RP-CY-0001). Within 3 months of the first use of the new equestrian facilities, the entrance shall be completed fully in accordance with the aforementioned drawing and be retained in accordance with the approved details for the lifetime of the development.

Reason: In order to ensure that the development is provided with a safe means of access and egress to and from the A424 in the interests of highway safety and in accordance with Local Plan Policy INF4.

17. The new dwellings hereby permitted shall not be occupied until the existing equestrian buildings, associated manege and equestrian infrastructure have been removed from the site in accordance with the details shown on drawing no. 24165-0203 03.

Reason: In order to ensure that future occupiers of the dwellings hereby permitted are not subjected to unacceptable levels of noise, odour or general disturbance in accordance with Local Plan Policy EN15 and so the development would not result in the intensification of a substandard access, in the interests of highway safety and in accordance with Local Plan Policy INF4.

18. The development shall not commence until a 30-year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving the aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a works schedule, including annual works schedule;
- g) Details of the monitoring needed to measure the effectiveness of management;
- h) Details of the timetable for each element of the monitoring programme;
- i) Details of the persons responsible for the implementation and monitoring;
- j) Mechanisms of adaptive management to account for necessary changes within the work schedule to achieve the required targets; and
- k) Reporting on year 1, 2, 5, 10, 15, 20, 25 and 30 with biodiversity reconciliation calculations at each stage.

The HMMP shall be implemented in accordance with the approved details, and all habitats shall be retained in that manner thereafter. Notice in writing shall be given to the Council when the habitat creation and enhancement works as set out in the Biodiversity Gain Plan have commenced and once all habitat creation and enhancement works have been completed.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraph 187, 192 and 193 of the NPPF, and Local Plan Policy EN8. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for biodiversity and Biodiversity Net Gain.

19. No development shall take place until a Woodland Protection Plan for the adjacent woodland priority habitat has been submitted to and approved in writing by the local planning authority. The woodland protection plan shall include, but not necessarily be limited to, the following:

- a) A risk assessment of potentially damaging construction activities;
- b) Identification of 'biodiversity protection zones';
- c) Construction storage details, including waste, materials and equipment, ensuring there is a suitable buffer (ideally 10m) between storage facilities and the woodland;
- d) Details of any construction lighting, ensuring light spill is not permitted towards the woodland; and
- e) Preventative measures to prevent pollution from entering the woodland.

The approved plan shall be implemented in full according to the timescales laid out in the plan.

Reason: To ensure that the biodiversity of the woodland is protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Policy EN8 of the Cotswold District Local Plan 2011-2031 and paragraphs 187 and 193 of the National Planning Policy Framework (Chapter 15). It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for the woodland habitat and biodiversity.

20. The development shall be undertaken in accordance with the recommendations contained within sections 6.2 and 6.3 of the Ecological Impact Assessment & Biodiversity Net Gain Assessment Report, ref: W6173_rep_Wyck Hill Farm EcIA BNG_22-12-2025 (Windrush Ecology, December 2025). All of the recommendations shall be implemented in full according to the specified timescales, and thereafter permanently retained.

Reason: To ensure biodiversity is protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan 2011- 2031

and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

21. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- i. Identify areas/features on site that are particularly sensitive for nocturnal wildlife, including foraging/commuting bats;
- ii. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their nocturnal corridors.

All external lighting shall be installed in accordance with the approved strategy and retained thereafter. No external lighting other than that approved shall be installed on the application site.

Reason: To protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), local plan policy EN8 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

22. Prior to the erection of any external walls of the development hereby approved, a finalised Biodiversity Enhancement Plan for the site containing details of the provision of integrated bird and bat boxes shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved specification and programme of implementation and be retained thereafter.

Reason: To protect and enhance the site for biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Council Local Plan, and for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006. It is important that these details are agreed prior to the commencement of development

23. No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority. The document shall be in accordance with the proposals set out in the approved submission (Proposed Surface Water Drainage Strategy Option 1 - 2550/01 / Option 2 - 2550/02). The SuDS Strategy must include a detailed design, infiltration tests carried out to the standard of BRE 365, a timetable for implementation, and a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks. The SuDS Strategy must

also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The approved scheme for the surface water drainage shall be implemented in accordance with the approved details before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with Local Plan Policy EN14. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

24. No development shall be brought in to use/occupied until a SuDS Management and Maintenance Plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding in accordance with Local Plan Policy EN14.

Informatives:

1. IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED (AS A CONDITION COMPLIANCE APPLICATION) TO AND APPROVED BY COTSWOLD DISTRICT COUNCIL.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan in writing.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cotswold District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity

Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan> Information on how to discharge the biodiversity gain condition can be found here:

<https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/>

2. The Local Highway Authority has no objection to the above, subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.

Full Details can be found at www.gloucestershire.gov.uk