

APPENDIX 5

COUNCIL'S LANDSCAPE OFFICER'S RESPONSE

Consultation Response

Planning Context:

NPPF: Paragraph 109

Core Strategy: LD1-LD4

Designations:

Landscape Character Type: PSF

AONB

Conservation Area

Scheduled Ancient Monument

Listed Buildings

Historic Park and Garden

TPOs/ Designated Habitat

Other

- I have read the submitted landscape appraisal and carried out a site visit on the 17th October. I note the inspector's comments in response to the appeal lodged in January of this year, as well as the landscaping plans submitted with the current application in order to address the inspector's concerns.
- The site forms part of a larger field of rough pasture used for grazing, it relates well to the surrounding countryside by which it is bounded to the north, south and east beyond the A4110. The site and its surroundings possess many of the characteristics of its landscape type; Principal Settled Farmlands, including that of a dispersed settlement pattern with sporadic wayside cottages, mixed farming use; pasture and orchards with hedgerows marking field boundaries and scattered hedgerow trees. Whilst the A4110 trunk road does detract from the tranquillity of the site and partial views of the industrial units are possible beyond the boundary vegetation, neither of these features intrude significantly upon the open character of the site.
- This particular openness of the site is as a combined result of the topography of the land, the lack of built form and the estate railing which replaces the hedgerow at the south east corner of the site. These qualities are mirrored on the land to the south of Street Lane where estate railing also forms part of the boundary and the land has been retained as pasture. Built form to the west of this adjacent land has been confined to single storey and the resulting effect is the retention of an attractive rural frontage at the approach to Street Lane, belying little of the built form that lies beyond.
- Whilst I recognise the extensive landscaping plans submitted as part of the mitigation strategy, the site for the development does represent an arbitrary line within a larger field and the introduction of both built form and planting will result in a loss of pasture land and openness which is the essential quality of the site and cannot therefore be mitigated for.
- The particular prominence of the site in terms of its localised impact upon character and near and middle distance views from the A4410, Street Lane and the surrounding PROW will result in potentially harmful visual effects. The proposal is therefore considered to conflict with LD1 of the Core Strategy.