**LANDSCAPE**

**National Planning Policy Framework**

<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/11-conserving-and-enhancing-the-natural-environment/>

NPPF Section 11. Conserving and enhancing the natural environment.

Extract:

‘Protecting and enhancing valued landscapes...’

**NHDC draft Local Plan 2011-31**

<http://www.north-herts.gov.uk/sites/northherts-cms/files/local_plan_preferred_options_december_2014_0.pdf>

Policy NE1: Landscape and Environmental Protection (page 56).

Extracts:

9.5 Government advice set out in the NPPF seeks to conserve the natural environment which contributes to the local distinctiveness of the area. Plans and policies should ensure that new development preserves or enhances historic buildings and landscapes, conservation areas and important archaeological features and their settings.

9.8 The North Herts Landscape Study (Character, Sensitivity & Capacity) assesses the character of the landscape across the district by looking at factors such as the geology, landform, soil types and historical activities for each area. This study provided a description of the characteristics of each landscape character area. It has subsequently been developed to identify the inherent sensitivities of each character area in landscape and visual terms, together with its capacity to accommodate a range of different types of development. Development should respect the sensitivities of each landscape character area and accord with the guidelines identified for each landscape character area in relation to built development and landscape management.

Design SPD (Page 17)

117. The Council’s Landscape Character Assessment provides a very useful tool and will play an important role in providing guidance for the acceptability of proposals.

Evidence base/Background papers -Landscape Study (Character, Sensitivity and Capacity) -2011

<http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/north-herts-landscape-study>

North Baldock Chalk Uplands. Area 224. Map (page 146).

Extracts:

(i) Landscape Character sensitivities (page151), ‘The southern edge of Ashwell is well contained and would be sensitive to further development.’

(ii) Visual sensitivities (page 151), ‘…considered to be of moderate to high sensitivity. Open views and skylines throughout the Character Area are particularly sensitive to development.’

(iii) Capacity to accommodate development/Smaller urban extensions <5ha (page 151a),

‘This type of development would not be appropriate within much of this Character Area, due to its rural character in all areas, except potentially the eastern fringes of Baldock. It would introduce elements that would reduce the openness of the North Baldock Chalk Uplands in all other locations, including the fringes of Ashwell.’

Section 12. Communities/Ashwell

Extracts:

1.9 The impact of the proposed site on heritage assets and the landscape is a key consideration’.

**Site History**

NHDC has refused all three previous applications on the grounds of adverse impact on the landscape. One of these went to appeal and the Planning Inspector upheld the refusal on the same grounds; ‘…an unsightly incursion into the attractive open land that rises southwards from the village.’

July 1987 – Erection of 4 detached bungalows. Refused by NHDC; applicant appealed to the Planning Inspector but the refusal was upheld. Case Ref 1/1216/86(890) T/APP/XI925/A/87/065956/P3.

Nov 1978 – Case Ref 78/01417/1 Refused by NHDC.

August 1996 – Case Ref 95/00909/1 Refused by NHDC.