

From: Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>
Sent: 19 October 2020 21:14
To: Carlisle, Heather <Heather.Carlisle@herefordshire.gov.uk>; Withers, Simon <Simon.Withers@herefordshire.gov.uk>
Subject: RE: P190316/F Waters Edge Sharman Pitch Howle Hill

Afternoon Both

In response to further comments from the Wye Valley AONB unit and my colleague, senior landscape officer; Mandy Neill, I think it would be helpful to provide an overview in terms of the current landscape position:

The site does lie within the Wye Valley AONB, a national landscape designation which affords it a high degree of protection and in policy terms stipulates that development should provide enhancement to the local landscape character.

Notwithstanding the above, the site is also by definition a brownfield site, currently in use as a plant nursery and previously quarried for stone. Substantial weight must also therefore be attributed to the effective use of land as well as consideration given to the current baseline in terms of the existing character of the site.

Extensive discussions have taken place with the applicant from pre-application advice through to the submission of the application before us today, these discussions have secured a number of amendments to the scheme, including:

- The retention of the beech tree along eastern boundary
- Retention of roadside hedgerow where possible (agreement to removal of the conifer hedgerow which is not in keeping with local landscape)
- A reduction in units along the roadside from 3 to 2.
- A reduction in height of dwellings upon the brownfield site
- Revisions to the style of dwellings proposed to reflect the rural character of the site.
- Further planting proposed along site boundaries.

Taking into account the current condition of the site and the revisions secured, on balance it is considered that the scheme has the potential to offer enhancement and is therefore compliant with policy LD1 of the Core Strategy.

I hope this assists in your consideration when weighing up the planning balance.

Kind Regards

Liz

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