

Landscape Appraisal SDNP

The existing land uses and the surrounding character (does your proposal fit comfortably? Is the site within a built up residential area?)

Yes – Please see Planning, Design and Access Statement.

Topography (is the development situated on an elevated position therefore prominent? Is the site low-lying and can be viewed from nearby higher ground Relatively flat/or undulating? enclosed?)

No – the proposed replacement building will not appear as a prominent feature to views and the site is secluded and well screened to the boundaries by mature trees.

Will trees/hedgerows potentially be affected? Have you mitigated against any possible impact with native planting if appropriate to that setting?

No – trees and hedgerows will be removed and existing will be protected during development.

Potential views of the site and will there be any change? Are there any public vantage points/rights of ways nearby? Indicate these on a map/demonstrate impact view a photograph

No adverse impact on views – see Planning, Design and Access Statement.

Will the change be a positive one or alien to this landscape?

Positive change with the construction of a replacement building of an improved design, in keeping with the character and appearance of the area. The proposal will improve the appearance and setting of the site.

Are there any listed buildings, heritage assets or traditional features or conservation area nearby? If so, will the setting be affected by the proposed development? Has this been taken into account in the design/siting/materials proposed?

No

Does the site have archaeological potential?

Non known.

Is there any known habitats, protected species or important geology that could be potentially identified within the site or nearby? Is the site within or close to a SSSI/SNCI for example? Have options been explored to promote ecological enhancement?

Please see Preliminary Ecological Appraisal and Preliminary Roost Assessment, Arbtech, April 2022 and Ecosystems Services Statement