Consultancy Unit
Consultation Response Form

☐ THIS CONSULTATION IS NOW COMPLETE

<table>
<thead>
<tr>
<th>Reference Number:</th>
<th>S/3566/17/FL</th>
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<tr>
<td>Proposal:</td>
<td>Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.</td>
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<td>Site Address:</td>
<td>Land East of Fowlmere Road, Foxton</td>
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<td>Case Officer:</td>
<td>Alison Twyford</td>
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<td>Comments due:</td>
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<tr>
<th>Landscape</th>
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<td>Recommendation:</td>
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<td>Additional Information received in respect of the appeal, specifically a revised Noise Assessment and Site Plan removing the bund.</td>
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<td>Drawings/ Reports included within the application: Proposed Grain Store 092-200 Rev L.</td>
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<th>Comments</th>
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<td>I welcome the removal of the bund. However, my previous concerns regarding the wetland area and Building D still apply.</td>
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<th>Summary</th>
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<td>No objection with this development subject to landscape conditions.</td>
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Carol Newell 19/03/2019

Previous comments
No objection with this development subject to landscape conditions and clarification of landscape concerns

Revised and resubmitted drawings and documents

The Site
Designations
The landscape is not subject to any national designations.
The site is located within the Greenbelt.
The site is located outside the existing village development framework boundary.
There are no Public Rights of Way running through or immediately adjacent to the site boundaries. However, there is a PROW footpath Ref: 94/3 to the west and footpath 94/4 to the north.
There are no TPO’s within the site. However, there is a TPO adjacent to the western site boundary Ref: C/11/17/030/07 several elm. However, the TPO would not be effected by the development.

The Proposal
Applicant has included a number of measures to mitigate potential adverse landscape and visual effects and help to integrate the proposed development into the surrounding landscape, these include:

- Use of appropriate colour and finish of building materials to be recessive in the landscape (for example: colour goose wing grey and green).
- Creation of a new mixed woodland area to the west of the Site to help soften long views from the west and from the adjacent Fowlmere Road.
- Creating linear tree belts along Site boundaries to soften views and provide some filtering of the proposed units from the north, south and east.
- Areas of proposed species-rich grassland in the remaining grassed areas

Concerns
Although I welcome the proposed mitigation measures I have concerns with regards to the following:
- Proposed drainage / wetland area – An area to the east of the site has been indicated as ‘Proposed wetland area’ to be planted with species rich grassland and wildflowers. It is unclear what this area will contain. Pond, swale or ditch? Applicant to forward further details.
- Bund (90 long x 17 wide x 5m high (1in1 slope)) - The landscape and visual impact appraisal does not include the bund within their evidence. As previously indicated in my comments and included within the appraisal, a bund would not be a typical landscape characteristic within both the district and local landscape. The proposed bund is contrary to GB/c To preserve the unique setting of the city by maintaining the character and appearance of the surrounding villages. Therefore, I would recommend that the bund is removed from the site plan and an alternative noise mitigation measure is considered by the applicant.
- Proposed Building D – At present the proposed building is located upon the northern boundary and not mitigated by planting. The location of the building is contrary to the landscape appraisal recommendations ‘Creating linear tree belts along Site boundaries to soften views and provide some filtering of the proposed units from the north, south and east’. Applicant to relocate building and set back from the northern site boundary. A linear tree belt to be included as per recommendations.

Landscape and Visual effects
I agree with the applicant that the proposed new agricultural development would be in keeping with the local area. Upon construction with landscape mitigation works the effects would be substantial adverse due to its size and immaturity of planting. However, over a period of years the planting around the development would develop and mature. The effects would be then reduced to neutral – in keeping with the character of the area.
I agree with the applicant that the visual effects would be confined to 1km of the site, with the most apparent effects in close proximity to the site, but reducing with distance. Glimpsed views of the site would be apparent through hedgerows. Again, landscape mitigation measures would reduce this effect over time. However, due to the finished height of the development the ridgeline of the development would be visible above mature tree cover.

Development in the Green Belt
As previously indicated the site is located within the Green Belt. The proposed works include the provision of three agricultural buildings, including five grain stores, two silos and water storage. The construction of new buildings are considered as exceptions within the Green Belt – buildings for agriculture and forestry.
Mitigating the Impact of Development in the Green Belt – with appropriate landscaping which respects the local landscape character and as per landscape mitigation measures the development would not have an adverse effect on the rural character and openness of the Green Belt.

Recommended Planning conditions
- Due to its location within the Green Belt and to maintain its character and appearance I would recommend the following condition to comply with Policy GB/1 Development in the Green Belt and Policy GB/2 Mitigating the Impact of Development in the Green Belt.

Prior to occupation full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants, noting species, plant sizes and proposed numbers/densities and implementation programme.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species
and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

Prior to the occupation of the development a landscape management plan covering a minimum of 5 years, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. (Reason - To ensure that the landscape of the development becomes well established and is satisfactorily managed and maintained in the long term in the interests of the visual amenity of the area and in accordance with Policies GB/1 and GB/2 of the adopted Local Development Framework 2007.)

- A full detailed landscape plan has not been included within the application. I would therefore recommend that in addition to careful landscaping I would recommend that a high quality landscape design is also included to protect the purpose of the Green Belt. A mixture of indigenous planting to be included within the planting plan and written specification.

  Mixed woodland area – To include 40% Beech, Hornbeam, Small Leaved Lime and Oak, 60% Field Maple, Wild Cherry, Hawthorn. Trees within area to include 5% 14-16cm girth, 5% 12-14cm girth and 90% 10-12cm girth trees. Spacing of trees at 3-5m

  Linear tree belts and hedgerow along Site boundaries- to include 60% Beech, Hornbeam and Oak, 40% Hawthorn, hazel, blackthorn, field maple, dog rose, and, occasional, wild privet and wayfaring tree. Trees within area to include 5% 14-16cm girth, 5% 12-14cm girth and 90% 10-12cm girth trees. Spacing of trees to be 3-5m with a mixed native transplants and whips underplanting.

- Boundary treatment- - A detailed boundary treatment has not been included within the application. Due to its rural location I would expect to see softwood timber post and rail or post and wire fencing to define boundaries.

Prior to occupation of any part of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained. (Reason - To ensure that the appearance of the site does not detract from the character of the conservation area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)

- Building colour to be conditioned – to minimise the impact of the development upon the wider landscape and as recommended within the landscape appraisal as mitigation works, the colour of the proposed new development to be conditioned. Colour goose wing grey and green.

Carol Newell 10/01/2018

Recommendation: Refusal. Insufficient information submitted by the applicant

Pre-Application Advice 26 July 2017
Landscape advice includes the following Opportunities for the applicant to consider within the detailed design

- I would recommend that the applicant undertakes a landscape appraisal to assess and address the predicted level of landscape and visual impact.
- Removal of the bund –uncharacteristic within the local landscape
- Undertake further mitigation works following appraisal.
- Extend and infill the eastern and western boundary hedgerow
- Ensure new agricultural buildings, such as large storage sheds, are sited and designed to reduce their apparent mass, minimising their impact on the wider landscape by the appropriate use of texture, colour and planting.

The applicant has indicated within the Planning Heritage Design and Access Statement October 2017 –
This assessment has not been included within the application documents. *Proposed Grain Store Site Layout 092-200 Rev H* and *photos* alone are insufficient to assess this sensitive application. Applicant to forward Landscape Appraisal with mitigation methods.

Carol Newell 7/11/2017