

NED/20/01137/FL – Holmesfield

Speech Provided by Carl Taylor - Consultant

Demolition of existing buildings, and conversion of existing buildings, to form single dwelling, restoration and retention of ancillary buildings, erection of four new dwellings with associated landscaping, parking and access, all formerly used for livery business (resubmission of 19/00786/FL) (conservation area/affecting the setting of a listed building/affecting a public right of way) at Cartledge Hall Farm, Holmesfield.

LANDSCAPE RESOURCE SUMMARY

The proposed development will introduce five new residential buildings, infrastructure and landscaping within an existing farmstead grouping of historic buildings held within the Cartledge Conservation Area. The site also lies within the Green Belt.

The Planning Application was supported by a Landscape and Visual Assessment, a report that sets out the extent to which the proposals will impact upon the landscape and visual amenity of the surrounding landscape and village. This was put together following the latest National and Professional technical guidance to offer as transparent and objective a description of these potential effects as is possible. The landscape and visual appraisal was developed from desk top based research, site visits and in discussion with related disciplines such as heritage.

Wider Landscape Character

The wider landscape has been defined through published character assessments including: the National Landscape Character Assessment (NCA37) and a collective of Regional/Local landscape character areas within the Landscape Character of Derbyshire assessment.

The relatively modest change of five new dwellings within the restoration of an agricultural farm grouping is considered a noticeable change within the landscape and one that, in my assessment, ultimately leads to a beneficial change over both the National and Regional areas considered.

Local Landscape Character

At a local level, the study area is assessed as having:

- **Medium-High** landscape sensitivity reflecting the wider landscape of the wooded slopes and valleys and the higher sensitivity of the Conservation Area. [Type here]
- **Moderate-Good** Landscape Value where the highest value associated with the Conservation Area.

Landscape effects can be adverse, neutral or beneficial. In this case it is my assessment that the change and effects are beneficial due to: the removal of detracting structures, the restoration of historic buildings and the enhancement of their settings (through the removal of detracting neighbouring structures); and through the sensitive nature of the proposals and the design of the new buildings within an urban arrangement that retains and respects the linear nature of the original farmstead and the routes through and around it.

The change to the study area is considered across all the character areas. The effect over the wider National and Regional/Local areas is judged as low leading to a Slight or Slight-Moderate Beneficial landscape effect. At the specific local level of the Conservation Area this increases to a Moderate-Substantial Beneficial landscape effect.

9.2 VISUAL RESOURCE SUMMARY

The proposed development has been considered from eleven representative locations with photographs recorded for each view. The study area is contained to approximately 0.5km where views of or towards the proposals site are assessed as possible. The edge of settlement location, the wooded character, and the undulating nature of the topography restricts the visual envelope and views are often substantially filtered by layers of field trees, woodland and hedgerows or else blocked by existing built form.

Mid to Long Distance Views

The proposal site is well contained locally and views from distance are not possible due to the undulating topography, the location of the site sitting just below the ridgeline and the effect of retained buildings continuing to screen views into the site from locations to the south and east. Mid distance views are equally restricted with the visual envelope extending no further than 0.5km.

Residential Properties

One residential and eleven pedestrian view locations have been identified and assessed. The [Type here]

residential property is a neighbouring house with views over a boundary stone wall from upper floor windows. The existing view will take in the majority of the site and include both the historic buildings of character and the removal of those of less value and their replacement with more modern dwellings.

Footpaths Users

Views from close proximity to the site, principally from the footpaths to the immediate south and east do not experience large visual change with new buildings often hidden or partially hidden from view by retained buildings or vegetation. Where they are visible they will appear in the same location and broadly the same massing and appearance as the bungalow and modern barn (identified for demolition)

The proposals are considered as a visual change which is beneficial, securing the visual amenity attached to the threshing barn, cart shed, pigsty and other stone buildings retained within the farm group. It is also considered beneficial through the removal of modern and detracting elements allowing the remaining heritage buildings to appear uncompromised. The proposed additional buildings will not interfere with views currently possible and will maintain the aspect from the footpath network.

The majority of the views assessed have no noticeable change for the average user of the footpath network. Visible buildings within the group will maintain the appearance of an agricultural cluster.

The Green Belt

The Green Belt covers all of the open landscape surrounding the proposal site although a proportion of the site falls within the existing settlement boundary.

The proposals lie within an existing area of development where both physical and visual amenity will be contained within areas already established as developed. The purposes of the Green Belt will be protected and the restoration of buildings and land will answer purpose 5, encouraging recycling and regeneration of land.

The openness of this section of Greenbelt will remain largely unaffected by the proposals. A minor adverse change is noted from view 6 and neutral changes for views 1-5. Other locations in a roughly 0.5km radius experience no alteration to the visible openness. [Type here]

CONCLUSION

The landscape impacts have been assessed as being beneficial both at National, Regional and Local levels bringing regeneration, and a sustainable use for a historic collection of agricultural buildings and farmstead and protecting the historic value of the site for future generations. This is a reflection of the strong impression I was left with that this site is currently very vulnerable to being lost and of high local value to the landscape area.

It is also a reflection of my strong view that these proposals offer a clearly expressed and high quality vision of how to retain and restore those buildings of value whilst maintaining the local landscape and visual amenity of the area; the Conservation Area; and the Green Belt.

The proposals will have virtually no effect on the purposes of Green Belt and a very limited effect on Green Belt openness.

The site is not widely visible being contained within an undulating and well wooded landscape to locations within 0.5km. Where footpaths run through or are adjacent to the site the key buildings and the character they impart through their arrangement and within an agricultural cluster of buildings remains. Visually the experience of walking through or close to an historic farm grouping is protected all be it brought up to date with high quality architecture and a residential use.

If either the landscape change or visual changes brought about by the proposals were not sensitively handled then I would not be able to identify the changes as beneficial. It is a mark of the success of the architectural proposals and their ability to both retain and restore the historic built form within this landscape that I am able to whole heartedly recommend this scheme as a positive development that will bring long term benefits to the Conservation Area and landscape and will have no detrimental effects on the Green Belt.

The alternatives to denying developmental progress with regards to this site are further decline and the loss of defining characteristics for both the Conservation Area and the wider landscape.

Carl Taylor – Director – TPM Landscape