

From: Duberley, Elizabeth
Sent: 03 August 2018 17:52
To: Reed, Emily <Emily.Reed@herefordshire.gov.uk>
Subject: RE: Westbrook Court

Hi Emily,

Here are some thoughts for you in relation to the proposal at Westbrook Court:

From a landscape perspective the harm is potentially twofold:

- In terms of landscape character the site lies within the local landscape type; Principal Timbered Farmlands, the key characteristics for which are;
 - *small scale landscapes with an organic enclosure pattern with hedgerows defining the field boundaries.*
 - *An ancient wooded character portrayed by hedgerow trees; predominantly oak and woodland, leading to filtered views.*

The landscape harm lies not from the removal of the components of these key characteristics but from the introduction of alien features into what is an essentially natural landscape.

The Landscape Character Assessment for this type states; *these landscapes typically have a dispersed settlement pattern of frequent roadside dwellings and farmsteads set amongst winding lanes.* This is the rationale for recommending the proposal be developed in such a way that it related to the farmhouse and outbuildings at Westbrook Court. By situating the proposal within the field to the east of the farmstead it protrudes into the wider open countryside and is physically and visually separate from the farmstead. The linear pattern to the layout of the proposal jars with the surrounding organic field pattern. This is further exacerbated by the introduction of the associated hard landscaping and potentially also by the external materials proposed for the chalets which include mirrored glass and aluminium doorways.

- In so far as visual effects are concerned the site lies within a landscape that whilst undesignated can be described as high quality, with little in the way of surrounding development it is sensitive to change. There are a number of footpaths within the locality which link to popular tourist trails and filtered views of the proposal giving rise to adverse effects are considered likely.
There is also the potential for the development to become a focal point in views from elevated ground such as Merbach Hill; common land which forms part of the route of both the Herefordshire Trail and the Wye Valley Walk.

Having identified both the potential for landscape harm and adverse effects upon visual amenity during a number of site visits and discussions with the applicant, I have concluded the proposal is not compliant with policy LD1 of the Core Strategy as it does not demonstrate that it has been positively influenced by the character of the local landscape and neither would it successfully integrate into its surroundings.

Liz Duberley

Principal Natural Environment Officer | Built and Natural Environment Service
Economy, Communities and Corporate Services

Contact Details:

Tel 01432 260788 | 07792 880562

Mail Built and Natural Environment, Herefordshire Council, Plough Lane Offices, Plough Lane, Hereford HR4 0LE

@ Elizabeth.Duberley@herefordshire.gov.uk

Herefordshire.gov.uk
