



Mr R Corbett
Roger Parry and Partners LLP
20 Salop Road
Oswestry
SY11 2NU

Our ref: RPP_Cae Mor_040316.doc
Our contact: Fran Iribar
email: fran@viento-env.co.uk
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Dear Richard

Cae Mor Farm – P/2015/0810 – Planning Officer Report

Further to your request, we have read the Planning Officer Report to Planning Committee, Report Number HCWD/06/16, due to be heard at the committee meeting on 7th March 2016.

We would like to bring to your attention a number of areas of concern that we have regarding the planning officer's (POs) interpretation of the Landscape and Visual Impact Assessment (LVIA) undertaken on the proposal.

- 1) Confusion on terminology – the PO refers to the impacts on Landmap being of '*high/medium sensitivity*'. This is not correct and is an important issue to be aware of. As part of the LVIA we identified the character type within which the site is located to be of high/medium sensitivity. This is to be expected given that the area is a Special Landscape Area, designated for landscape character. However, we identified that the changes to landscape character that would occur as a result of the proposal would all be moderate or minor beyond the site itself, and none would cause a material change to the character of the area. This assessment was illustrated by a number of viewpoints and photomontages, none of which were illustrated within the report to committee. Each viewpoint indicated the very limited potential visibility of the proposed development within the local landscape.
- 2) Photomontages – absolutely no reference is made within the report to committee of the photomontages that were produced as part of the landscape and visual impact assessment, nor to the very limited visibility of the proposed application that they clearly illustrated. This very limited visibility was on the basis of the existing vegetation on site boundaries in winter months, as illustrated by the photomontages which used photography taken in January 2016.
- 3) Conclusions - the conclusions of the LVIA are clear that extremely limited visibility of the proposed development would be available from the Ceiriog Valley. The LVIA has clearly stated:



"There would not be any significant effects on landscape fabric, the character of the landscapes beyond the site, or the visual amenity of residents, or walkers, equestrians and cyclists in the study area or motorists on any B and local road network within the study area."

The full findings and conclusions of the LVIA have not been reported as part of the PO report to committee which we find disappointing.

As a company, Viento Environmental Limited regularly carries out LVIA's on various types of development and so we have a breadth of experience in judging the potential impacts of developments in a range of landscapes and the degrees of screening provided by existing vegetation. The photomontages produced to illustrate this screening are from locations close to the site and provide robust evidence that our assessment findings are accurate.

We sincerely hope that the Planning Committee use these photomontages and the LVIA to appreciate the detailed assessment that was undertaken and the accuracy of the conclusions which were reached.

Yours sincerely
for Viento Environmental Limited

A handwritten signature in black ink, appearing to read 'Francisco Iribar'.

Fran Iribar
Director