

Landscape Response to WDLP Action Point 7.16

Land at Westthorpe Farm, Marlow, Bucks

October 2018

Introduction

1. This high level note has been produced by a chartered landscape architect from Turley Landscape and VIA in response to the information provided to address WDLP Action Point 7.16:

WDC to produce landscape assessment and assess whether proposed allocation at Policy HW17 is major development in the AONB. Findings to be shared with Turley (Segro) and CCB prior to submission to the Inspector.

Landscape Comments

2. We support the comments of the Chilterns Conservation Board Support that Low Visual sensitivity is downplaying the site specific circumstances. It has an elevated position which has the potential to increase prominence in views from Marlow Road. There are open views from a public footpath cross the site. It is also likely to be visible from parts of Clay Lane. The recognised visibility of existing tree-lined boundaries suggests that development could become prominent, particularly in winter.
3. Little is said about the sites isolation, and although it is adjacent to the recycling centre, this is an isolated area of development, surrounded by extensive arable fields and woodland. The site is primarily associated with open farmland rather than being 'close to the edge of a major urban area', as the analysis states.
4. The presence of the recycling centre should not be seen as justification for further incremental development within the AONB. Reference is made to the proximity to the built up area of Claymoor/Clayhill Park and High Wycombe. However views looking south from Clay Lane (at the junction with recycling centre) and footpath GMA/31/1 demonstrate the open rural character of the landscape with limited influence from built development.
5. We consider that development in this location would be relatively isolated and would not respond well to the existing settlement pattern in the AONB. The text provides limited justification by suggesting that the allocation is small in a High Wycombe context and that the site is close to the High Wycombe urban area. The main development edge of High Wycombe is separated by the M40, open arable fields and a distance of approximately 700m.
6. In relation to the consideration of whether the site would constitute major development in the AONB, we consider that the impact on the quiet enjoyment of the AONB has been downplayed. The influence of the recycling centre on the surrounding public right of way network is reduced by the existing landscape framework. However, this site would have a more direct influence on the PRow network and the cumulative effect of lighting, noise, traffic and visual intrusion with the recycling centre should be considered. It is not appropriate or satisfactory for the Council to

seek to argue that *“These are detailed points that cannot be addressed without the detail of a planning application.”* They are matters that must be considered in the context of AONB policy, and the site sensitivity. The lack of evidence base on these matters further supports our contention of the lack of justification for this allocation.

10 October 2018

SEGR3001