

MEMORANDUM

To : Ms Kelly Gibbons, Planning Services, Blueschool House - H31

Ref : S122741/O

SITE: Knoll House, Canon Pyon Road, Herefordshire, HR4 7RB
APPLICATION TYPE: Outline
DESCRIPTION: Site for proposed dwelling
APPLICATION NO: S122741/O
GRID REFERENCE: OS 349017, 242522

Landscape Comments:

The site is outside of the urban edge of Hereford and is within the landscape character type principal settled farmlands. The ribbon housing development along the southern part of the A4110 is not in keeping with the landscape character, however the large gardens and mature trees associated with the housing make a positive contribution to the landscape. The design and access statement submitted with this application states that existing trees will be retained and only a small section of hedgerow removed for visibility splay. If this were the case, then a new dwelling may be acceptable, however there is no detailed information to support this.

If the application is to be considered further then a tree survey in accordance with BS5837:2012 should be provided. A detailed vehicle access drawing should also be provided to identify the full extent of the visibility splay. I would also welcome consideration of a joint access for Knoll House and the new house, in order to retain more roadside hedgerow. The existing roadside hedgerow is a well established and maintained holly, which is slow growing, native, evergreen and is good for habitat and visually softening the road corridor.

I cannot support the proposal without the additional information. This is required in accordance with UDP Policy LA5 on trees and hedgerows and LA2 on landscape character

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT
3 - DEC 2012
To
Ack'd File

NAME:Mandy Neill.....

JOB TITLE:Senior Landscape Officer.....

COMPANY:Conservation Team, HC.....

DATE RETURNED:03/12/2012.....

Working in partnership for the people of Herefordshire

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Herefordshire Council

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