

Nidderdale AONB
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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 7 November 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 00101 Dwellings Major Smallscale
APPLICATION NO 17/04417/OUTMAJ
PROPOSAL Outline application for erection of 18 dwellings with access considered.
LOCATION Birstwith
GRID REF:
APPLICANT: Mr David Holmes

My observations on the above application are as follows:-

The site is within a few hundred metres of the AONB's boundary and an significant component of the setting of the designated area. Development within the setting has the potential to cause harm to the AONB by:

- a) Blocking or interference of views out of the AONB particularly from public viewpoints
- b) Blocking or interference of views into the AONB from public viewpoints outside the AONB
- c) Loss of tranquillity
- d) Introduction of abrupt change of landscape character
- e) Loss of biodiversity, particularly of species of importance in the AONB

Information submitted with the application highlights views of the site from surrounding land to the west but there is no analysis of the impact. The Council should not approve the principle of development on this site in the absence of a Landscape and Visual Impact Assessment produced in accordance with Landscape Institute guidelines by suitably qualified and experienced staff.