

Dear Mr L Oliver,

I hope you are well. I am the Agent responsible for submitting the above-mentioned application. We are pleased to see you have been allocated the current application given your previous and helpful involvement with this site under APP/16/01237.

Firstly, I attach an indicative/illustrative colour image of the site which we thought may be useful to assist with the LPA visualising the proposed development.

We have noted a number of Statutory Consultee responses in regard to the proposed development and we are pleased to see that the vast majority raise no objection. We do note, however, the Council's Landscape Architect comments (attached) and would just like to clarify a few points:

- a. It is not typical to provide scaled elevational drawings of the proposed caravans and indeed this was not requested in respect of the previous scheme. The proposal seeks planning permission for the change of use of the land to site the caravans, and the caravans tend to be replaced with more up to date caravans every 5 to 10 years. Hence why elevational drawings are not appropriate. However, we would anticipate that the visual image attached may provide a useful impression to the Landscape Architect in forming their opinion. In addition, we would be happy to agree a pallet of colours for the proposed caravans by pre-commencement condition, as before (see condition 5 - APP/16/01237).
- b. We also note the request for a very detailed soft and hard landscaping scheme, although, it is not clear whether the Officer requests this to be secured via a planning condition. We would usually expect to provide these details to satisfy a pre-commencement condition and again, this was the way such matters were handled in respect of the previous scheme for the site (condition 6 - APP/16/01237) . At this stage, we have provided details in the Landscape & Visual Impact Assessment (LVIA) and Arboricultural Impact Assessment which confirms the proposed development would be acceptable in landscape terms, subject to mitigation.
- c. In this connection, I have sought comment from our consultant Landscape Architect in regard to the comments made by the Council's Landscape Architect on visual impact. Our consultant disagrees with the Officer's opinion that the LVIA failed to portrait the extent of the proposed site from the photographs. Having extensively studied views to the site from the AONB, our consultant considers that the static caravans would not be visible, whereas the Council's Landscape Architect has not given any weight to the benefits of the demolition of the chalets, some of which are two storey, all of which are very old and in need of repair, which would be positive improvement to the character of the AONB in combination with the proposed additional planting.

I trust this is of assistance but please do not hesitate to contact me to discuss the proposed development.

Kind regards

Rebecca