

Looe housing Group report to the Planning Committee 27th September 2017

Barbican Road Outline Application

From our last meeting of 21st August 2017 my points remain exactly the same with regards to the Looe Neighbourhood Plan in summary I would like to say :-

A considerable amount of work is in hand to produce a sustainable housing strategy for Looe that will be based on the well expressed wishes of the community, sound research and investigation, and the application of high quality neighbourhood planning and landscape assessment techniques. This will be followed by the publication of a draft neighbourhood plan which will be tested by an independent examination and eventually through a referendum in which all local people on the electoral roll will have a vote, it would be most unfortunate if this work, and the opportunity of the local community to have a full say in the future planning of housing in Looe, was jeopardised by premature and incorrect planning decisions the way forward for Looe is small scale developments in pockets around Looe and not large scale developments from which East Looe has already suffered.

I would like also like to point out the key points raised by Kath Statham (Cornwall Landscape Officer):-

Point 5 – It is considered the submitted Landscape and Visual Assessment (LVA) has not assessed the potential landscape and visual effects of this development insufficient detail, and has downplayed the significance of the developments impact

Further Info

Point 1 – The creation of the access in its current position, with associated footways and visibility splays will remove up to 90m of the existing mature native boundary hedge creating and adverse impact on the rural character of this section of Barbican Road.

Point 1.2 – The landscape strategy of the Landscape and Visual Assessment (LVA) states the hedge/bank along the western site boundary contributes positively to the character of Barbican Road and should be retained and enhanced as far as possible.

Point 3.2 – The submitted Landscape and Visual Assessment (LVA) does not appear to acknowledge that the site and landscape to the east lies within an AGLV, a landscape designation indicating landscapes of value to Cornwall.

Point 3.3- A settlement Edge Assessment was commissioned by Looe Neighbourhood Development Plan Group. The purpose of this assessment was to understand the sensitivity of the character, how people see and appreciate the landscape, the value placed upon character and viewers/views and from this, determine the settlement edge's capacity to accept change before adverse effects were encountered and the local distinctive character would be damaged or lost. This document describes this site as having a low/moderate capacity to accept housing development due to the land being part of an intact rural landscape designated as AGLV, where it's position is visually prominent lying on and flowing off the high ridge running north and south.

Point 3.5 –The LGV suggests that trees on the site boundary could afford screening of the development. It is considered that the nature of the topography is such that the existing vegetation on the southern and western site boundaries, being the lowest levels of the site will do little to screen the development from the wider AGLV landscape to the east.

In my opinion this development would be damaging to an area of great landscape value.