

Davies, Rebecca S

From: Davies, Rebecca S
Sent: 06 August 2021 20:47
To: Alice Attwood
Subject: RE: 21/01224/FULMAJ - Frilsham Lime Quarry, Road Known As Wellhouse Lane, Frilsham

Dear Alice

Apologies for the delay in responding.

The AONB did not oppose the previous application for a single dwelling and considered it to fit as a para 79 dwelling due to the unique and outstanding design. The proposed 4 dwellings follow a similar basis of design which would create 4 dwellings of a unique and outstanding design. However all dwellings are the same. Appeals suggested that to be a para 79 dwelling, the design/ style that is one of a kind. The development would fail in this instance in that all dwellings are the same. However, if the development is being read as one development it potentially would comply with para 79 of the NPPF.

The AONB however considers the development of 4 dwellings in this isolated location in the addition to an office hub would result in the suburbanisation of the site, traffic generation from the site in addition to residential paraphernalia from 4 dwellings would have a negative affect on the character of the former quarry and its intimate character within the wider landscape which would fail to conserve or enhance the landscape and scenic beauty of the AONB.

The AONB also has concerns over potential light spill within this dark landscape. Dark skies are a special quality of the AONB and although the overhangs of the building design will reduce the potential impact of upward spill the site will emit a glow as a result of horizontal light spill from the extensive glazing within each property in addition to light spill from vehicles coming to and from the site.

Kind regards

Rebecca Davies

Principal Landscape and Planning Officer

North Wessex Downs Area of Outstanding Natural Beauty

Units 3 and 4
Denford Manor
Lower Denford
Hungerford
Berks RG17 0UN

T: 01488 680455 (direct dial)
M: 07342 065552 (mobile)
T: 01488 685440 (switchboard)

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.



www.northwessexdowns.org.uk



Areas of Outstanding Natural Beauty are some of the most beautiful and cherished landscapes in Britain. They need to be cared for, now and in the future.

 *Please consider the environment before printing this e-mail*