

From: Andrew Blake [<mailto:aonb.officer@wyevalleyaonb.org.uk>]

Sent: 22 December 2016 11:56

To: Thomas, Edward

Subject: RE: 163707 - Mill Field, Fownhope

Dear Mr Thomas

Thank-you for the opportunity to comment on this application. The site of the proposed development lies within the boundary of the Wye Valley Area of Outstanding Natural Beauty (AONB), which is an area designated for its national landscape importance. The Wye Valley AONB Partnership seeks to encourage high quality design and to conserve and enhance the landscape.

The AONB Unit is not able to form a response at this stage as we do not believe that adequate information is provided by the applicant. The Design and Access Statement recognises that the proposed development is a field in open countryside but does not adequately address how the development would comply with national or local planning policy. The key policy considerations are the National Planning Policy Framework (NPPF), the Herefordshire Local Plan Core Strategy 2011-2031, the Wye Valley AONB Management Plan 2015-2020 and the Fownhope Neighbourhood Development Plan.

Section 115 of the NPPF states that Areas of Outstanding Natural Beauty have the 'highest status of protection in relation to landscape and scenic beauty'. The applicant states that the adjacent development "is highly visible and makes a detrimental impact on the setting of the village". However there is a lack of any assessment of the landscape visualisation or possible impacts on views and landscape features. There is no justification as to how or why this proposal will not also be highly visible and make a detrimental impact on the setting of the village. Consequently we do not believe that it is possible to determine whether or not this proposal has potential to cause harm to the landscape and the AONB and the protection accorded to the Wye Valley AONB should be overridden.

Section 116 of the NPPF relates to major development in AONBs, which the previous application for this site was determined to be. The Design and Access Statement refers back to the LVIA and other supporting documents of the previous application without modification. We can only assume therefore that the applicant believes this application is also major development. Where a development is considered to be major then the applicant is required to demonstrate that exceptional circumstances exist and that the development is in the public interest.

In conclusion we recommend that the Council request a full Landscape and Visual Impact Assessment (LVIA), a comprehensive landscaping and green infrastructure plan and a justification of the policy context before a decision can be made on this proposal.

Yours sincerely

Andrew Blake
Wye Valley AONB Manager
Hadnock Road
Monmouth
NP25 3NG
Tel 01600 713977



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.

www.wyevalleyaonb.org.uk Facebook: www.facebook.com/wyevalley.aonb Twitter: @wybeauty



The UK's protected landscapes include 46 AONBs and 15 National Parks.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It may contain privileged and confidential information and if you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this email in error please notify us as soon as possible by telephone.