

From: Kevin Carlton
Sent: Friday, September 10, 2021 1:38 PM
To: Ursula Fay
Cc: Roger Willmot; Kate Hudson-McAulay >; Simon Bunn
Subject: RE: 20/P/2990/OUT Land Off Butts Batch
Importance: High

Hi Ursula

Here are my updated landscape comments and GI request:

Landscape

This still has landscape issues as the boundaries are highly open and therefore visible in localised views. Conversely the proposal would not be unduly prominent in most elevated views, as where seen it is largely in the context of the existing village development. The form of the development could be argued to round off this part of the village, but that does not make it acceptable as it would remain an obviously sizeable modern addition in local views for many years. The wireframe diagrams helpfully illustrate the extent of the likely impacts.

The LCA records the surrounding J2 River Yeo Rolling Valley Farmland as moderate, but in good condition. The Landscape Strategy is to conserve the peaceful, rural nature of the landscape with intact pasture and field boundaries. This proposal occupies part of a much larger field and therefore does not follow any distinct existing field boundary. This therefore disrupts the existing field pattern.

The housing focussed Landscape Sensitivity Assessment records the landscape as 'high' sensitivity around this part of the village:

'To the west of the village the land is open, visually prominent and located outside of the development form, and there are no landscape features which could potentially limit development sprawl. Owing to this, this land is of high sensitivity.'

The proposal is heavily reliant upon the establishment and maintenance of a perimeter planted screen to filter views, there being no present boundary features to the west in particular. Even with advance planting techniques and the possible use of semi-mature hedges, this screen will take many years to become effective, given that there is presently no existing boundary planting. Interestingly their LVIA finds the landscape sensitivity to be 'medium', so a difference of professional opinion there.

Views of the church from the south have been improved, but the view corridor is very narrow and limited and could be improved with more careful consideration of the site design to the south, particularly in how open spaces and building are located to frame views. The dwelling sat in the view corridor north of the open space is not helpful.

Note also that:

10.10.No important landscape effects i.e. Moderate adverse or greater, have been identified. Minor adverse and Negligible adverse effects are summarised below

Of the minor adverse effects, these include the J2 Landscape Character Area, impacts during construction (note there are three major adverse construction effects at the track off Westward Close, from Half Yard and from Butts Batch), and the site and surrounds on completion.

Minor adverse effects upon the landscape character and features of the site remain 15 years after completion. I would argue the impact is more significant than that, because the boundary planting isn't of sufficient depth and contains an open swale feature which precludes deeper planting.

Given that the west and south boundaries are visually now the only significant landscape issue (subject to the detailed proposals being acceptable), then the likely refusal reason is no longer as strong as it might have been prior to the layout changes, but still valid. Their assessment also seeks to weaken the Councils LSA. However I still believe the impact upon landscape character of the area to be sufficiently adverse to warrant a refusal as it substantially alters an area of attractive open countryside to an urbanised area, prominent from some localised views and contrary to the landscape strategy for the area.

S106 GI Request



GREEN
INFRASTRUCTU...

Regards

Kevin

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