

Response from National Landscapes (AONB)

From: Burden, Richard

Sent: 11 December 2024 16:38

To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Madge, Adam <Adam.Madge@wiltshire.gov.uk>

Subject: PL/2022/00839 Farmer Giles Farmstead, Teffont, Variation of condition 2 (demolition of buildings) on PL/2021/11405

Hello, and thank you for the invitation to attend Planning Committee on Thursday 19th December in connection with this application.

I will be on leave and there is no other National Landscape [aka AONB] officer available to attend. I would, therefore, be grateful if committee could be made aware of the following comments.

The strengthened s.85[A1] of CRoW Act 2000 by LURA 2023 puts a revised duty on all committees and councillors, when carrying out functions in respect to land affecting a AONB / NL, that they 'must seek to further the purpose of designation..'. That purpose is 'conserving and enhancing natural beauty', and 'must' means the duty is not optional! A detailed explanatory briefing from the National Landscapes Association can be found here [CRoW-s.85-duty-guidance-for-LPAs_NLA-Briefing-Nov-24.pdf](#)

Para 9.2 of the officer report omits that key duty. The situation for members to consider is not only the discretionary judgement whether or not 'the retention of the existing building is sufficiently harmful that had it been originally proposed planning permission would not have been granted' but also how retaining that building, requested by the applicants, would enhance and conserve natural beauty as required by s.85.

The applicants' offer to forgo / revoke any agricultural permitted development rights if the condition is amended is not covered by recommended condition 1; that only covers PDR at the house and not agricultural PDR across the holding.

Proposed condition 3 should refer to complying with the International Dark Sky Reserve criteria and, for avoidance of doubt, the Environmental Lighting Zone for the location is E0. Reference could usefully be made to the AONB / NL Position Statement on Light Pollution and its Good Practice Guides on Good Lighting.

Thank you.

Late Correspondence – PL/2022/00839 – Farmer Giles Farmstead, Teffont

Merry Christmas Richard

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Cranborne Chase National Landscape

an Area of Outstanding Natural Beauty