

Wiltshire Council Planning Consultation Response

LANDSCAPE

Officer name: Mark Goodwin CMLI (Senior Landscape Officer)
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Date: 05.09.2018

Application No: 18/05429/FUL
Proposal: Full planning application for the erection of 39 residential dwellings and associated works.
Site Address: Land at Ridgeway Farm (to the rear of Athelstan Park), Crudwell, Wiltshire,
Case Officer: Richard Sewell

Recommendations:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | No Comment |
| <input type="checkbox"/> | Support |
| <input type="checkbox"/> | Support subject to conditions (please set out below) |
| <input checked="" type="checkbox"/> | Object (for reasons set out below) |
| <input type="checkbox"/> | No objections |

Matters Considered:

Landscape and visual effects arising from proposed development.

Comments and observations

The application is accompanied by a Landscape and Visual Impact Assessment prepared by edp. Generally I concur with the reports stated assessment of likely landscape and visual effects. The only further observations I make is that representative views from the northern footpaths (CRUD10 & CRUD8) have not been assessed due to stated inaccessible conditions? of the public right of way network. There is also a typo in the text that states that the Cotswolds AONB is located 15km away from the site when it in fact lies 1.5km away.

For clarity, I do not consider that the setting of the Cotswolds AONB would experience any adverse direct or indirect effects resulting from the proposed scale or nature of development which would harm the statutory purpose and function of this national landscape designation. Although I do consider that that CRUD 8 which runs along the northern edge of the field to the north of the application field which provides a connection between Crudwell and the AONB and National Walking Trail (Monarch's Way).

I acknowledge that the Wiltshire Housing Sites Allocation Plan (HSAP) is gathering increasing planning weight as it nears closer to formal Examination in Public by an appointed Planning Inspector. The draft HSAP includes a landscape evidence base, prepared by TEP and Wiltshire Council. The application site is included within this evidence base and includes landscape and visual consideration of the majority of this application site area (excluding a small encroachment further north into the same field parcel). The Council's assessment concluded that adverse minor and moderate effects would arise from developing the site for residential uses. I observe that the edp LVIA accompanying this application also concludes that a number of adverse minor and moderate effects are likely to result from the development proposal. In this respect the high level spatial landscape and visual evidence base supporting the HSAP and the LVIA supporting the development proposal are generally consistent with each other.

It is therefore clear that adverse landscape and visual effects will arise from development and that these will be of an adverse minor and adverse moderate nature, largely due to the localised nature of these effects and the ability of development to include landscape measures that could help to mitigate adverse effects.

However, the original site allocation and planning consideration recognised the benefit of addressing an identified need for the provision of new housing in this area, which on balance was considered to outweigh the resulting adverse landscape and visual effects / harm identified as likely to arise resulting from the urban development of this site.

I understand the application site is now recommended for removal from the HSAP, as the originally identified housing requirements have already been met for this area. It is therefore logical that this material consideration is no longer valid as the benefits now no longer outweigh the identified landscape and visual harm generated by the potential development of this site.

It is also recognised that the beneficial landscape and visual effects of demolishing the redundant and dilapidated modern farm buildings have already been achieved as part of the redevelopment of this previously developed part of the Ridgeway Farm site. This proposed second phase of development will not deliver any further material landscape enhancement or benefit in planning policy terms.

END