

Morning Sam,

The suburban character created by the density, layout and large areas of hardstanding and consolidated parking courts will have a harmful impact to the setting of the listed building. I agree with the conclusion reached in the Heritage Statement that this harm to Hollywick (Rapelands) Farm is less than substantial and in the middle of that scale of harm. I also agree that the harm to the setting of Holbrook Park and Holbrook Park House will be less than substantial at the low end of that scale.

The RM proposal does not reinforce the character of this development area as described in the DAS submitted as part of the outline application.

I suggest a lower density of development with an emphasis on creating a character of dwellings within a rural setting rather than the imposition of a suburban street arrangement in the countryside. The impact will be more than just visual and will dilute the rural setting of Hollywick (Rapelands) Farm removing the ability to experience the listed building as a former farmhouse with visual and functional links to a historic worked landscape. I do not agree that the mitigation provided by planting and distance to the new dwellings is sufficient to have any meaningful reduction in harm.

Regards,
Seán

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

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