

INTERNAL MEMORANDUM

To: David Cross
From: Tom Bramley
Re: P/20/0091
Date: 5th May 2020

RE: P/20/0091 | Proposed indoor menage building, horse walker / exerciser and the retention of the hardcore area (resubmission following refusal of P/19/0302) | Land At Crophorne Stables Shingrig Road Trelewis Treharris

With regards to the above application please find the following observations:

The proposed development increases the area of activity on the site and requires the reconfiguration and rebuilding of new structures. Of particular concern is the visual impact the new development will have on the local landscape and that the development will further reduce landscape quality.

Landmap Visual and Sensory layer describes this area as consisting of a declining pastoral agriculture with a strong walled field pattern that needs ongoing maintenance. The openness of the landscape is therefore considered important and should be preserved. In contrast, but to compliment the former, the Historic Landmap layer emphasises the importance of retaining the nucleated character of the settlement.

The problem with the proposed development is that it increases the built form in an area that is visually prominent, and which can be readily viewed from the highway. Opportunities to mitigate for this are limited to non-existent owing to the density of the existing development and the paucity of land available for screening measures.

It would appear, that there is little that can be achieved to make the development acceptable, without the acquisition of land for significant screening. A wider strategic landscape masterplan that addresses issues associated with visually degraded nature of the land holding might be a consideration although this would be outside the extent of the boundary of this application.

Kind regards

Tom Bramley
Landscape Architect