

Davies, Rebecca S

From: Davies, Rebecca S
Sent: 14 June 2021 09:00
To: Clark, Nick
Subject: 21/01004/OUT Land at Lottage Farm, Aldbourne

Dear Nick

Apologies for not commenting earlier.

The AONB unit has worked with the Aldbourne neighbourhood plan group and their consultants on potential allocations. The site which forms part of the application was our preferred option, although a little premature of them to submit an application prior to the neighbourhood plan being considered, the AONB unit does not object to the outline application.

Although indicative the plans show housing on the upper slope of the site which is achievable but the devil will be in the detail in ensuring the building heights are close as possible to the dwelling on the neighbouring site. The cross sections show the second tier of housing at a similar ridgeline to the first tier. The balance between the 2 will be important in ensuring that development doesn't creep inappropriately up the valley side, some photomontages as part of a reserved matters application will aid in determining heights/scale and housing numbers. Keeping development on the same contour as the neighbouring site (as shown indicatively) should ensure a similar ridgeline.

The other key aspect for the AONB is the north western corner of the site, which forms the entrance into the village as is an important transition between open countryside and the village, therefore the open space needs to be free of play equipment, SUDs and a natural chalk grassland meadow would be appropriate and should be used for the biodiversity net gain, the space can act as a link to the nearby PROW network. I believe the agent is open to discussions with the neighbouring landowner to provide access over the field to the PROW so as to avoid walking on the road. It may be necessary to have a single storey dwelling as the first property in that corner to provide a soft transition into the site.

I see the main comment from residents (which is no surprise) is drainage and flooding which is a valid one, this road does get flooded and the village sewage system struggles at times especially during periods of high rainfall. A significant amount in this area is also due to poor drainage ditch management, if the neighbouring land owner is willing to work with the NP group the existing channel into the village could be widened slightly and cleared of silt and debris. A rainwater management system could be conditioned to ensure no surface runoff goes into the sewage system. It may be worth the NP group or whoever takes over the site to discuss with Thames Water whether an independent sewage treatment system would be more appropriate to avoid any additional load on the existing system.

Kind regards

Rebecca Davies

Principal Landscape and Planning Officer

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Currently, the team are working at home and homeschooling and delays may occur in responding to enquiries and emails. We appreciate your patience during this time.



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