

[REDACTED]

Sent: 28 May 2026 10:27
To: Planning
Subject: DC/25/2114

Categories: Comments Received

In response to the recent Landscape and Visual Impact Assessment, I wish to clarify an important matter that affects the conclusions drawn.

Since moving into Sele Priory (Grade II Listed), which sits immediately adjacent to St Peter's Church (Grade II* Listed), it has always been our intention to significantly reduce the Leylandii hedging surrounds our property. The trees are old, and for safety reasons, we plan to reduce their size significantly.

This will also open up wider views of the surrounding countryside, a view that will look directly over the planned development proposal.

This will inevitably alter the current visual context. In particular, it will affect views of both the Priory and St Peter's Church from the north and west. This reduction in hedging will materially affect our own views towards any proposed development.

Specifically, it will increase the visibility of any new development in close proximity, creating a stronger visual association, or "linking," between the development and these protected buildings.

I also note the proposed mitigation measures referenced in the report, particularly the planting of new trees. While such planting is acknowledged, it is widely understood that newly planted trees can take many years to reach an effective level of screening. Furthermore, the species identified—Betula, Prunus, Quercus, and Acer—are all deciduous, meaning that any visual screening they provide would be limited to approximately six months of the year.

In light of the above, I respectfully request that these points be fully taken into consideration as the anticipated changes to the existing landscape context mean that the current Landscape and Visual Impact Assessment may no longer accurately or reliably represent future conditions.