

**From:** Kevin Carlton [REDACTED]  
**Sent:** Wednesday, August 25, 2021 4:06 PM  
**To:** Ursula Fay [REDACTED]  
**Cc:** Simon Bunn [REDACTED]  
**Subject:** RE: 21/P/1766/OUT Land At Farleigh Farm

Hi Ursula

I didn't object to 15/P/0315/O on landscape grounds. My comments are on the file, dated 23 Sept 201, although written 31 July 2015. The appeal decision is a key document. Note the following in particular:

344. NSC's concerns in this regard relate to a large extent to matters of character and appearance rather than landscape impact as such. The site is reasonably self-contained, in large part due to the screening effect of the existing development that surrounds it as well as to an extent by planting and topography. For this reason, combined with the proposed location of the proposed houses and associated works to the lower lying parts of the site, and subject to careful consideration of the matters that would be reserved for future consideration, the appeal scheme would have a very limited effect on the character and appearance of the area beyond the immediate area. Indeed any such effects would be largely limited to within the site itself.

The Inspector notes the well-used nature of the paths and goes on to state:

346. Users of these rights of way are very likely to be very well aware that the site is surrounded by development as it is readily apparent as one enters and leaves the site. It is also often, at least in part, apparent when walking across the site along these footpaths. Nonetheless, for the reasons outlined above, combined with its reasonably substantial size along with the features within it, the site has a distinctly rural, countryside character and appearance. In my view its importance - both as a local resource, via the rights of way that cross it, and in terms of its contribution to the unusual countryside setting of the village - is elevated by the fact that it lies within the settlement, surrounded by the development. In short, the site is important locally in those terms and that importance stems in large part from the fact that it remains open, undeveloped countryside.

A number of reasons to refuse the scheme, including the size of the proposal and its prominent infrastructure are given, but it would appear that the current proposal for fewer dwellings may be as a consequence in part of this acknowledgement:

350. In my view the northern/eastern area of proposed housing would be less prominent than that proposed to the west due mainly to its relative size.

Nevertheless this remains a substantial number, in what remains open countryside. Note that since this appeal the NS Landscape Sensitivity

Assessment has been produced and classified all of this site as of 'High' sensitivity (to residential proposals), adding to the potential reasons to refuse.

Note also that Backwell Neighbourhood Plan adopted March 2015 does not support housing in this location and a 2019 review confirms:

### 3. HOUSING POLICIES in March 2015 Neighbourhood Plan (Section 8)

The policies agreed in our Neighbourhood Plan are listed below:

**PLANNING POLICY: DEVELOPMENT 1.** Housing development in Backwell which is at a level appropriate to the size and character of the settlement will be supported. Infilling, defined as one or two additional dwellings, will also be acceptable. Commercial development, appropriate in scale and character in relation to the village, providing local employment, will be supported.

Character and appearance has not changed materially since the appeal. I recently walked footpath LA2/4/20 and have not observed any significant change.

As you might expect the latest LVIA document also does not identify any major adverse landscape, visual or character impacts and disagrees that the site is of high sensitivity.

It does however note major/moderate overall effect at completion for Residential Properties along Farleigh Road (but these are private views):

Views of the proposed development would be possible from the rear windows and gardens of approximately 20-25 residential properties along Farleigh Road, which either adjoin or are located close to the northern site boundary. Views would be obstructed to varying degrees by fencing and vegetation within rear gardens. Existing views across the open field would be largely replaced by views of new housing, infrastructure and GI proposals. The proposed development is set back approximately 10m from the northern boundary in order to create a landscape buffer to the existing rear gardens, which would be planted with low-level scrub and occasional trees, softening views

In my view there is no dispute about the views presented, but the difference of opinion will primarily focus on the impact upon character and appearance of the scheme, in a local context. I have not seen any illustrations of the properties and how they sit on the site. Sections, particularly north to south and including the Farleigh Road properties would be helpful. I would question the suitability of 3 storey properties as these are not characteristic of the area. These may impact upon public views.

There are of course advantages in this reduced scheme, in that the highway no longer intrudes into views up to the church and the play area and balancing pond are all contained in the one field. Properties are set as far down the slope (to the north) as possible to minimise the impact of the scheme when seen through the surrounding hedges (particularly in winter).

Happy to look at further detail when received.

Regards

Kevin

Kevin Carlton  
S106 Project Officer  
Place Directorate  
North Somerset Council

**Tel:** 01934 426739

**E-Mail:** [REDACTED]

**Post:** Town Hall, Walliscote Grove Road, Weston-super-Mare,  
BS23 1UJ

**Web:** [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

<< OLE Object: Picture (Device Independent Bitmap) >>

---

**From:** Ursula Fay [REDACTED]  
**Sent:** Tuesday, August 24, 2021 1:40 PM  
**To:** Kevin Carlton [REDACTED]  
**Subject:** RE: 21/P/1766/OUT Land At Farleigh Farm

Hi Kevin,

I am meeting with the agents for this application on Thursday, so if you have any comments to make could you get them to me by then. Otherwise I can use the previous appeal decision.

Many thanks,  
Ursula

**Ursula Fay**  
**Principal Planning Officer**  
Place Directorate  
North Somerset Council

**Tel:** 01934 42 6154

**Email:** [REDACTED]

**Web:** [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

---

**From:** Ursula Fay  
**Sent:** Thursday, August 5, 2021 2:16 PM  
**To:** Kevin Carlton [REDACTED]  
**Subject:** 21/P/1766/OUT Land At Farleigh Farm

Hi Kevin,

Do you have any comments to make on the above application? If so could you get comments to me by 20 Aug at the latest?

Many thanks,  
Ursula

**Ursula Fay**  
**Principal Planning Officer**  
Place Directorate  
North Somerset Council

**Tel:** 01934 42 6154

**Email:** [REDACTED]

**Web:** [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

<< OLE Object: Picture (Device Independent Bitmap) >>