

Land to the West of Park Farm, Oldbury Lane, Thornbury

Appeal on behalf of Barwood Development Securities and The North Thornbury Land Consortium

Landscape Statement

Appendix F:

Savills Letter of 24th June 2020 to Catherine Loveday at South Gloucester Council as a follow up to meeting held on the 24th March 2020

Peter J Richards
BA(Hons), Dip LA, CMLI, Dip Urban Design
The Richards Partnership Reference
19-40-R04

Application Ref: PT/18/6450/O
PINS Reference: APP/PO119/W/21/3288019

February 2022

24 June 2020
West of Park Farm - 18.6450.doc



Catherine Loveday

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By email only: Catherine.Loveday@southglos.gov.uk

Dear Ms Loveday

**Land West of Park Farm (Planning Application Ref. 18/6450/O):
Response to Conservation Officer Comments**

At our meeting on 27th May, we agreed to provide a response and clarification on points raised in the comments made on the application by the Conservation Officer (dated 24th March 2020).

Overall Conclusion

It is helpful to start with the overall conclusion; where it is agreed between the parties that any harm (if any is identified), would be no more than *less than substantial harm*; with the Conservation Officer confirming that from their perspective, that the harm would be *limited and at the lower end of the spectrum*.

In considering the application, in accordance with the Conservation Officer's conclusions of harm, it is necessary to consider the relevant national legislation and the NPPF. In making the planning decision, the heritage harm identified by the Conservation Officer must be weighed against the public benefits of the scheme as a whole (paragraph 196). Whilst this is the relevant test, the courts have held that "*the fact that the harm may be limited or negligible* [in other words, at the lower end of the spectrum of less than substantial harm] *will plainly go to the weight to be given to it as recognised in Paragraph 193 NPPF*".

In addition to the test set within the NPPF, there is a duty on the decision maker to consider their duties as set out in Sections 66 and 72 of the Listed Building Act 1990.

The Conservation Officer noted a number of measures that would minimise or mitigate any harm and we set out below how these have been considered and incorporated into the scheme design.

Views towards St Mary's Church Tower from Oldbury Lane

The topography and intervening vegetation limits the role that St Mary's Church tower plays in public views from Oldbury Lane. The existing vegetation along Oldbury Lane is now at least 2-3m high and therefore now precludes views into, and across, the site to St Mary's Church tower for the majority of its length; with the existing hedgerows higher than the height of a car or person.

In the few locations where there remain brief glimpsed views, in practice there would be no real appreciation of the church tower from along this road. There are no public footpaths along the road (and none are proposed) and drivers would have only an oblique and distant view of the church whilst moving at speed. This view would also be at the level of a driver in a car and not the standard height measurement from an LVIA.



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The lack of existing views was recently confirmed in the Urban Design Officer's response (dated 26th May 2020) following a site visit, and agreed in a subsequent meeting with the Landscape and Planning Officers (date 27th May 2020).

As agreed with Officers at that meeting, it is proposed that hedgerows along most of the northern boundary of the site will be maintained at c. 2-3m in height. This has been included as an additional design principle in the DAS and will be secured by planning condition(s) and delivered as part of the future Landscape and Ecological Management Plan for the site.

Securing Meaningful Vistas towards St Mary's Church Tower

The creation of a number of 'view corridors' to St Mary's Church tower within the site has been considered as part of the design process.

Views of the church tower from the open space within the west and south of the site will remain— varying from more direct views to glimpsed views through vegetation.

The opportunity of retaining a number of glimpsed views ('glimpsed' as they are not continuous due to topography and vegetation) between the site and the church tower is identified as a key design characteristic, and part of the placemaking strategy. The DAS (January 2020) confirms this under the consideration of 'Community' within the Design Rationale (p68) – one of three overarching design principles for the site. This recognises the role that glimpsed views will play in aiding the design legibility and helping to create a sense of place. The associated map identifies three view alignments through the built form. This design principle is affirmed in the DAS (p82/83); which confirms that these are integral to the design concept, and identifies these view corridors on the associated Illustrative Masterplan. The importance of these views is reiterated again at p90 of the DAS.

Following discussions with SGC's Urban Design, Landscape and Planning Officers, it was agreed that the western view would become a 'Priority Vista' to St Mary's Church tower. An update to the DAS confirms this Priority Vista, and sets out bespoke design principles to ensure that it is delivered at the detailed design stage including in relation to road alignment, verge widths, property set-back and green infrastructure in order to ensure that any built form serves to frame the vista.

It has also been agreed that at the reserved matters (detailed design) stage, the design of this vista will be supported by a further study, which could include a cross-section, to ensure that those design principles are delivered.

It has also been agreed that a planning condition can appropriately emphasise the importance of both the Priority Vista and the two 'glimpsed' views, and require that reserved matter applications are accompanied by a detailed study demonstrating that these view corridors are retained within the final detailed design for the scheme. Thus, the design principles and the delivery of meaningful vistas can be secured at this outline planning application stage.

Other Heritage Assets

The submitted Environmental Statement (Chapter 7) considers the views from/to the other heritage assets, including the wider Castle group, Thornbury Conservation Area and Shieling School. The assessment was based upon site visits, and informed by the LVIA, in particular viewpoints 7 and 9 (and associated Photomontage for VP9). The ES concludes that by virtue of distance, topography, and intervening vegetation providing screening, the effects of development on these assets would be 'neutral'.

The ES confirms that the management of existing, and delivery of new ('thickening', 7.5.3 of ES (January 2020)), planting within the site has a role in continuing to provide screening to these assets, as confirmed in the Conservation Officer's response, and this is reflected in the DAS (Part 4.5, p40).

It appears that the Conservation Officer's comments are seeking clarification on the above referenced paragraph of the DAS, which states, "...to minimise visual impact, it would be appropriate in this context to consider mitigation planting of screening belts as part of the development design, allowing for retained glimpsed views in places".

As explained in Section 4.2 (Landscape) (p34/35 DAS), the existing mature woodland and hedgerows on the southern boundaries of the site, together with the woodland blocks and tree lines within the southern parts of the site, already provides screening which limits inter-visibility between the heritage assets and the areas within the site where built development is proposed. The mitigation identified in Section 4 of the DAS will comprise long-term protection and management of the retained hedgerows and trees/woodland, as identified on the Green Infrastructure Parameter Plan with reinforcement of those features, where appropriate with additional planting.

To provide further clarification we attach a revised Illustrative Landscape Masterplan, which provides additional detail in this regard.

check which one

An appropriately worded planning conditions will require the submission of Landscape and Ecological Management Plan(s) and Construction Management Plan(s), which will require the detailed measures for this to be submitted to and agreed by SGC prior to the start of construction on each phase of development.

As the Conservation Officer notes, this screening will continue to limit the inter-visibility between the Thornbury Castle group and Sheiling school.

Cumulative

The Environmental Statement, Chapter 7 (as revised January 2020), considers the cumulative impact of development proposals on the identified heritage assets, and the consideration of the heritage assets as a 'group'. The conclusion remains that the impact on the assets, either individually or cumulatively, is 'neutral'.

Landscape Management

There are a range of landscaping principles for the site, including the management of the hedgerow along Oldbury Lane, the management of vegetation to retain the identified views to the Church tower, and as part of the screen planting in regard to other heritage assets.

As discussed at the recent Officer meeting, a Landscape and Ecological Management Plan can be secured by planning condition, which will be required to be in accordance with the principles set out in the DAS, the submitted plans and the measures set out in the Environmental Statement. Thus the delivery of these design principles is secured at this outline planning application stage.

Design Comments

Western Edge

The DAS update includes a design response to the north-western corner of the site following discussions with the Urban Design, Landscape and Planning Officers. This sets out a combined design and landscape response to aid the transition from rural to urban. The western edge of the site is substantially planted, and there are no views across to the church tower from this location on Oldbury Lane.

Building Heights

The application is submitted in outline, and therefore the building heights are secured as an upper parameter. They represent maximum heights and whilst an allowance for 'earthwork tolerance' is included, no substantial earthworks are anticipated across the vast majority of the site.

We note that the Conservation Officer's updated response does not appear to reflect that revised Scale Parameter Plan (January 2020) which reduce the building heights across the site in response to the comments raised.

The '10.5m' 2-storey house is, as set out on the Scale Parameter Plan, a 7.5 to 9.5m 2-storey house, with the additional 1m of earthworks tolerance. As set out above, no substantial earthworks are anticipated on this site. The Parameter Plans set the maximum heights, the appropriateness of individual building heights (below these parameters) will be considered at the detailed design stage. Thus, SGC will need to approve the final height of any proposed dwellings, informed by the detailed earthworks strategy.

Whilst 3 storey buildings are included on the parameter plan, this is not anticipated to go beyond a small number of key buildings that would be used centrally to aid with legibility of place. No 3 storey buildings are proposed in the southern, western or northern parts of the site. It is also explicitly referenced on the Scale Parameter Plan that the location of these units will *"require agreement with SGC at the detailed design stage"*. Clearly this agreement in terms of the location and design of these buildings would be based upon an assessment informed by the detailed earthworks strategy for the site, and would therefore assess the precise height of the proposed buildings.

For the purposes of the outline planning permission, it is considered that the building heights strategy is appropriate.

Green Frontage Character Area

We have considered the comments made in regard to the design detail of the Green Frontage character area.

In response, we have added an additional design principle within the updated DAS for this character area: *'Coherent appearance will be formed by well-coordinated and consistent application of materials along each of the frontages.'* It also includes a series of specific design principles that can be secured by condition to ensure that this vision is achieved, including to propose a limited and 'traditional' palette of materials.

It is considered that this additional design principle provides a sufficient basis upon which the detailed design proposals can be considered in light of the detailed design points set out in the Conservation Officer's response.

In regard to building heights, these are secured through the Scale Parameter Plan, and this confirms that buildings along the southern edge of the development would be restricted to 2-storeys. The Green Frontage character area covers a range of locations across the site, including areas with the centre of the site. Whilst the majority of the Green Frontage character area is therefore restricted to 2 storey, and thus the reference to 'mainly' within the DAS, there are locations within this character area where buildings may be above, or below, this storey-height – in accordance with the maximum building heights identified on the Scale Parameter Plan. This is restricted to 2.5 storey heights in this locations, and as set out in the Scale Parameter Plan, in practice these units are only 0.5-1m higher than the 2-storey units.

The character area is clearly identified as 'organic, semi-regular'; semi-detached and detached properties; informal appearance; sensitive transition; and with front gardens and sensitive boundaries; which will all inform the materials, orientation and detailed layout. There will clearly be some distinction across the character area responding to the individual locations being considered, varying from the Green Frontage on Oldbury Lane, that fronting the central green space, and that fronting the open space to the south. It is considered that for an outline planning application, the overall Green Frontage Character Area, with the inclusion of the additional design principle referenced above, provides an appropriate basis upon which detailed designs can come forward which respond appropriately to the location of this character area on the edge of the proposed development.

Cross Section

We note the request for a cross-section through the site from Oldbury Lane to the heritage assets to illustrate the difference in building heights. The distance between the heritage assets and built form would mean that a cross-section showing the difference in height between a 2, 2.5 or 3 storey dwelling would show no discernible difference in building heights on a cross-section at this scale.

As set out above, building heights are set at a maximum parameter, and there are sufficient planning controls available at the reserved matter stage to consider the appropriate height of individual buildings informed by the detailed design and earthworks strategy.

Conclusion

The heritage harm has been assessed by the Conservation Officer as being 'less than substantial' – and further that this is 'towards the lower end of the spectrum'.

In response to comments made previously, the January 2020 revision to the planning application included revised building heights (Scale Parameter Plan), and additional design information within the DAS.

A combination of heritage, landscape and placemaking considerations has resulted in an additional design response being submitted, alongside confirmation in regard to how planning conditions can appropriately secure a number of the principles which will inform the detailed design.

The DAS Update establishes the design principles for the three agreed vistas, including the western 'Priority Vista' and the design principles for the Green Frontage Character Area. As set out above, planning conditions can appropriately secure the detail in regard to landscape management (including new planting to enhance existing screening vegetation and management of existing and new landscape measures including the hedgerow along Oldbury Lane), and final building heights informed by the detailed design and earthworks strategy.

Adopted Policies CS9 and PSP17 require heritage assets to be 'conserved, respected, and enhanced' in a manner appropriate to their significance, and it is considered that the application meets this policy requirement. The design responses, both within the original submission, January 2020 revision and the most recent DAS update appropriately minimise and mitigate against heritage harm; with this at the lower end of less than substantial as assessed by the Conservation Officer. This heritage harm is therefore to be considered under paragraph 196, and within the planning balance.

Yours sincerely

F Tozer

Felicity Tozer MRTPI
Associate Planner

Enc: Illustrative Landscape Masterplan Rev F

Land to the West of Park Farm, Oldbury Lane, Thornbury

Appeal on behalf of Barwood Development Securities and The North Thornbury Land Consortium

Landscape Statement

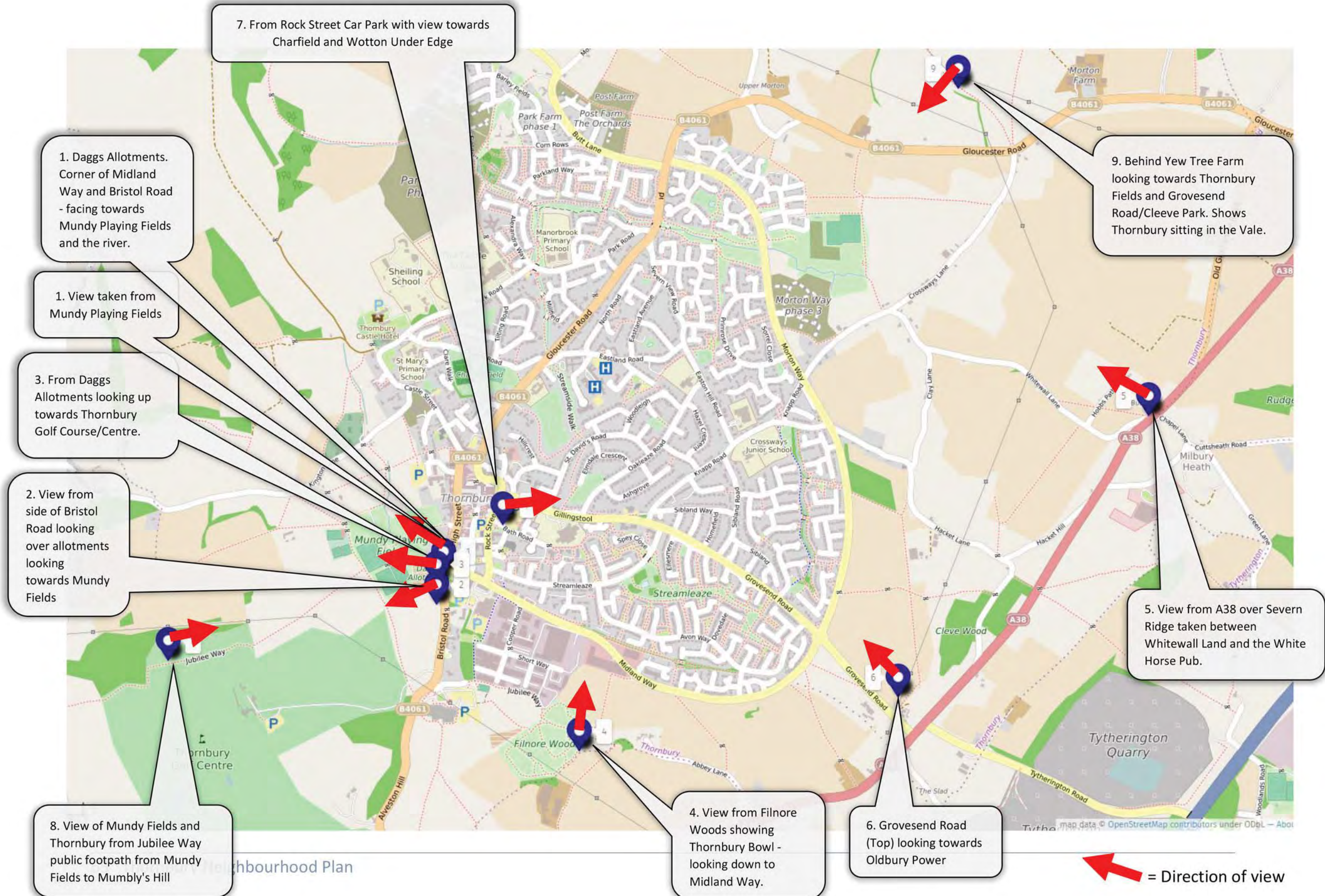
Appendix G:

Thornbury Neighbourhood Development 'Key Views' and individual photographs of these key views

Peter J Richards
BA(Hons), Dip LA, CMLI, Dip Urban Design
The Richards Partnership Reference
19-40-R04

Application Ref: PT/18/6450/O
PINS Reference: APP/PO119/W/21/3288019

February 2022



7. From Rock Street Car Park with view towards Charfield and Wotton Under Edge

1. Dags Allotments. Corner of Midland Way and Bristol Road - facing towards Mundy Playing Fields and the river.

1. View taken from Mundy Playing Fields

3. From Dags Allotments looking up towards Thornbury Golf Course/Centre.

2. View from side of Bristol Road looking over allotments looking towards Mundy Fields

8. View of Mundy Fields and Thornbury from Jubilee Way public footpath from Mundy Fields to Mumbly's Hill

4. View from Filnore Woods showing Thornbury Bowl - looking down to Midland Way.

6. Grovesend Road (Top) looking towards Oldbury Power

9. Behind Yew Tree Farm looking towards Thornbury Fields and Grovesend Road/Cleeve Park. Shows Thornbury sitting in the Vale.

5. View from A38 over Severn Ridge taken between Whitewall Land and the White Horse Pub.

= Direction of view

APPENDIX C - Key Views and Panoramas

Views to and from surrounding countryside



1. View taken from Mundy Playing Fields



1. Daggs Allotments. Corner of Midland Way and Bristol Road - facing towards Mundy Playing Fields and the river.



2. View from side of Bristol Road looking over allotments looking towards Mundy Fields



3. From Daggs Allotments looking up towards Thornbury Golf Course/Centre.



4. View from Filnore Woods showing Thornbury Bowl - looking down to Midland Way.



5. View from A38 over Severn Ridge taken between Whitewall Land and the White Horse Pub.



6. Grovesend Road (Top) looking towards Oldbury Power Station.



7. From Rock Street Car Park with view towards Charfield and Wotton Under Edge



8. View of Mundy Fields and Thornbury from Jubilee Way public footpath from Mundy Fields to Mumbly's Hill



9. Behind Yew Tree Farm looking towards Thornbury Fields and Grovesend Road/Cleeve Park. Shows Thornbury sitting in the Vale.

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Appendix H:

'Key Views' Photograph Sheets (taken by The Richards Partnership February 2022)
('Key Views' is a reference to Key Views identified in the Thornbury Neighbourhood Development Plan (Appendix C) Jan 2022).

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The Richards Partnership Reference
19-40-R04

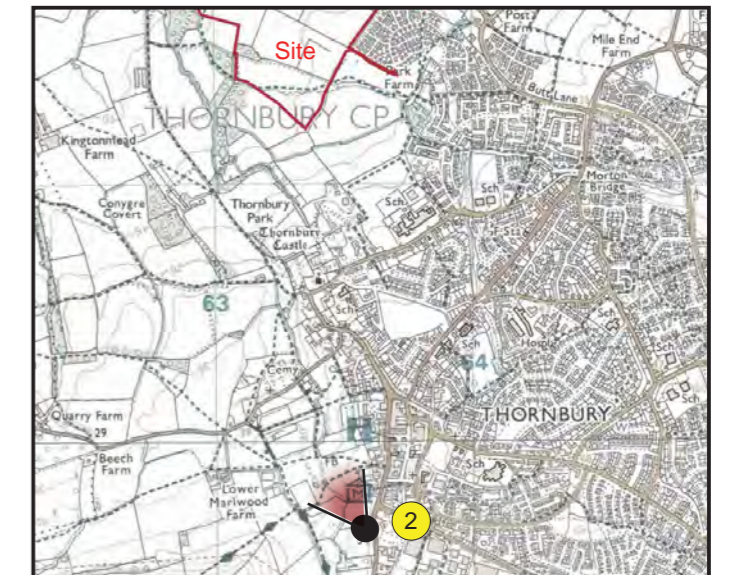
Application Ref: PT/18/6450/O
PINS Reference: APP/PO119/W/21/3288019



— Photograph extents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panorama



LOCATION: Western side of Bristol Road approximately 100 metres south of Midland Way Junction
 DISTANCE FROM APPLICATION SITE: Approximately 1.7km to the north-west
 RECEPTORS: Primarily motorists, some pedestrians on the Bristol Road

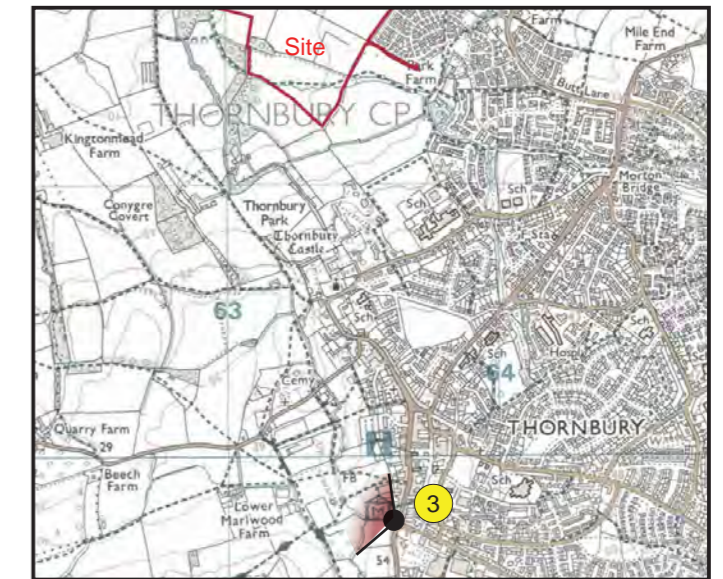
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 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: South-west
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°



Photograph contents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panolama



LOCATION: Western side of BRistol Road a short distance to the south of Midland Way, Bristol Road round-
 DISTANCE FROM APPLICATION SITE: Approximately 1.7km to the north-west
 RECEPTORS: Primarily motorists, some pedestrians on the Bristol Road

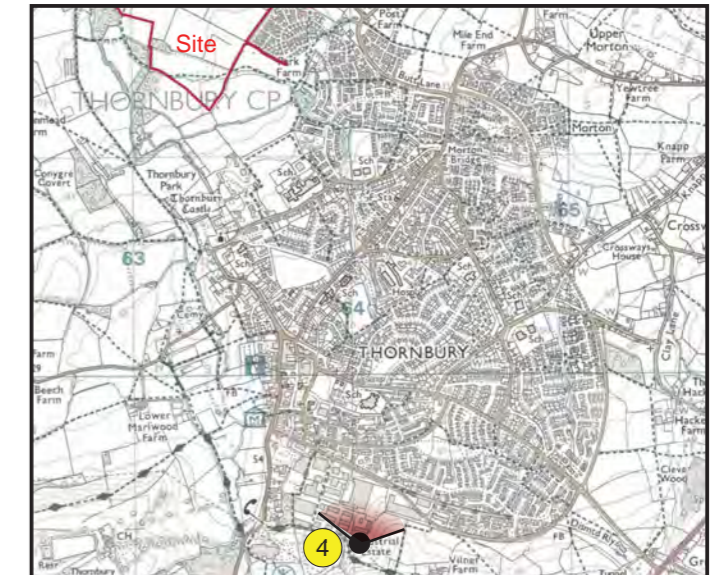
IMAGE HEIGHT: 140mm (cropped to 130mm)
 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: West
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°



Photograph extents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panorama



LOCATION: Public footpath on the eastern side of Filnore Woods a short distance west of Vilner Farm.
 DISTANCE FROM APPLICATION SITE: Approximately 2.4km
 RECEPTORS: Walkers

IMAGE HEIGHT: 140mm (cropped to 130mm)
 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: North
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°



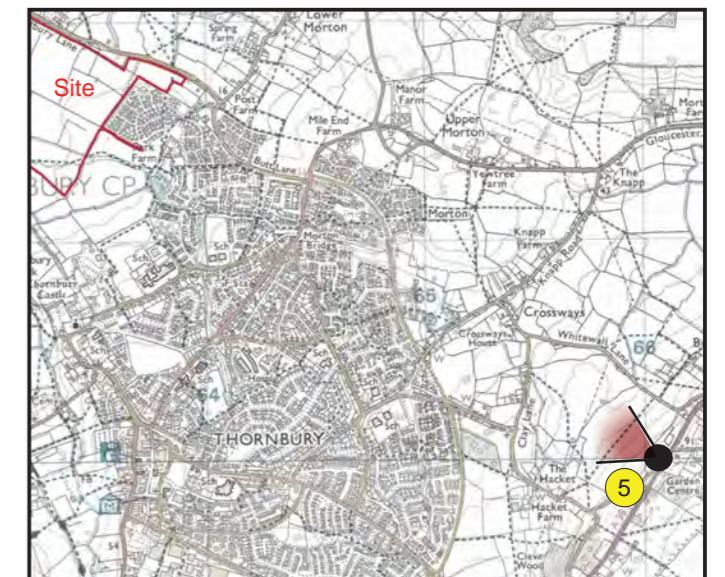
Photograph extents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panorama

LOCATION: Roadside path on western side of A38 at its junction with White Wall Lane
 DISTANCE FROM APPLICATION SITE: Approximately 3km
 RECEPTORS: Motorists get oblique views over the Severn Vale

IMAGE HEIGHT: 140mm (cropped to 130mm)
 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: North-west
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°





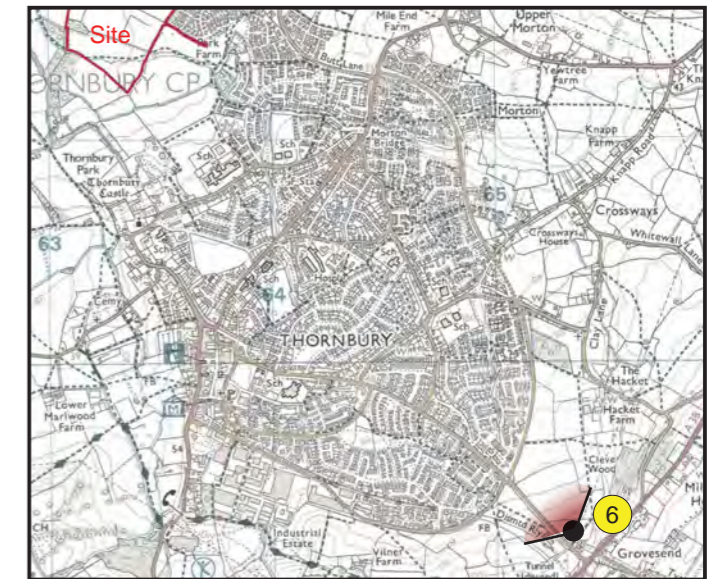
Photograph extents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panorama

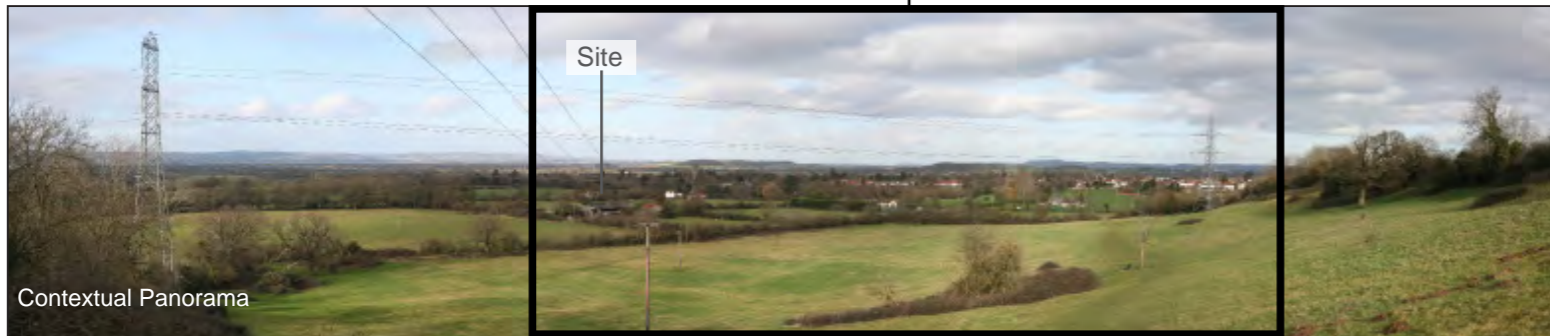
LOCATION: Public footpath off Grovesend Road
 DISTANCE FROM APPLICATION SITE: Approximately 3km
 RECEPTORS: Walkers on the public footpath and views from two houses to south of right of way

IMAGE HEIGHT: 140mm (cropped to 130mm)
 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: North-west
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°

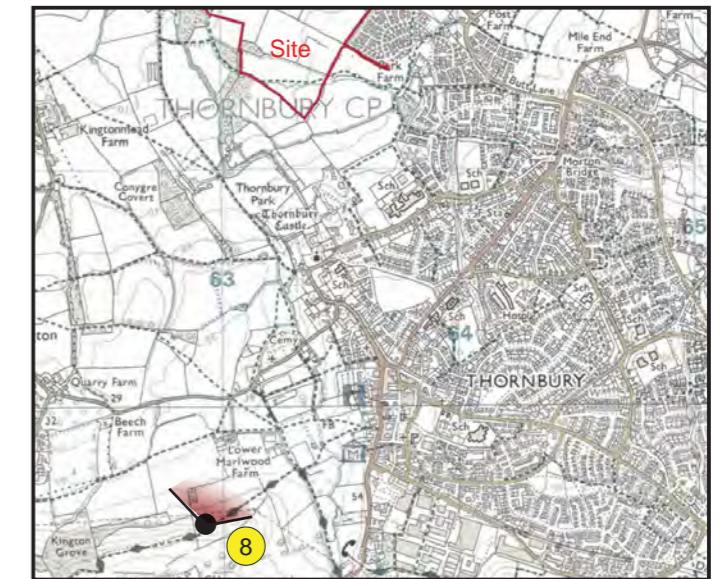




Photograph extents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panorama



LOCATION: Public footpath (Jubilee Way) west of Kington Grove as it drops down towards Lower Marlwood Farm
 DISTANCE FROM APPLICATION SITE: Approximately 2km
 RECEPTORS: Walkers on the public footpath. View is available along of the footpath not at Kington Grove

IMAGE HEIGHT: 140mm (cropped to 130mm)
 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: North
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°

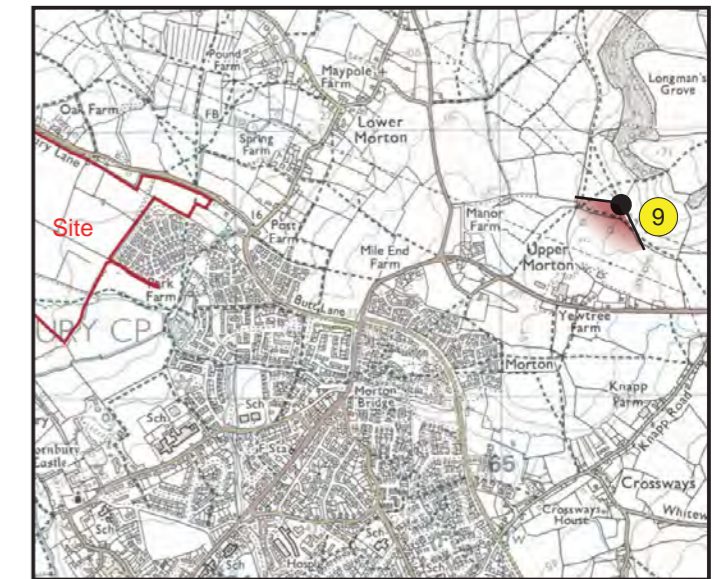
 1 Agincourt Square, Monmouth, NP25 3BT T: +44(0)1600 772251	Project: Land west of Park Farm, Thornbury: Neighbourhood Plan, Key Views	Title: Viewpoint 8	Revisions: Revision 0: Report created 24/02/2022	Drawn by: EB	Checked by: PJR	Status: Planning	Date: Feb 2022	Drawing no: 0	Rev: 0
					Scale: NTS				



Photograph extents as produced in the Thornbury Neighbourhood Development Plan



Contextual Panorama



LOCATION: Public footpath north of Yew Tree Farm as it runs up to Longman's Grove (woodland on scarps slopes)
 DISTANCE FROM APPLICATION SITE: Approximately 1.8km
 RECEPTORS: Walkers (infrequently used footpath)

IMAGE HEIGHT: 140mm (cropped to 130mm)
 VIEWING DISTANCE: 300mm
 PAPER SIZE: A3 (420mm x 297mm)
 CAMERA: Canon EOS 5D & 6D (50mm fixed Lens)
 ORIENTATION: South-west
 VIEWPOINT ELEVATION:
 GRID REFERENCE:
 FIELD OF VIEW (+/- 5°): 85°

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Landscape Statement

Appendix I:

Landscape and Visual Third Party Consultation Tracker

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19-40-R04

Application Ref: PT/18/6450/O
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February 2022

Application Reference	PT18/6450/O
Scheme Description	Erection of up to 595 dwellings (Class C3); land for a primary school, up to 700sqm for Retail (Classes A1, A2, A3) and Community Hub (Class D1), network of open spaces, new roads, a sustainable travel link, parking areas, accesses and paths; and installation of services and drainage infrastructure (Outline) with access to be determined and all other matters reserved.
Location	PARK FARM, BUTT LANE, NORTH WEST THORNBURY

Summary (see detailed comments below)

	Consultee	Date Received	Landscape / Visual Comments
Local Town/Parish Councils			
	Mrs Louise Powell (Thornbury Town Council)	January 2019	The drainage problems on the site means that the properties would sit higher in the landscape than is acceptable and the large number of 3 storey dwellings would lead to unacceptable urbanization of the landscape.
	Emma Pattullo (Clerk to the Oldbury on Severn Parish Council)	06/03/19	This application would have an overwhelming urbanising effect on both the immediate area and the wider countryside aspect. Finished floor levels be set to 11.0m AOD or 600mm above ground level at the edge of Flood Zone 2 adjacent to the development parcel, whichever is highest.
Public			
	Mr Roger Hall	January 2019	Further development will only cause more destruction to the local environment and ecology.
	Mr Andrew McGrath	January 2019	This development can only be considered detrimental to the town and surrounding villages.
	Mrs L Orphanides	January 2019	Our view of the countryside both from our house and when out walking will be impacted by this development.
	Mr Pemberton	January 2019	This is the countryside. We don't need such phoney benevolence, such sops. Destruction of countryside and arable land. Clear harm to the character and appearance of the countryside and would conflict with CS5, H3, and LP1. Harm to the character and appearance of the area. The intrinsic character and beauty of the countryside as one of its core planning principles.
	Mrs Adrienne Pemberton	January 2019	Does it enhance the town? No.
	Mrs Zoe Rimmer	January 2019	The lovely green views and landscapes are fast disappearing.
	Mrs Carron Croker	March 2020	People need open spaces, fields and fresh air. Enough already, don't allow this!
	Dr Stephen Clark	March 2020	The unacceptable destruction of green space, trees and ancient hedgerows. The connection point between the two developments requires that it bulldozes straight through a well-established healthy 30m tree and a stone wall in the hedge line of Park Farm. This casts serious doubt on the proposal's claims to want to retain trees and hedges.
	Mr Darren Fitz-Gerald	March 2020	I believe the effect on the surrounding environment, the local residence and that of the wider Thornbury area will be effected to such a degree, it would be an unfair sacrifice to those people that have no say in these things.
	Mrs Christine Rickard	March 2020	The new proposed development already shows raised floor levels, thus raising housing heights in the rural landscape.
	Ms Carrie Rees	March 2020	The space is currently a beautiful green space for people to view, walk their dogs and exercise in. We see so much wildlife here and it's devastating to imagine this will be built on and ruined for future generations.
	Mrs Amy Somerville	March 2020	The size of the buildings proposed are not in keeping with the local area.
	Ms Natalie Sutton	March 2020	The proposed bus route will run through a protected hedgerow which houses all manner of wildlife.
	Mr Richard Taberner	March 2020	The proposed location of the transport link appears to be an afterthought to the original plans which would mean the widening of a brand new road and the destruction of ancient hedgerow. These hedgerow were shielded during the building work on park farm due to being protected. Under the new plans they would need to be removed to make way for a dual lane road.
	Mrs Jemma Acharya	March 2020	Concerns on wildlife and bats down in the area hedgerows.
	Mrs Penny Cornock	September 2020	The loss of green fields, due to the developments, has caused a huge loss of biodiversity.
	RNS Gill and Mike Dunkley	September 2020	Mitigation by trees/buffer hedges etc is only effective if mature plantings are used, that will be effective within 3-5 years. All new properties should be shielded fully by mature planting. The Bloor site supposedly has a 20m buffer to the adjacent countryside and the historic properties at Upper Morton.
	Miss K Garrett	September 2020	There is so much opportunity to embrace the outdoors just on the doorstep, building more houses is going to have a detrimental impact upon this.

Summary (see detailed comments below)			
	Consultee	Date Received	Landscape / Visual Comments
	Mr Andrew McGrath	September 2020	I have reviewed the revised landscape plan / application and would confirm that I still object to this application for all the reasons that I have previously stated (scale and adverse impacts on both Thornbury and its surroundings). Greatly impacting on the quality of life of the existing residents.
	Ms Carrie Rees	September 2020	The space is currently a beautiful green space for people to view, walk their dogs and exercise in. We see so much wildlife here and it's devastating to imagine this will be built on and ruined for future generations.
	Mr Craig Rimmer	September 2020	Us and our neighbours will have a dramatic change of scenery when we look out the window. Green fields and beautiful landscapes with history fast disappearing.
	Mr Richard Taberner	September 2020	Where would the owls and bats live if all the trees are removed for planned building work. I think it should be illegal to even consider removing the tree on the edge of Deer Park and the trim trail.