

From: Andrew Blake [<mailto:aonb.officer@wyevalleyaonb.org.uk>]
Sent: 21 March 2018 16:21
To: Close, Roland <rclose@herefordshire.gov.uk>
Subject: P180131/F

Dear Mr Close,

**Planning Application 180131: Application for variation of a condition 4 of planning permission -
Hazelhurst Nursing Home, Bishopswood, Ross-On-Wye, Herefordshire, HR9 5QX.**

Please accept my apologies for the delay in submitting this response. The Wye Valley AONB Unit welcomes the opportunity to comment on the most recent application for variation to the approved plans. We are disappointed that the applicant has found it necessary to elevate the building and widen the access road in places. We continue to view this as a large development in the AONB but acknowledge that the lower EMI Unit has been approved. As previously stated, when viewed from Coppett Hill the landscape has little capacity to absorb any more large structures without significant detrimental impact on the AONB.

If the Council is minded to grant planning permission, the landscaping scheme must be rigorously implemented, monitored and enforced, especially to ensure that mature trees grow up around the EMI Unit. Additionally there should be further specimen, parkland and/or woodland tree planting around the EMI Unit and to the south and east of the Unit to provide more screening of the building from neighbouring properties and glimpsed views from the B4234, Wye Valley Walk etc.

In determining this application, the Council will need to balance the harm to the nationally important landscape of the AONB against any social and economic benefits of the scheme. Under section 115 of the National Planning Policy Framework (NPPF) the Council must give 'great weight' to conserving the landscape and scenic beauty of the AONB.

Yours sincerely

Andrew Blake
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Working in partnership to conserve and enhance the internationally important protected landscape of the Wye Valley Area of Outstanding Natural Beauty (AONB), where the high quality landscape brings health, cultural and economic benefits for local people and visitors.

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