

P/2021/0077 Cae Mor 17/9/2021

Good afternoon Simon

Please see attached copies of the amended landscaping plans to include the following:

- Plan 1) amended cross sections with planting height in Year 1
- Plan 2) amended cross sections with planting height in Year 3
- Plan 3) amended cross sections with planting height in Year 5
- Plan 4) amended proposed planting

We reiterate that this additional landscaping and planting is in addition to the robust landscape and visual assessment produced by Viento Environmental, the conclusion of which is appended below, along with the relevant paragraphs from appeal reference APP/H6955/A/16/3154472 for the larger operational poultry unit adjacent to the site.

LVIA Conclusion

The careful siting of the proposal set into the local landform would take advantage of local vegetative and topographical screening. In addition, the splitting of the development into a series of separate buildings would allow the maximisation of additional vegetative screening from sensitively located mitigation planting. Overall, 15,000m² of new native planting is proposed as part of comprehensive mitigation proposals associated with the application.

The viewpoints have illustrated the good levels of existing mature vegetation in the landscape local to the site which would regularly at least partially screen the proposal.

Whilst the introduction of the proposed development may be a noticeable addition within the landscape immediately surrounding the site, the limited height of the development and the good levels of existing localised vegetation would assist in integrating the proposal into the local area. This has been the case for the nearby existing poultry unit building which was considered acceptable in landscape character and visual amenity terms at planning appeal in 2016/17. Now operational, this existing poultry unit is largely screened from view from the majority of the study area by local topography and vegetation much in the same way as the proposed development would be.

In landscape character and visual amenity terms, in combination with the planting proposals, the proposed development would be a suitable fit within the context of its immediate surroundings and would result in limited changes to views and landscape character within the local area as illustrated by the viewpoints associated with this study.

Appeal Decision APP/H6955/A/16/3154472 at Cae Mor

5. The appeal site lies within a Special Landscape Area that is the subject of UDP Policy EC5 which states that: priority will be given to the conservation and enhancement of the landscape; and, development other than for agriculture, small scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. The appeal proposal would be development for agriculture.

11. Constructing the appeal scheme would result in a disturbed area that extends well beyond the footprint of the building as 'cut and fill' operations establish the level platforms for the building and vehicle turning area. During the construction period these works would cause the appeal site to become very apparent when viewed from various points across the valley. However, if the proposed building were to be constructed in suitable colour(s) to blend with the greens around it and the disturbed and re-profiled soils were to be seeded/planted, the initial prominence of the development in the landscape would be significantly reduced.

12. The proposed re-profiling works would be significant due to the gradients on the hillside, but the positioning of the building on the appeal site would make use of the topography to reduce the extent of the cut and fill required.

13. The proposed siting would make effective use of existing screening in views from a number of directions, including those across the valley from the north and west, from Nantffowc to the east and from views to the south. Near views to the south west include those from the farmhouse at Cae Mor and the significance of this to historic environment considerations is dealt with below.

15. Planting is proposed that would reinforce existing screening of views from the north. A separate area of proposed planting around the turning circle would eventually provide some screening of the proposed structures in views from Cae Mor Ucha, which is in an elevated position on the opposite side of the B4579. The appeal site is only part of the panorama that can be taken from Cae Mor Ucha and the footpaths near to that dwelling. When taking the near view of the appeal site and looking eastwards from Cae Mor Ucha, I found my eye drawn north and westwards to the longer views across the valley. The appeal proposal would change some of the views from Cae Mor Ucha, but it would be mitigated and the proposed building would be agricultural in character.

17. The appeal scheme would add structures of considerable scale to an elevated and overlooked position on the hillside. Even so, the proposed building would be a relatively low structure with a pitch roof ridgeline 6.03m high and venting structures projecting above it to 7.17m. Its scale also needs to be considered within its context.

19. The proposed building would add a new feature to views taken of and from the hillside. It would be distinctive through its scale, design and the cohesiveness of the contemporary built form. However, the development would clearly be agricultural in character and evidence has confirmed the necessity of its scale to respond to changing agricultural markets.

20. Activity associated with the proposed development would be agricultural in nature, and planning conditions could ensure that these farming practices would not harm the tranquillity of the Special Landscape Area.

48. Each application and appeal falls to be considered on its own merits. The appeal proposal would be a contemporary structure that evidence confirms to result from, and responds to, changing agricultural markets and the economies of scale required to meet

them. It would be a distinctive new feature in the landscape, but planning conditions could ensure that its presence would be substantially mitigated.

50. The appeal proposal complies with UDP Policies EC3, EC5, and GDP 1 and the relevant parts of PPW and TAN6. All matters that have been raised in representations have been taken into account, but none have been found to outweigh the identified policy compliance. It is evident that with appropriate planning conditions the appeal scheme would be a suitable form of development for the location proposed.

Kind regards

Rosina

Rosina Bloor *BSc (Hons) MRICS*
Associate, Roger Parry & Partners LLP

Website | **Facebook** | **Twitter** | rosina@rogerparry.net

Direct Line: 01691 655334

The Estates Office, 20 Salop Road, Oswestry,
Shropshire, SY11 2NU

Regulated by RICS



Chartered Surveyors | Estate Agents & Valuers | Planning Consultants | Land & Property Professionals