

MEMORANDUM

To : Internal Consultee

From : Mrs Charlotte Atkins, Planning Services, Plough Lane – H26

Tel : 01432 260536 **My Ref** : 190111

Date : 16 January 2019

SITE: Land at Flaggoners Green, South of the A44, West of Panniers Lane, East of Chanctonbury and North of Pencombe Lane, Bromyard, Herefordshire

APPLICATION TYPE: Outline

DESCRIPTION: Outline planning application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from the A44. All matters reserved except for means of access.

APPLICATION NO: 190111

GRID REFERENCE: OS 364359, 254292

APPLICANT: Gladman Developments Ltd

PARISH: Bromyard and Winslow

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 06/02/2019. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mrs Charlotte Atkins.

Comments: (Continue on a separate sheet if necessary)

Object ☐

Support ☐

No Objection ☐

Approve with Conditions ☐ (Please list below any conditions you wish to impose on this permission.)

Further information required ☒

Consultation response from: Nigel Koch, Senior Landscape Officer

The following comments are based on a desktop study and site observations undertaken on 4 February 2019.

Further detailed information is required to gain support for this application.

Designations/Constraints

- Traditional Orchards
- Landscape Character – Timbered Plateau Farmlands

Relevant Policy

NPPF

- Chapter 8
- Chapter 9
- Chapter 12: 127 and 130
- Chapter 14: 165
- Chapter 15: 170a,b,d and e

Core Strategy

- LD1, LD2, LD3, SS6 and SS7

Landscape

Setting:

Read with figure 1

- Open agricultural land, with established hedgerows (with hedgerow trees) with a Timbered Plateau Farmlands landscape character.
- The topography slopes and ascends upwards towards the A44. The location of the access has an approximate gradient of 1:10-1:15.



Figure 1: A recent aerial photograph of the site and context with 5m contours

Historic References:

- Observing historic map data, circa 1843-1893 (Figure 2), with an aerial photograph (Figure 1), shows:
 - Urban development has significantly altered the landscape character.
 - Field structure is relatively intact.
 - Extent of orchards reduced overtime, however a remnant traditional orchards remains in close proximity to the proposed access location.

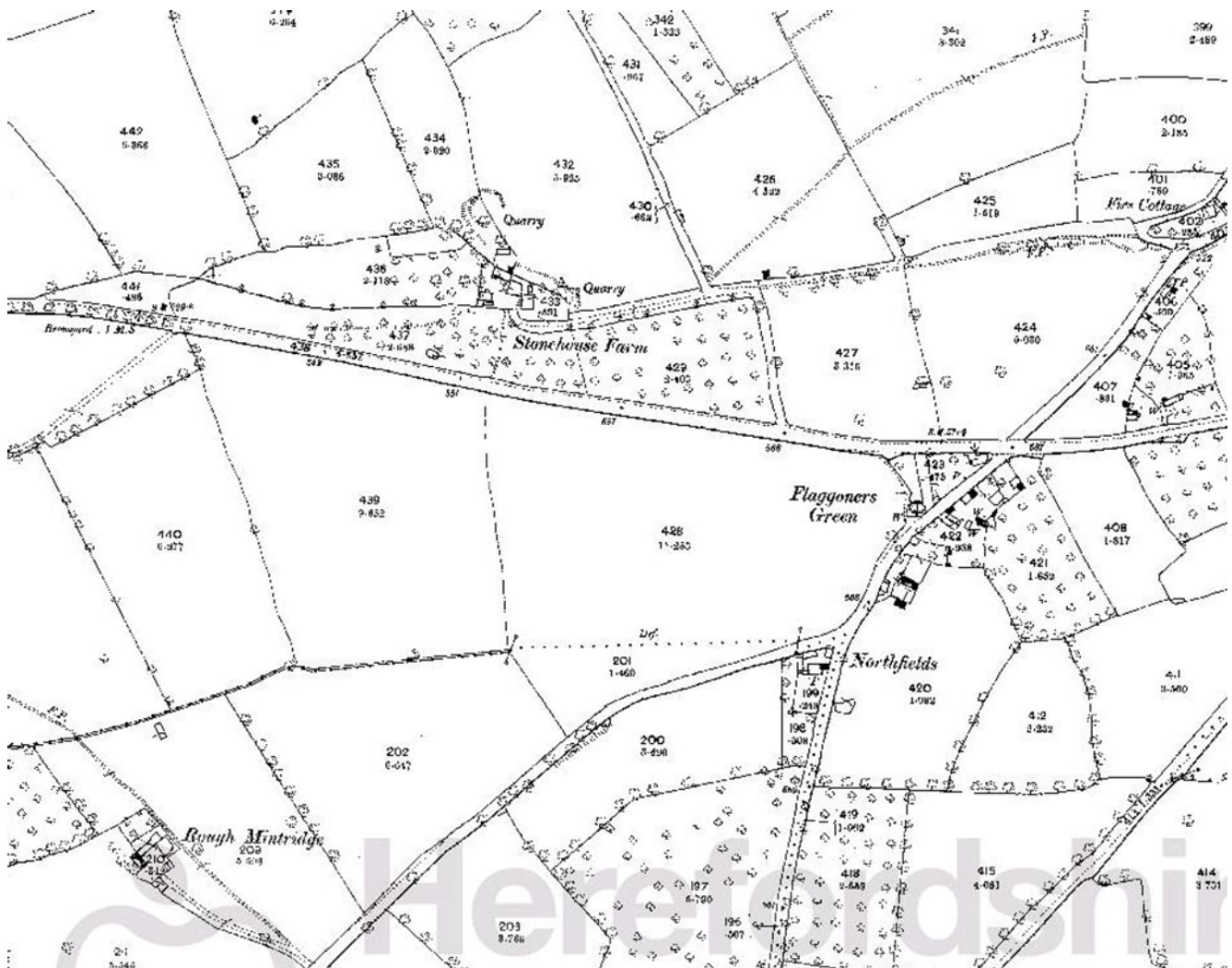


Figure 2: Historic map, circa 1843-1893

Impacts:

- Significant change to open agricultural and natural landscape character.
- Removal of long stretch of hedgerow and hedgerow trees for access.
- Arrival experience into Bromyard significantly changed, particularly with the addition of a roundabout.
- Increased pedestrian and cyclist safety risk along A44
- Destruction of prime agricultural soil, biodiversity and habitats.
- Increased surface water to manage.
- Earthworks to accommodate access road on sloping site.
- Light pollution.

Visual Amenity:

- The overall development will be visible from people travelling along the A44; from higher elevations from the north; looking up to the site from the south and viewed from the west and east.

Recommendations:

OUTLINE

Comments on Access Only

Pedestrian safety

The provisions of pathways are outlined, however it does not appear to address how this connects into Bromyard. Further detailed design information is required to demonstrate how pedestrian and cyclist safety is addressed and how this links with a wider transport strategy.

Earthworks and context

There will be substantial earthworks (due to the natural gradient of the ground) to accommodate the roundabout. The scheme does not appear to provide proposed levels and how this relates to existing levels. Levels information will demonstrate how the scheme is proposed to be landscaped. Provide the following:

Hard landscape and Levels

- Hard landscape (incl. lighting) and levels plan (scale 1:200 or equivalent scale to communicate the information clearly), with existing and proposed levels and proposed hard elements
- Written specification of materials (type, sizes and colours).

Loss of hedgerow and hedgerow trees

There is substantial loss of hedgerow and hedgerow trees along the section of the new proposed access. The substantiated mitigation and enhancement of landscape is not provided to any level of detail, particularly as it is located on the main arrival into Bromyard. There does not seem to be any level of intent to enhance the approach into the village. The roundabout is a significant change to the existing arrival experience. Provide the following:

- A detailed landscape design
- Soft landscape plan (scale 1:200 or equivalent scale to communicate the information clearly), with trees and planting areas (including aquatic species for ponds).
- Written specification setting out species, size, quantity, density and cultivation details.

Supported with an arboricultural method statement and tree protection plan if necessitated. Refer to BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations for guidance.

Lighting

Lighting detail in relation to the access is not provided to any level of detail. Provide specification of lighting products and locations, as part of the hard landscape plans.

End of Comments

DATE RETURNED: 22/02/2019