

Katie Nethersole

Test Valley

~Email~

North Wessex Downs AONB

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9th September 2021

Dear Katie

Re: 21/01778/FULLN. The Oaks, The Dene, Hurtsbourne Tarrant. Erection of portal steel building over menage.

The North Wessex Downs in this instance would object to the development proposed on this site in principle.

The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area, as confirmed by Section 82 of the Countryside and Rights of Way Act 2000 (CRoW Act). Section 85 of that Act confirms that there is a duty on all relevant authorities to have regard to this purpose in exercising or performing any functions in relation to, or so as to affect land in AONB's.

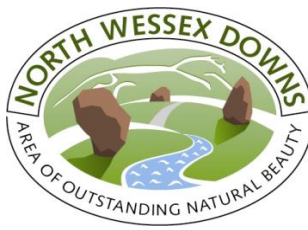
The North Wessex Downs (NWD) is particularly sensitive to developments that are visually prominent, of an urban, suburban or industrial nature or are noisy.

The site is currently for private use of the landowner associated with a nearby dwelling and sits beyond the residential curtilage in open countryside. The site sits in an elevated position above the core of the village and is visible from local PROW networks.

We welcome the inclusion of an LVIA, this demonstrates that the landscape will be changed by the building and that it would have a negative impact. The LVIA however gives too much weight in our opinion to the use of hedging and trees to mitigate the development.

The LVIA identifies the colour guide but doesn't use it in the colour choice of the building. It correctly identifies the high sensitivity of the site and that there will be an effect locally but not from across the valley to the south west.

The proposed building is large and would be notable particularly in the winter months in this elevated position on the valley side, a valley side whereby development is set at a lower contour and contained by the natural folds of the landscape, as a result the valley sides are vulnerable to change which can have adverse harm. Large agricultural barns exist in Hurtsbourne Tarrant but they are set at a lower level and form part of a cluster of buildings, characteristic of a farmstead. The proposed development would appear alien on this valley side set above out on a limb from the linear pattern of residential properties. There is a clear edge to the northern slopes of the village and the proposed building would sit beyond this appearing constraint in this loose knit linear residential area which lacks any dominance of large rural buildings and introduces development in what is open countryside. This is non



agricultural development in the open countryside and is contrary to para 170 and 172 of the NPPF, The AONB management plan and policies E1 and E2 of the Test valley Local plan.

The equestrian industry plays an important role in the AONB however the site is for private use and not part of the business or a stable and therefore there would be no economic benefit to the local rural economy

Kind regards

Rebecca Davies
Principal Landscape and Planning Officer