

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

02 SEP 2019

To _____
Ack'd _____ File _____

Mr J Bailey
Herefordshire Council Planning Services
P O Box 4
Hereford
HR1 2ZB

Veldifer House
Stretton Sugwas
Hereford
HR4 7AA

28 August 2019

Dear Mr Bailey

Re. Land adjacent Down Ampney, Horse Lane Orchard, Ledbury, Herefordshire
Planning Reference Number: P190754/F

We note the very recent comments made by the Council's Senior Landscape Officer on my planning application.

Whilst, we hold no objections to the great majority of these comments, we are concerned that under 'Mitigation', the officer states: "To dilute the density of development the proposal would benefit from a green roof."

The officer also recommends Condition 01 (d) which requires details of **the** green roof to be forwarded to the Council for its approval.

The proposed development does not include a 'green' roof. At the design stage, a green roof was discounted because:-

- The only property which potentially overlooks the roof is Woodlands Cottage to the north-east of the property which is screened from the new house by existing mature trees which are 10-15 meters high.
- A green roof would be in the shadow of the existing mature trees immediately to the east of the property and also from the adjoining woodland which is mixed broad leaf woodland. Both the shade and leaf fall from these trees would impact severely on the health of a green roof which would be difficult to maintain.
- A significant reason for this being the extra support required to handle the increased load thus a green roof would substantially add to the amount of steel required in construction which would have an adverse environmental impact.
- A review of the design maybe required due to the increased added weight of a green roof.
- Maintenance costs and potential damage from leaks is a concern for us.

We do not agree with the comments that a green roof would have any discernible effect on the effect of the proposed development upon its surroundings which will be dictated from public vantage points by walling not the roof. Therefore, in our view there is no justification for a green roof to be required by your Council when the Landscape Officer expresses a preference for inclusion in this scheme but does not make it a pre-requisite of any permission.

If, however, you intend to require a green roof as part of any landscape scheme, please come back to us before any formal decision is made.

Yours sincerely

A solid black rectangular box used to redact the signature of Colin and Patricia Gordon.

Colin and Patricia Gordon