

From: Griffin, Tim (Contractor)
Sent: 06 March 2025 17:14
To: Martin, Clare
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: F/25/98967 - STROUDWOOD NURSERY, STROUDWOOD LANE, LOWER UPHAM

Hi Clare,

I have been asked to provide landscape comments on this application.

This is my first look at this scheme, and I have not had the opportunity to visit the site. This is a sensitive location in the Countryside.

Having downloaded and reviewed the submitted information on Salesforce, my landscape comments follow below:

a/ As noted in the submitted PDAS, the existing building is an open sided hay barn. The application is for an industrial storage building. Although the replacement building is a similar size and height as the existing building, the character of the proposed building (as seen from the elevations) is more akin to a light industrial unit. This would be out of keeping with this rural location. There are other buildings nearby along Stroudwood Lane, but these are agricultural in character (glasshouses and barns).

The Local Plan Policy DM 18 c) states that non-residential buildings in the Countryside will be permitted subject to, *'the extension or replacement building would not have an urbanising effect on the Countryside...'*. The present proposal, including not only the new building, but also the car park area and storage yard would have an urbanising effect, and therefore in landscape terms it cannot be supported.

b/ Although the application is described as an industrial storage building, I could not find any further details on the intended use of the facility. Clarification is required, so that the intended use is clear. The proposed storage yard is of concern. This is extensive and replaces a 'soft', permeable field with an area of Type 1 stone (that tends to become impermeable over time). There is a danger that this area would add to the urbanising effect of the scheme. Should permission be given, I recommend there should be legally binding restrictions on what can be stored in this external area.

c/ I welcome the dark finish shown on the elevations as this will help reduce visual intrusion. There is no evidence that potential key views from local Public Rights of Way (PROW) have been checked, and this exercise should be undertaken. Key views should be visited and photographed and explanatory notes provided on any negative visual impact together with positive mitigation measures.

There are some PROW's to the west of the site that should be checked. Potential views will be more open during winter months, so ideally the assessment photographs should be taken during this time.

d/ A landscape plan has not been submitted with the application. This is required and should accurately locate existing vegetation, provide detail of any vegetation to be trimmed/removed and supply details of all new native species planting that would bolster screening and soften views.

Additional tree planting is required along the frontage to Stroudwater Lane to provide higher level screening (at present just a low agricultural hedge), as well as tree and hedge planting along the open E boundary.

e/ Drainage plan - an offsite cess pool is indicated. How will this be maintained? A 100mm diam. link drain and controflow chamber is indicated in the NW corner of the site. How will this be installed to avoid creating a gap in the existing boundary screening?

f/ New boundary fence - details to be supplied. Fencing type selected to be appropriate to the Countryside setting.

g/ Confirmation required of any external lighting to ensure limited nocturnal impacts.

I look forward to receiving a landscape plan and the findings from a visual impact assessment.

Should you have any queries regarding the above, please get in contact.

KR Tim

Tim Griffin
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