

## Davies, Rebecca S

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**From:** Davies, Rebecca S  
**Sent:** 06 August 2021 20:09  
**To:** Cheyanne Kirby  
**Subject:** 21/01097/COMIND | Construction of woodchip surfaced gallop, Land at New Barn Farm Wantage.

Dear Cheyanne

The AONB is significantly disappointed with the applicants and their lack of responsibility to the unauthorised works that have taken place.

I cannot agree with the D & A that the proposed involves part changes to the approved. The new application does not follow any part of the route approved in the 2020 application, its crosses paths which makes up for a couple of metres.

The AONB did not comment on the previously approved application as we had no overriding objections. However had the application proposed a route that resulted in significant loss of the woodland we would have objected. Lynch wood is of significance in the Lambourn Downs landscape in addition to role in supporting the River Lambourn SSSI at the base of the woodland. Therefore the AONB unit would oppose the retrospective planning application.

The supporting documents appear to make the statement that the works carried out are for management purposes and to deal with Ash dieback, woodland management would involve management of the entire woodland in the ownership of the applicant and not a straight lined strip into the woodland, nor would that involve the loss of all trees within that strip.

The horse racing industry is important to the local economy but it does not justify the unauthorised destruction of a woodland within a protected landscape especially given that an alternative route had been approved.

The AONB unit would not agree with the LVIA assessment, the unit would consider the level of harm to be moderate to adverse. The LVIA gives significant weight to mitigation measures which it suggests will integrate the gallops, woodland and surrounding landscape, however the mitigation planting suggests harm has been caused but also will not have a significant affect for 10 – 15 years. The character of the woodland has been adversely affected the loss of a substantive block of woodland. The loss is more notable because it's a continuous strip of woodland that erodes the character of the woodland to the detriment of the local character and the AONB. The unauthorised development in addition to its use as a gallops would fail to conserve and enhance the landscape and scenic beauty of the AONB which fails to comply with para 170 and 172 of the NPPF, Core policy ADPP2 and Policy CS19 of the West Berkshire Development Plan.

Kind regards

*Rebecca Davies*

Principal Landscape and Planning Officer

**North Wessex Downs Area of Outstanding Natural Beauty**

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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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