

Pattishall Parish Council Comments on the Review of DHLs revised Landscape and Visual Impact Assessment (LVIA)

We read with interest the Review of the Applicants revised Landscape and Visual Impact Assessment (LVIA). This Review (dated 24th January 2023) was written by Max Askew (of Askew Nelson) at the request of WNC, and is a follow up to his previous review in February 2022. It considers whether the revised application documents address the serious concerns raised in February 2022.

Since that time the Supplementary Planning Document (SPD) "Employment Site Allocations Development Brief" has been published. We acknowledge that this SPD document will be central to the determination of the DHL Planning Application, and on that basis we are pleased to see that his Review makes a number of references to it.

In para 1.5 the Review acknowledges that the revised DHL scheme reduces the maximum building heights in Zones 2 and 3 from 24.5m to 21.5m above finished floor levels, however the following 6 paragraphs all confirm the stark reality that the Landscape and Visual effects of this revised scheme remain "adverse" and "significant" to many sensitive receptors to the north, east and west of the site. This is the case during construction and year 1 but also continues into the long term, in fact it states that significant "residual" adverse landscape and visual effects means 15 years or more after construction.

The Review references the SPD and quotes para 6.10 "There is a need for greater sensitivity in developing the site due to the rising topography to the north and rural character, considering sensitive receptors from the north, east and west from several PROWs and country roads". It also references para 6.25 which states "Small and medium sized building will be acceptable where there is no significant visual impact, likely rising to approximately 16m in height (from existing ground levels), and being effectively screened from sensitive views by either existing or proposed tree planting".

It concludes by stating that "A further reduction in building heights, reduction in ground levels and an increase in the amount and effectiveness of perimeter planting could increase the effectiveness of mitigation and could reduce the severity of some of the significant harmful effects"

Overall Pattishall Parish Council believes that this Review confirms the changes proposed by DHL (specifically the small reduction in some building heights) completely fails to address the significant adverse landscape and visual impact of their proposed development. Their continued failure to work to the guidance in the SPD is extremely disappointing and we strongly urge WNC to reject this totally inappropriate planning application.