

From: Duberley, Elizabeth
Sent: 07 May 2019 17:26
To: Brace, Carl
Subject: RE: P172076/O Landscape comments in respect of rebuttal

Afternoon Carl,

I have read the appellant's appeal statement in response to the refusal of the above application:

RR1: *The proposal would have an unacceptable and harmful impact upon the character, amenity and appearance of the Wye Valley Area of Outstanding Natural Beauty contrary to Herefordshire Core Strategy policies SS4 and LD1, the Wye Valley AONB Management Plan and paragraphs 7, 11, 124, 127 and 172 of the National Planning Policy Framework.*

- The appellant accepts the site and its surroundings are part of a valued landscape and that as set out in paragraph 170 of the NPPF great weight should be afforded to its protection and enhancement.
- It is also accepted the site lies within the landscape character type; Principal Settled Farmlands, typified as settled agricultural landscapes, domestic in nature.
- The Wye Valley AONB Management Plan indicates on map 2 the site is situated within the zone Archenfield Lowlands; these landscapes are defined as having the following characteristics; hedgerows defining field boundaries, medium distance views, clustered settlement pattern, Old red sandstone. These are in turn linked to a number of special qualities particular to the AONB, including; SQ1 – Outstanding landscapes SQ11 – Picturesque views, SQ20 – Vernacular architecture, SQ27 – Orchards. Inappropriate development for housing is one of the threats identified to these aforementioned special qualities.
- In section 2 of the Management Plan the strategy for the conservation of the Wye Valley AONB is defined in a series of objectives:
 - Policy WV –D2 *Encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments, including Permitted Development, to ensure greater sustainability and that they complement and enhance the local landscape character and distinctiveness including scale and setting and minimise the impact on the natural environment*
 - Policy WV – D3 *Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important*

The proposed development whilst attempting to follow a linear pattern is in fact a development of 2 parts which attempts to follow existing lines of built form. It will require the construction of a new road to link the two parts of the development, which because of the gradient of the site will divide the field pattern in half. Furthermore because of this gradient the access point will require an extensive retaining wall of 3-4 metres creating at the entrance point which even with planting cannot be fully mitigated.

Whilst the visual effects may be confined to a limited visual envelope where they are present they will be significantly adverse within a highly sensitive and valued landscape, both at the entrance point and the PROW which crosses the nearby field.

In the light of the identified landscape harm and adverse visual effects, the proposal cannot therefore be considered to be compliant with policy LD1 or SS6 of the Core Strategy or in fact paragraph 172 of the NPPF.

Kind Regards

Liz

Liz Duberley CMLI

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