

Addendum

Technical Note

Review of the Landscape & Visual Impacts of a wellbeing and leisure development at Foxbridge Golf Course

Plaistow and Ifold Parish Council

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Planning Reference: 22/02346/OUT

The following should be read as an addendum to the initial Technical Note submitted in November 2022. The comments set out below are not intended to supersede the previous detailed comments made within the first Technical Note, which remain relevant and highlight the likely landscape and visual impacts of this outline proposal.

Since the submission of the Technical Note in November 2022, the Applicant has sought to address some of the technical shortcomings identified by several consultees, including Plaistow and Ifold Parish Council, within a number of newly submitted documents. These new documents largely relate to water neutrality and mitigation of ecological effects, particularly for bats.

A review of this new information has been undertaken and further consideration of the implications for landscape and views. In conclusion, the application continues to generate negative effects upon the landscape.

The additional information does not seek to make changes to the proposal - to better align it to its identified landscape capacity – nor does it seek to avoid, reduce, or mitigate the majority of the landscape and visual effects identified in previous comments provided on behalf of Plaistow and Ifold Parish Council and other consultees. As a result, the negative effects upon the site's rural character, perceptual qualities, and views remain unchanged.

The proposed scheme remains an intense form of development. The intensity results from: -

- The **scale** of the development - being wholly uncharacteristic of this landscape, whose capacity for change is low.
- The **extent** of development - the proposal would affect the entire site; either directly - through buildings, roads and paths - or indirectly - through lighting, access, recreation and noise.
- The **uses** proposed both on and off-site - these include accommodation, swimming, fishing, cycling, walking, etc.

Alongside this intensity of development, the proposal represents a fundamental change of land use that is contrary to this landscape's capacity, identified and evidenced in CDC's own evidence-base and policies to conserve the rural character of this landscape.

Whilst the minor changes proposed by the Applicant are welcomed e.g., a 20m buffer to the ancient woodland, these changes simply do not get to the heart of the matter and seek to address the material issues; - that this site, and its landscape does not have the capacity for such a large-scale development and fundamental change of use.

The repeating 'house types' and suburban layout would be incongruous in a rural landscape, which is otherwise characterised by small-scale sparse settlements comprising dispersed farmsteads and individual houses. The knock-on effects of the use, and the need for lighting and fencing for safety would erode the rural qualities and create an isolated island of busy, suburban activity.

The findings of the Shadow HRA suggests that there will be no negative effects upon bats as a result of the development. This is based upon two assumptions: -

1. that the populations in each SAC are distinct
2. that a suitable mitigation strategy and landscape management plan would be needed.

The first assumption is not evidenced and given the outline nature of the application, the second is not available for consideration.

Whilst these concerns are for others to assess in detail, nonetheless, the greater the extent of development, and the more people able to be on site, the greater the disturbance for bats and other species.