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**From:** Nicole Stacey <n.stacey@pclplanning.co.uk>  
**Sent:** 06 May 2021 17:11  
**To:** Michael Higgins  
**Cc:** Gerry  
**Subject:** Land at Home Farm, Pinhoe - 21/0223/OUT

Hi Mike,

We have picked up the comments provided to the application by Chris Westlake (Place Making) in relation to the above application.

The submitted Planning Statement has fully considered Local Plan policies LS1 and CP16 which are referred to, and you are familiar with and the LVA sets out the landscape and visual baseline for the site, including landscape character areas.

The last 4 bullet points of Mr Westlake's comments raised a couple of queries regarding the LVA. I have copied these points below (in grey), with our landscape consultant's comments in blue below:

- The LVA (which is an informal appraisal, not a full LVIA\*) includes a Zone of Theoretical Visibility (ZTV) with representative viewpoint locations (Fig.9). The image is very difficult to interpret (if not confusing) in relation to the site and context. In addition, clarification is needed about the height of the 8.0m high ZTV light source and the theoretical visibility given that it is proposed that most of the proposed dwellings would a maximum of 9.0m high (Parameter Plan Fig. 9 DAS).

*The LVA is not a LVIA as it does not form part of an Environmental Assessment and thus, in GLVIA3 terms, it is an "informal appraisal". The ZTV is a tool to identify potential representatives viewpoints that are then verified and refined on site to reflect those views that best represent how the proposed change might be viewed, in a way that is proportionate to the scale of the proposed change. If any aspect requires clarification, we would be very pleased to provide clarification. The 8m height of the 'light source' reflects the proposed development that sits at the highest point of the proposed scheme, which is restricted to a maximum height of 8m above existing levels.*

- Photographs of the Local Views identified in the LVA (p.13) should be provided.

*The photos have been provided, does this mean set up as formal viewpoints? They are used illustratively in the LVA.*

- The suggested mitigation effects of proposed tree planting relies on potential benefits that are based on the provision of limited areas and a sustained and skilled level of care for a significant period of time well beyond the development of the site.

*The limited areas point is not understood - the mitigation is based on the application parameter plan, and are fixed. The long term management plan of these landscape elements are very important and would be secured by a long term LEMP (landscape and Ecology Management Plan). We would expect this of any similar application, and is a well established procedure.*

- The Opportunities and Constraints Plan (Fig 8) of the Design and Access Statement indicates Public Open Space on the higher parts of the site (north-west part) with the remainder of the site for development at the lowest area. However, much of the suggested development area would be at the same level as the POS (approx. 95-101m) not below it which would undermine the fundamental concept of retaining the higher land undeveloped.

*The proposed development is higher where it is located adjacent to Park Lane, as it would be largely perceived in the context of the (higher) existing development on the higher, northern side of Park Lane (see Section A-A). As development is placed farther away from Park Lane, it drops in height which is a result of the iterative design process we have followed i.e. the 2D parameter is the product of testing built mass in 3D to determine how it is assimilated in the view. So, it is correct that the placement of built form is not simply a height or contour based judgement, it is based on a combination of the visibility and height of existing built form, and how the proposed height and massing would actually be experienced in the local landscape/views.*

Kind regards,

Nicole

**Nicole Stacey BSc (Hons) MSc MRTPI**  
**Associate Director**

**PCL PLANNING LTD**

13a-15a Old Park Avenue  
Pinhoe, Exeter,  
Devon, EX1 3WD  
United Kingdom  
t: +44 (0)1392 363812  
m: +44 07986 370617  
[www.pclplanning.co.uk](http://www.pclplanning.co.uk)

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