

EDGARS

Planning, Design & Access Statement

Wychwood Lodge: Alterations to Main House

Prepared for: Mr and Mrs Arnold

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1 Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by Edgars Ltd and APA London architects on behalf of Kevin and Sofia Arnold (hereafter known as the applicant). The report is prepared to accompany an application for *demolition of chimney stack, conversion of car port and insertion of French doors and 1no. conservation rooflight*, at Wychwood Lodge, Swinbrook.
- 1.2 This statement contains a description of the site and surrounding area, the proposed works and sets out the relevant planning history and planning policy. It then assesses the proposed development against the key planning considerations.
- 1.3 Also submitted with this application are the following:
- Planning application forms & certificates
 - 501 L 01 00.B Existing Site Plan
 - 501 L 01 01 Existing Ground Floor
 - 501 L 01 06 Existing Elevations 02
 - 501 L 01 05 Existing Elevations 01
 - 501 L 02 01 Proposed Ground Floor RevA
 - 501 L 02 05 Proposed Elevations 01 Rev A
 - 501 L 02 06 Proposed Elevations 02 REVA
 - 501 L 02 04 Proposed Roofplan REVA
- 1.4 In summary, the proposed development is assessed to be sympathetic and complementary to the existing built form and will result in no impact to the wider Swinbrook Conservation Area. The proposals accord with the local development plan and in line with paragraph 11c of the NPPF, it is respectfully requested that planning consent is granted without delay.



2 Site and Surrounding Context

Surrounding Area

- 2.1 Wychwood Lodge is located in the village of Swinbrook, two miles east of Burford. It is connected to Fulbrook to the west and Asthall to the south-east by a network of minor roads running along the Windrush Valley (Figure 1).

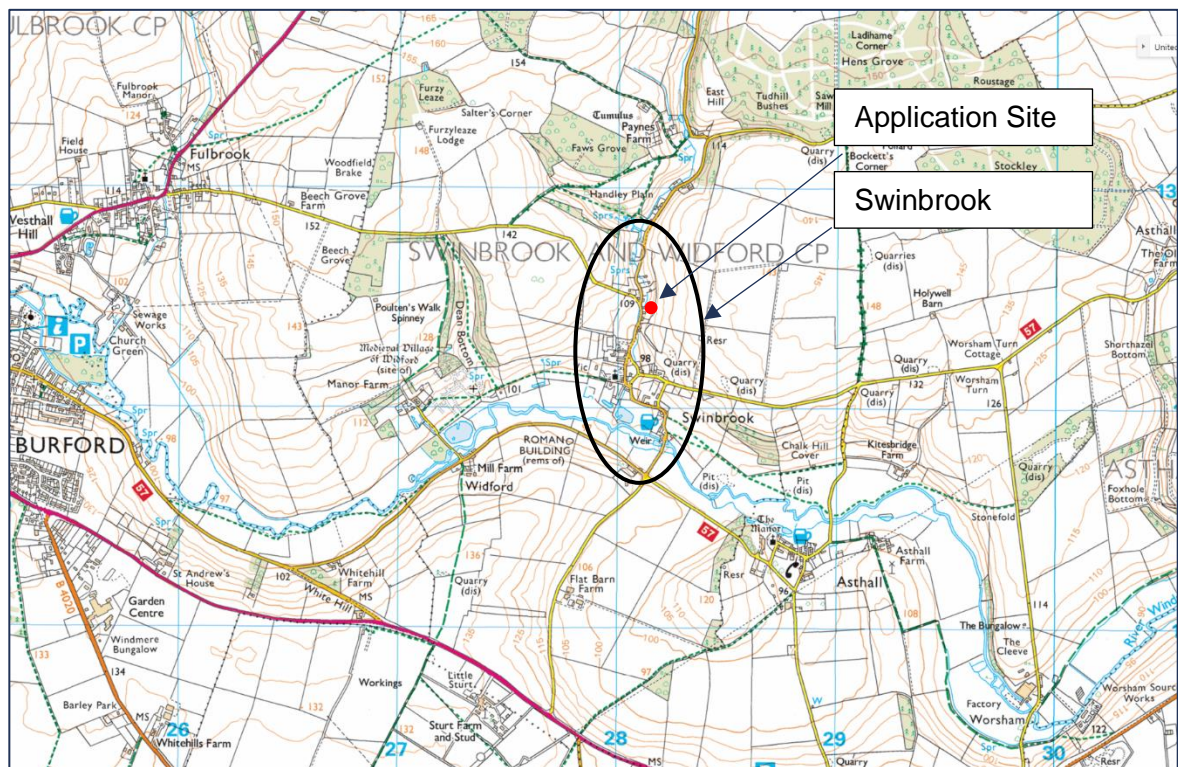


Figure 1: Site location

- 2.2 The settlement has polyfocal form, dictated largely by the topography of the area. The village is visible from high ground to the south. However, various components – such as the scattering of trees and scrubby vegetation – have combined to give the feeling of seclusion and restrict internal vistas.
- 2.3 The village is located within a sensitive ecological, historic and landscape setting. Notable designations include; the Upper Thames Tributaries Environmentally Sensitive Area (ESA) and the Cotswold Area of Outstanding Natural Beauty. The village is also set within the attractive landscape of the Upper Windrush Valley and is a designated Conservation Area.
- 2.4 The Conservation Area Character Appraisal highlights the architectural style of the village is almost exclusively vernacular in character with a loose-knit settlement pattern, which contributes to the seclusion and rural character of the area. Important viewpoints within, and from outside, the Conservation Area are highlighted on the map within the Conservation Area Character Appraisal. The proposed development site is not identified in the appraisal as being part of any particularly important viewpoint (see plan attached at Appendix 1).
- 2.5 Most of the village properties date back to the 17th and 18th centuries. These buildings employ the local grey limestone in coursed rubble forms with rooves mainly of stone slate.



- 2.6 Only small amounts of development were undertaken in the 19th and 20th centuries, much of which consisted of alterations to the existing properties. The few new-build properties added during this period conform to the colour precedents of the earlier buildings. Ancillary buildings and structures are built from a variety of materials including stone.
- 2.7 There are other key architectural details of Swinbrook such as stone detailing, flush timber casement windows and gabled dormer windows. Drystone walling forms the most common boundary feature in Swinbrook, using the same pale limestone as the buildings and contributes to the visual cohesion of the village.

The Site



Figure 2: Site plan

- 2.8 Wychwood Lodge has a total land area of 1.4 ha (depicted by blue and red edged areas in Figure 2).



- 2.9 As is the case in much of Swinbrook, the estate is set at the base of flat-bottomed valley, which gives rise to some quite significant topographical features. Overall, the estate slopes aggressively west-east, cresting along the eastern boundary of the site. The existing built form is concentrated towards the centre and south end of the estate on comparably low-lying ground. The north end of the estate represents the 'high-point' in topographical terms, banking down towards the adjoining roadside west.
- 2.10 As is typical in Swinbrook, the site is bounded by a dry-stone wall along the length of the roadside boundary. Access is obtained via a private driveway off the principal road that runs north-south through Swinbrook village. The access turns south towards the main house and is constructed from shingle.
- 2.11 The existing built form comprises a large dwelling house accompanied by an outbuilding (southeast), tennis court (north) and swimming pool (east).
- 2.12 The main house is a 2.5 storey former hunting lodge dating back to the 1700s. Recent extensions and alterations include a single-storey timber framed room to the south (Figure 3) and a two storey wing on the north elevation (Figure 4). Overall, the building is typical of the wider area; constructed from creamy limestone and Stonesfield slate.



Figure 3: South elevation



Figure 4: North elevation

2.13 The estate itself is in sole C3 (residential use). It is adjoined by neighbouring dwellings south and southwest. Both the site and surrounding development comprise large dwellings set within generous domestic plots. There is additional residential development to the north, although this is detached from Wychwood Lodge by a series of agricultural fields.

2.14 In terms of planning designations, the following is noted:

- Swinbrook Conservation Area;
- Cotswold Area of Outstanding Natural Beauty; and
- A band of Flood Zone 3 along the western half the site (Figure 5).



Figure 5: Flood risk



3 Planning History

- 3.1 A review West Oxfordshire's public records has identified a number of historic planning applications at Wychwood Lodge. Those of relevance are summarised in the table below:

Address	Reference	Description	Decision	Date
Wychwood Lodge	08/0968/P/FP	Alterations to outbuilding to form external staircase, new rooflights and replacement lean-to extension (to allow external walls to be rebuilt using random rubble Cotswold stone).	Approved	25/07/2008
	07/1144/P/FP	Alterations to outbuilding to form external staircase, new rooflights and replacement lean-to extension.	Approved	08/08/2007
	W2000/1380	Erection of two storey extension to include dormer windows on east elevation (modification to permission w2000/0891 to alter roof materials).	Approved	02/10/2000
	W2000/0891	Erection of two storey extension to include dormer windows on east elevation.	Approved	01/08/2000
	W98/1632	Change of use of land to domestic curtilage and construction of tennis court.	Refused (allowed at appeal)	02/02/1999
	W95/1039	Demolition of lean-to toilet and passage.	Approved	12/09/1995
	W95/1038	Erection of single storey rear and side extensions and two storey front extension change of use from agricultural land to domestic curtilage.	Approved	12/09/1995
	W95/0626	Construction of tennis court.	Refused	06/07/1995
	W93/1403	Construction of dormer window in front elevation.	Approved	16/12/1993

*Full planning records are not available online



3.2 Partial records of the 1995 and 2000 consents have been made available to us. To the best of our knowledge, it is understood that the timber-frame extension on the southern elevation was implemented under the 95/1038 & 95/1039 consents, but that the two storey extension on the northern elevation (comprising car port, study and bedrooms) approved under this consent was not built and was instead constructed at a later date following consents W/2000/0891 and W/2000/1380.

3.3 Consent 95/1038 imposed two conditions pertinent to current development proposals:

Condition 6

The garage accommodation attached to the dwelling shall not be adapted and used for living purposes.

(Reason) To ensure that adequate provision for off-street parking is retained.

Condition 9

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order, 1995 (or any order revoking and re-enacting that Order) no development permitted under Article 3 and described within Part 1 of Schedule 2, Classes A and B shall take place with the prior written consent of the Local Planning Authority.

(Reason) In the interests of the visual amenities of this part of the Swinbrook Conservation Area and the Cotswold Area of Outstanding Natural Beauty.

3.4 With respect to Condition 6, given that this aspect of the 95 consent is not believed to have been implemented and the condition itself was not replicated on the 2000 consent, it is considered to no longer apply. Notwithstanding this assumption, given the size of the estate, it is considered that the original condition is neither necessary or reasonable. Wychwood Lodge is a moderately sized rural estate and benefits from a generously proportioned gravel drive capable of providing parking to a number of vehicles. As such, the conversion of the car port will not result in an increased risk of on-street parking in Swinbrook.

3.5 Condition 9 was likewise not replicated on the 2000 consent. However, given what is understood to be the partial implementation of the 1995 consents – and in the absence of a redline plan for the 1995 consent, it is unclear whether or not Permitted Development rights under Part 1 of Schedule 2 Classes A and B continue to be restricted on the property. For the avoidance of doubt, proposals for the replacement of a bay window with French doors on the southern elevation of the property have therefore been included with this application. We do not consider however that the condition – should it continue to apply – is necessary or reasonable, given that the 2015 GPDO (as amended) already contains appropriate restrictions on permitted development within conservation areas.



4 Proposed Development

4.1 The proposed development at Wychwood Lodge comprises the following elements:

- Demolition of modern chimney stack;
- Replacement of bay window with French doors;
- Installation of 1no. conservation rooflight; and
- Conversion of car port to habitable rooms.

See *drawings* 501 L 02 01

- Proposed Ground Floor RevA
- 501 L 02 05 Proposed Elevations 01 Rev A
- 501 L 02 06 Proposed Elevations 02 REVA
- 501 L 02 04 Proposed Roofplan



Design Rationale

- 4.2 The proposed alterations to the property seek to enhance the existing accommodation by amending the more recent additions to be (more) subservient to the main original volume of the lodge, thereby reinstating the historic hierarchy of the building's form and layout. These alterations accompany some internal works to the main house which will restore some of its traditional layout and associated gravitas of the historic core. These include the restoration of an original Cotswold stone fireplace which is currently buried in a wall in the entrance hall (purported to be the informal bakery for the Swinbrook villagers' bread in times past).
- 4.3 Outside, the fake stone chimney stack on the 1990s addition will be removed and replaced with glazing to rebalance the relationship of built volumes as well as enhancing the connection and views to the characterful and mature formal gardens at the front of the property. The installation of French doors using a leaded light window arrangement will facilitate direct access from the living room to the garden. The complimentary historic detailing of the matching French doors – although non-symmetrical – will enhance the balance across the entire rear façade since the existing oak framed extension already decentralises the elevation. The new French doors glazing will therefore increase the architectural integration and, with the chimney stack removal, improve the harmony with the main Lodge thereby asserting its historic and visual dominance with the later extension correctly subsidiary yet also more confident and of its time. A small conservation rooflight is also proposed on the eastern elevation of the 1995 timber frame extension, which the applicant intends to convert into a kitchen. The window is required for ventilation and associated amenity purposes.
- 4.4 The existing carport which forms part of the ground floor of the most recent two-storey extension on the northern elevation of the property is also proposed to be enclosed to create new, habitable space and a quality entertainment room for the family. Two new windows are proposed to replace the existing carport openings. The proposed windows will match the existing white painted timber window on the same elevation in terms of both size and specification, with equal distance between them (symmetrical setting out). The remainder of the car port openings will be enclosed with new stone to match the existing Cotswold stone finish and create a seamless façade across the elevation.



5 Planning Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The relevant documents of the development plan are identified as follows:

- West Oxfordshire Local Plan 2031

5.3 The relevant documents identified as material considerations are as follows:

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance (NPPG); and
- West Oxfordshire Design Guide

West Oxfordshire Local Plan 2031

5.4 The relevant policies of the West Oxfordshire Local Plan are as follows:

- Policy OS2 – Locating development in the right places
- Policy OS4 – High quality design
- Policy H6 – Existing housing
- Policy EH1 – Cotswold Area of Outstanding Natural Beauty
- Policy EH9 – Historic environment
- Policy EH10 – Conservation areas

West Oxfordshire Design Guide 2015

5.5 The relevant chapters of the West Oxfordshire Design Guide are as follows:

- Section 4 – Local Character
- Section 13 – Alterations and Extensions

National Planning Policy Framework

5.6 The relevant chapters of the NPPF as follows:

- Chapter 2 – Achieving sustainable development
- Chapter 12 – Achieving well designed places
- Chapter 16 – Conserving and enhancing the historic environment

5.7 A full policy analysis is included Appendix 1 of this report.



6 Planning Considerations

6.1 The key planning considerations of relevance to this application are:

- Principle of development
- Design
- Impact on Swinbrook Conservation Area & Cotswold AONB

Principle of Development

- 6.2 The alteration or improvement of a dwelling house is supported in principle by local policy H6 which sets out the district's expectations in respect of proposed alterations; development should respect the character of the surrounding area and must not unacceptably affect the environment of people living in or visiting that area.
- 6.3 Chapter 2 of this report sets out the site specific and surrounding village context of Wychwood Lodge. This assessment has helped inform how the development proposals respond to, and integrate with, the surrounding environment. The proposed alterations seek to rebalance and restore some of the historic hierarchy of the building's form and layout, while the choice of traditional materials is in keeping with the existing built form and local vernacular of the village.
- 6.4 The scale of the proposed alterations to a private dwelling house are not expected to have any impact on the wider environment of Swinbrook and those living and visiting the village. As such, they are considered to comply with the expectations of policy H6.
- 6.5 As discussed in Chapter 3, there have in the past been conditions attached to the planning consents associated with the property that have sought to restrict permitted development rights. The reasons for these conditions are not considered to be reasonable or necessary and, as such, should not influence the outcome of this application.

Design

- 6.6 High quality design is central to the strategy for West Oxfordshire. Development proposals should be of a proportionate and appropriate scale (policy OS2) and demonstrate how buildings and areas of historic, architectural or environmental significance have been conserved or enhanced (policy OS4).
- 6.7 Attention is given to the West Oxfordshire Design Guide, particularly chapters 4 (local character) and 13 (extensions and alterations). The Design Guide notes that Swinbrook lies within the Limestone Wolds. This is the largest character area within the district and is identifiable as a consequence of distinctive features including creamy limestone, which, together with the extensive use of limestone slates for roofs, creates a built environment of strong local character and consistency. In respect of extensions and alterations, the Guide calls for external alterations to be carried out with particular regard to the implications for the character and appearance of the building.
- 6.8 With regard to the above, the rationale behind the proposed alterations at Wychwood Lodge is to enhance the external façade of the property in addition to improving the internal functionality and residential amenity of the property. The proposed alterations comprise three elements:



1. Demolition of modern chimney stack;
2. Installation of French doors and 1no. conservation rooflight; and
3. Conversion of car port to habitable rooms.

6.9 The above elements are discussed in turn.

Demolition of chimney stack



Figure 6: Existing south elevation



Figure 7: Extract from drawing 501 L 02 05 PROPOSED ELEVATIONS



- 6.10 The demolition of a chimney stack is sought to enhance the southern elevation of Wychwood Lodge (Figure 6). The chimney forms part of a single storey glazed oak structure which was a late 20th century addition under application ref W95/1038 and will be replaced with glazing.
- 6.11 The existing chimney stack is constructed from reconstituted stone clad and is at odds with the more historic elements of Wychwood Lodge (adjoining west). Its removal will facilitate an additional section of glazed panelling (Figure 7). This alteration will better distinguish the more contemporary additions of the building from the historic 17th century hunting lodge. Overall, this alteration will enhance the architectural value and historic integrity of Wychwood Lodge while improving the residential amenity of this part of the property by enhancing both light and views.



Figure 8: Existing chimney stack

Installation of French doors and 1no. conservation rooflight

- 6.12 The replacement of a pre-existing bay window on the southern elevation of Wychwood Lodge (Figure 7) with French doors would ordinarily be permitted development under Part 1 of Schedule 2 Class A of the GPDO 2015 (as amended), but for reasons identified in Section 3 have been included in this application.
- 6.13 The proposed French doors are not assessed to materially alter the existing façade at Wychwood Lodge, and their integration into the wider character of the property is achieved by using lead lined glazing consistent with the more vernacular elements of the property. As such, the proposed alteration will conserve the architectural and historic value of Wychwood Lodge while improving the



residential amenity of the property by providing a functional link between the primary indoor accommodation and adjoining gardens.

- 6.14 The proposed conservation rooflight on the eastern elevation is required to improve the internal ventilation and amenity of this part of the property, which is proposed to be converted into a kitchen. The design and appearance of the rooflight is of an appropriate scale that matches the appearance of the existing rooflights on that elevation (Figure 9, and elsewhere on the estate and within the wider Conservation Area) and will sit flush with the roofslope. The rooflight represents a very minor alteration to the appearance of the roof which is concealed from public view on the most private elevation of the Lodge and will have no material impact on the appearance of the property.



Figure 9: Existing conservation rooflights on eastern elevation (roofslope location of proposed rooflight partially concealed by wooden fence adjacent to pool)



Conversion of car port to habitable rooms



Figure 10: Existing north elevation

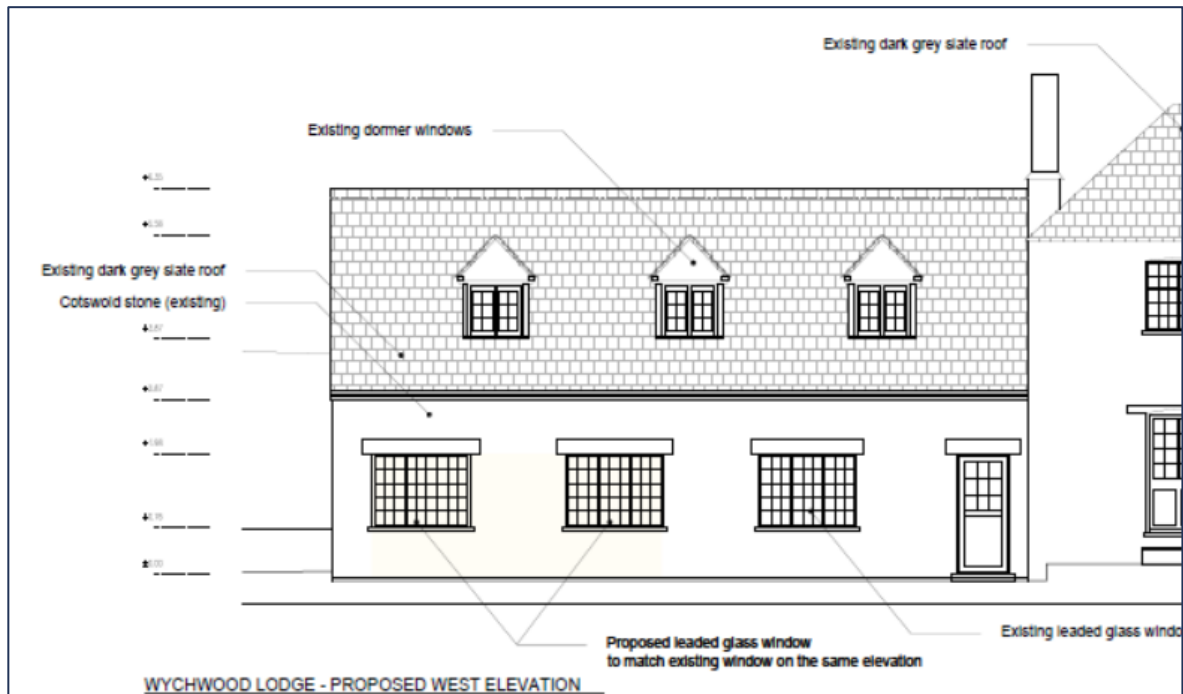


Figure 11: Extract from drawing 501 L 02 05 PROPOSED

6.15 Two new windows are proposed to replace the existing carport openings, set within a Cotswold stone façade to blend with the existing (Figure 11). The proposed windows will match the existing white painted timber window with timber lintel above on the same elevation in terms of both size and specification. The existing car port relates to the north wing of Wychwood Lodge (Figure 10) and is a later addition to the building, forming part of a two-storey extension approved under applications W2000/0891 and W2000/1380. While this element is more modern and carries limited architectural and historic value, architectural cues are taken from the successful integration between the new and old. This is achieved via a complementary materials palette of limestone, stone slate and led-lined windows with timber lintels. These materials are typical of the Limestone Wolds and in keeping with the wider village vernacular. The proposed alterations will provide some additional internal living space while the external appearance integrates well and remains sympathetic to the pre-existing built form.



Impact on the Swinbrook Conservation Area and Cotswolds AONB

- 6.16 The general thrust of planning policies in relation to the district's historic environment and areas of special character or quality (AONBs, conservation areas etc.) is to conserve and enhance them.
- 6.17 Policy EH1 sets out the Council's expectations for development in the AONB, stating that 'great weight will be given to conserving and enhancing the area's natural beauty, including its heritage, which includes consideration of any harm to the contribution that a settlement makes to the scenic beauty of the AONB'. Likewise policy OS2 seeks to preserve the local landscape and setting of settlements, giving great weight to the conservation of landscape and scenic beauty within the AONB.
- 6.18 On the basis that the development proposals are a very minor form of development they are not considered to impact the overriding character and setting of the Cotswold AONB. Nevertheless, consideration is given to any associated harm to the settlement of Swinbrook which may have a negative impact on the wider scenic beauty of the AONB. Added weight is afforded to this as Swinbrook is a designated conservation area. Policies OS2 and EH9 seek to conserve the historic and built environment while policy EH10 says that 'proposals for development in a conservation area or affecting the setting of a conservation area will be permitted where it can be shown to conserve or enhance the special, interest, character, appearance and setting'.
- 6.19 The proposed development does not seek an increase to the pre-existing quantum of development at Wychwood Lodge and instead pertains to minor architectural alterations.
- 6.20 The village's Conservation Area Character Appraisal notes that the architecture of Swinbrook is almost exclusively vernacular in character. Most of the houses and cottages date from the 17th and 18th centuries and employ the local grey, oolitic limestone in coursed rubble form. Roofs are mainly of stone slate.
- 6.21 The proposed development has sought to re-establish the more historic vernacular form of Wychwood Lodge through the demolition of competing contemporary elements such as the chimney stack. The wider works have sought to sympathetically integrate and complement existing development on site and indeed in the wider village with a matching materials palette of lead lined glazing, limestone and timber lintels in keeping with the pre-existing character of Wychwood Lodge and the wider conservation area.
- 6.22 With regard to the above, it is concluded that the proposals are a minor form of development which will not materially alter the character or appearance of Wychwood Lodge and as a consequence will have no resulting impact on the Swinbrook Conservation Area or wider AONB.



7 Summary and Conclusion

- 7.1 This planning statement has been prepared to on behalf of Mr and Mrs Arnold in relation to minor alterations at Wychwood Lodge, Swinbrook.
- 7.2 This report has set out the site and surrounding context, relevant planning history, the proposed development, relevant planning policy and material planning considerations. Within this context the following conclusions have been made:
- The alteration to a dwelling house is supported in principle by policy H6;
 - The proposed development pertains to minor architectural alterations which appropriately conserve and enhance the character and appearance of Wychwood Lodge in accordance with policy OS4;
 - The proposed development will have no impact on the Swinbrook Conservation Area and will thus preserve its historic character and significance in accordance with policy EH10; as such, and in accordance with policy EH1, it will have no impact on the contribution that Swinbrook makes to the scenic beauty and setting of the AONB.
- 7.3 Having regard to the above it is concluded the proposed development is in accordance with the Local Development Plan and therefore constitutes sustainable development. In the absence of material considerations to the contrary, and in line with paragraph 11c of the NPPF it is respectfully requested that planning permission and listed building consent are granted without delay.

Appendices



Appendix 1. Policy cross-tabulation

	NPPF	Local Plan 2031
Principle	<p>Chapter 2 (Achieving sustainable development) explains that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means approving development that accords with the development plan; or where there are no relevant policies or the policies are out-of-date, granting permission unless:</p> <ul style="list-style-type: none"> • NPPF policies that protect areas of assets (including AONBs or heritage assets) provide a clear reason for refusing development; or • Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole. 	<ul style="list-style-type: none"> • Policy OS2 (Locating development in the right places) - Development in the small villages, hamlets and open countryside will be <u>limited to that which requires and is appropriate for a rural location</u> and which respects the intrinsic character of the area. Proposals for residential development will be considered under policy H2. • Policy H6 (Existing Housing) - states that changes to existing housing will be managed to maintain sustainable communities and a high-quality environment in accordance with several principles, including that householder development will respect the character of the surrounding area and will not unacceptably affect the environment.
Design	<p>Chapter 12 (Achieving well-designed places) identifies that good design is a key aspect of sustainable development and requires that developments:</p> <p>Function well and add to the overall quality of the area;</p> <ol style="list-style-type: none"> Are visually attractive as a result of good architecture, layout and landscaping; Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; Establish or maintain a strong sense of place; Optimise the potential of the site to accommodate development; and Create places that are safe, inclusive, accessible and promote health, with a high standard of amenity for existing and future users. 	<ul style="list-style-type: none"> • Policy OS4 (High quality design) - High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should: <ul style="list-style-type: none"> ○ Demonstrate high quality, inclusive and sustainable design; ○ Conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value. <p>Designers of new development will be expected to provide supporting evidence for their design approach. They should have regard to specific design advice contained in supplementary planning guidance covering the District. The West Oxfordshire Design Guide, Oxfordshire Historic Landscape Appraisal, Landscape Assessments, Conservation Area Appraisals and Cotswolds AONB guidance documents</p>

		are key tools for interpreting local distinctiveness and informing high design quality
Heritage	<p>Chapter 16 (Conserving and enhancing the historic environment) states that heritage assets should be conserved in a manner appropriate to their significance. Paragraph 189 highlights that heritage asset significance should be described proportionate to the assets' importance and no more than is sufficient to understand a proposal's impact on the significance of the assets.</p>	<ul style="list-style-type: none"> • Policy EH9 (Historic Environment) - specifies that proposed development should conserve or enhance the special character and distinctiveness of the historic environment and the significance of designated heritage assets, in a manner appropriate to their historic character and significance. The policy affords great weight to conserving and/or enhancing the special cultural, architectural and historic interest of Registered Parks and Gardens. • Policy EH10 (Conservation Areas) - Proposals for development in a Conservation Area or affecting the setting of a Conservation Area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting
Landscape	<p>Chapter 15 (Conserving and enhancing the natural environment) states that the planning system should contribute to and enhance the natural and local environment by protecting valued sites and landscapes and by recognising the intrinsic character and beauty of the countryside.</p> <p>Paragraph 172 attaches great weight to conserving the landscape and scenic beauty in Areas of Outstanding National Beauty.</p>	<ul style="list-style-type: none"> • Policy EH1 (Cotswolds Area of Outstanding Natural Beauty) - affords great weight to proposals which conserve and enhance the natural beauty, landscape and countryside of the AONB. • Policy EH13 (Historic Landscape Character) states that in determining applications which affect the historic landscape character, particular attention will be paid to the: <ul style="list-style-type: none"> ○ Age, distinctiveness, rarity, sensitivity and capacity of the landscape; ○ Extent to which key historic features are retained or replicated; ○ Degree to which the form and layout of the development respects the existing historic character; and ○ The degree to which the form, scale, massing, density, height, layout, landscaping, use alignment and external appearance conserves the special historic character of its surroundings.