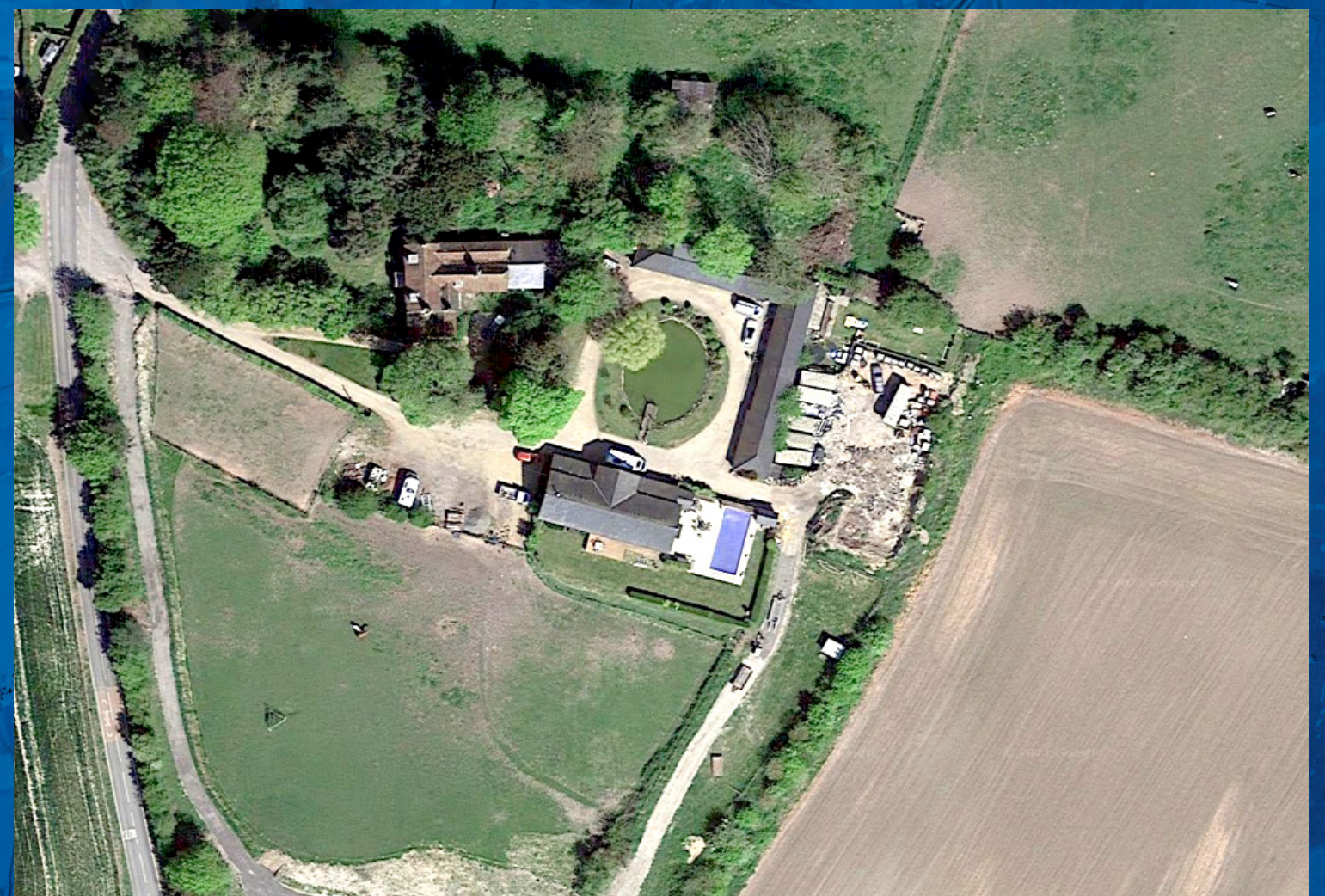


Cobhambury Barn, Cobhambury Road, Cobham, Kent

Design and Access Statement
for Full Planning Application

May 2022

Rev 01





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1 Introduction

Gravesend Borough Council

Section 1: Introduction

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1.1 Introduction

Full planning permission is sought for an extension to the existing lawful dwelling together with an attached dwelling.

The vision for the site is a high quality two storey residential dwelling of contemporary design that will meet the medical and social needs of this extended family for the long term.

In addition to, and linked to the proposed dwelling, the proposal also includes an extension to the existing dwelling which would provide additional accommodation for the lawful dwelling, (known as 'Jessica's House').

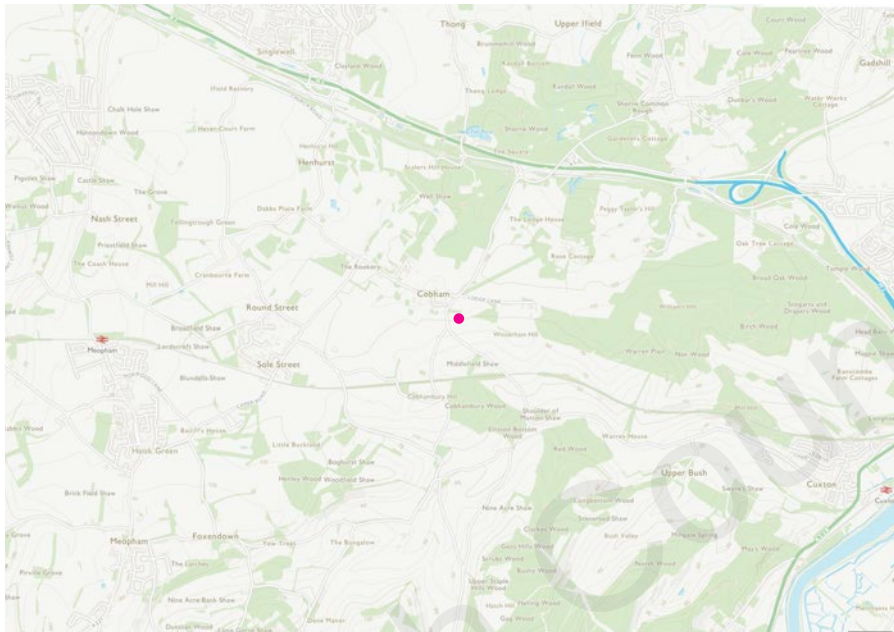
Access to the site will be from the existing access off Cobhambury Road. The existing access drive then divides, with a northern access serving Cobhambury Farmhouse and a southern access separately serving this land, the subject of this application. This access currently serves the lawful commercial use of the site.

This Design and Access Statement April 2022 sets out the design response to the identified site constraints, its landscape and context, and the response to the medical needs of this family which has been resident on the site for many years, but whose needs have changed.

1.2 Site location and description

Cobhambury Barn is part of a historic farm cluster adjacent to the settlement boundary of the village of Cobham, approx. 5 miles south of Gravesend, Kent. The farm lies partly within the Cobham Conservation Area. Cobhambury Barn and the village of Cobham are located on a localised ridge in the north-west part of the Kent Downs AONB. The West Kent Downs landscape is typically characterised by deciduous woodland surrounding large arable fields, thick deciduous shaws and hedgerows, with village settlements contained by woodland and a network of small, leafy country lanes.

The landscape immediately around Cobhambury Barn comprises commercial orchards to the west and south-west with the characteristic pattern of large arable fields and woodlands to the east and south-east, with parkland landscape to the north-east. The site enjoys panoramic views eastwards over fields and woodland, but is contained to the south, west and north by vegetation. There are few footpaths close by and the site is not visible from local public rights of way and roads due to topography and vegetation.



Location plan



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Cobhambury Barn was converted into residential use as a 6-bedroom dwelling following permission granted in 1998. There is a swimming pool to the east of the building. The other lower buildings in the group (remnants of stables and pigsties) were rebuilt and converted into outbuildings and garaging and with part of the group occupied as a separate dwelling (in part of the eastern wing) and with its own garden at the rear of the building on its east side. It is occupied by a family member. It is there with the benefit of a lawful development certificate. It was noted at a recent site inspection that there were particularly poor alterations associated with that conversion including uPVC windows. Also in the eastern wing is a workshop (which might be used commercially) and open domestic storage.

To the rear of the outbuildings immediately to the east is an untidy yard area which is being used for storage of builder's materials and contains a number of temporary porta cabin type structures and containers and a crane but no buildings. There was also earth mounds and bunding associated with some ground excavation and also some general debris. The yard is there with the benefit of a lawful development certificate. There is a flat roofed small rear addition (of brick and block construction) at the rear of the eastern wing at its southern end.

Vehicular and pedestrian access to the site is from Cobhambury Road and is shared with access to Cobhambury House, a Grade II listed building, which lies to the north of the red line site boundary of the site but which forms part of what was once a significant farmstead.

Cobhambury House to the west of the outbuildings and pond is originally a C17 timber framed building now brick encased and rendered externally with a west front projection, brick faced, dated 1817 and with other late additions. It was listed in 1983.



The Google Earth aerial photograph shows the site as at 2020.

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1.3 Planning status

A detailed Planning Statement has been produced by Tetlow King Planning, which forms part of the suite of documents for this planning application. The Planning Statement provides the planning background to the proposals and demonstrates the planning merits of the proposals, having regard to the relevant National and Local Planning Policy and other important material considerations upon which the application should be determined. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the application site consists of the:

- Gravesham Local Plan Core Strategy (2014)
- Gravesham Local Plan 1st Review (1994)

Other material considerations are:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (PPG)

This planning statement explains why some of the most relevant policies of the development plan should be considered out of date and attributed less weight.

A Land use considerations

Principle of development. The application site is not located within a defined settlement boundary and is within the Green Belt.

Housing Land Supply. The matter of housing land supply is not relevant to this application.

B Green Belt considerations

The application site is located in the Green Belt and relates in part to an extension to an existing dwelling, as well as the creation of an additional dwelling. As such the extension part of the application falls to be considered against the requirements of Saved policy C13 of the Gravesham Local Plan 1st Review 1994, and paragraph 149 (c) and (g) of the NPPF.

The extension to the original dwelling is not considered contrary to the requirements of Saved policy C13 as:

- the existing dwelling is original having been approved by way of a Lawful Development Certificate (LDC - ref 20180257) (i)
- the extension falls below the one third limit and is not considered of its own accord to unacceptably add bulk to the original dwelling (ii)
- the extension to the main dwelling sits within the existing residential curtilage as defined under

application 20180257 in a form and manner such that it does not unacceptably intrude into the open countryside (v)

- the design of the extension replicates the existing agricultural form of the main dwelling in respect of form and materials and is not disproportionate of itself to the existing dwelling of the Green Belt setting (vi)

Paragraph 149(c) of the NPPF states that development is not inappropriate when it relates to an extension of a building providing that "it does not result in disproportionate additions over and above the size of the original building". Disproportionate is not defined in terms of percentage increase, however given that the requirements of policy C13 set out a clear consideration it is considered that compliance with that policy also confers compliance with the requirements of the NPPF relating to extensions.

Paragraph 149(g) of the NPPF states that a development is not inappropriate where it relates to "limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: ☐ not have a greater impact on the openness of the Green Belt than the existing development..."

When considering compliance against paragraph 149(g) it is clear that the site represents previously developed land, is in continuing residential use (at least in part) and does not relate to any temporary buildings by reason of the unrestricted LDC approved for storage use of the site and thus permanent consent for the storage of containers. The only matter for consideration therefore is whether or not the proposals result in a greater impact on openness of the Green Belt.

Section 64 of the PPG relates to the Green Belt and supports section 13 of the NPPF. It confirms that when assessing the impact of proposals on openness there needs to be an assessment of both the spatial and visual aspects, i.e. whether the spatial or visual openness is impacted as a result of the proposals. This means having regard to the LDC for commercial use of part of the site that would be extinguished as a consequence of the current proposals. The terms of the LDC confirm that the site benefits from a lawful use for B8 storage and distribution with no limits on the amount of storage or the height of storage containers on site, which at various points over the period of use have been double stacked. The ability therefore to have double stacked containers within the application site, together with open storage of both plant equipment and materials therefore represents a more harmful impact to the openness of the site than would exist with the proposed development of the extension and new dwelling.

It is therefore concluded that whilst the proposals do not fall within the exception allowed for under paragraph 149(c) they would be capable of meeting the criteria under paragraph 149(g) and therefore not regarded as inappropriate development in the Green Belt.

However, should that not be accepted by the Council then it is necessary to turn to paragraph 148 and consider whether or not there are any Very Special Circumstances.

Very Special Circumstances

There is no definite list for what constitutes very special circumstances. Case law notes that a number of factors, none of them 'very special' when considered in isolation, may when combined together amount to very special circumstance. The weight to be given to any particular factor will be very much a matter of degree and planning judgment and something for the decision-taker. The application makes reference in this instance to:

- Fallback position
- Personal Circumstances
- Lack of alternatives
- Innovative design
- Biodiversity
- Landscape enhancements

Other elements of the proposal, whilst referred to in the Planning Statement, are covered in detail in the following sections of this Design and Access Statement:

C Design and Layout

- Layout and Appearance
- Scale and height
- Residential Accommodation

D Trees and Landscape

- Trees
- Landscape
- Ecology

E Transport

- Access
- Parking

The Planning Statement concludes that whilst the proposed development may constitute 'inappropriate development' there are very special circumstances that outweigh the harm by reason of inappropriateness and any other harm. This demonstrates that the adverse impacts of the development do not significantly and demonstrably outweigh the benefits.

2 Understanding the site and its context

Gravesham Borough Council

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2.1 Overview of the site in its wider context

The site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB) and therefore the AONB Management Plan is of particular relevance. The principles and goals of sustainable development are at the heart of the management of the Kent Downs AONB. The AONB Management Plan notes that change can reinforce and enhance the characteristics qualities and distinctiveness of the Kent Downs and benefit its community and economy. The Management Plan notes that *‘particular attention should be given to the special characteristics and qualities of the Kent Downs’* and supports a landscape led approach to change.

The special characteristics and qualities referred to include its distinctive landform including the wooded valleys and open, farmed plateaux. The Management Plan identifies that woodland and trees are vital to the AONB’s natural beauty providing *‘a green mantle to the upper slopes of the escarpments and valleys’* which *‘frame the agricultural lower slopes and settlements.’*

The Kent Downs AONB

The distinctive landscape components of the AONB include:

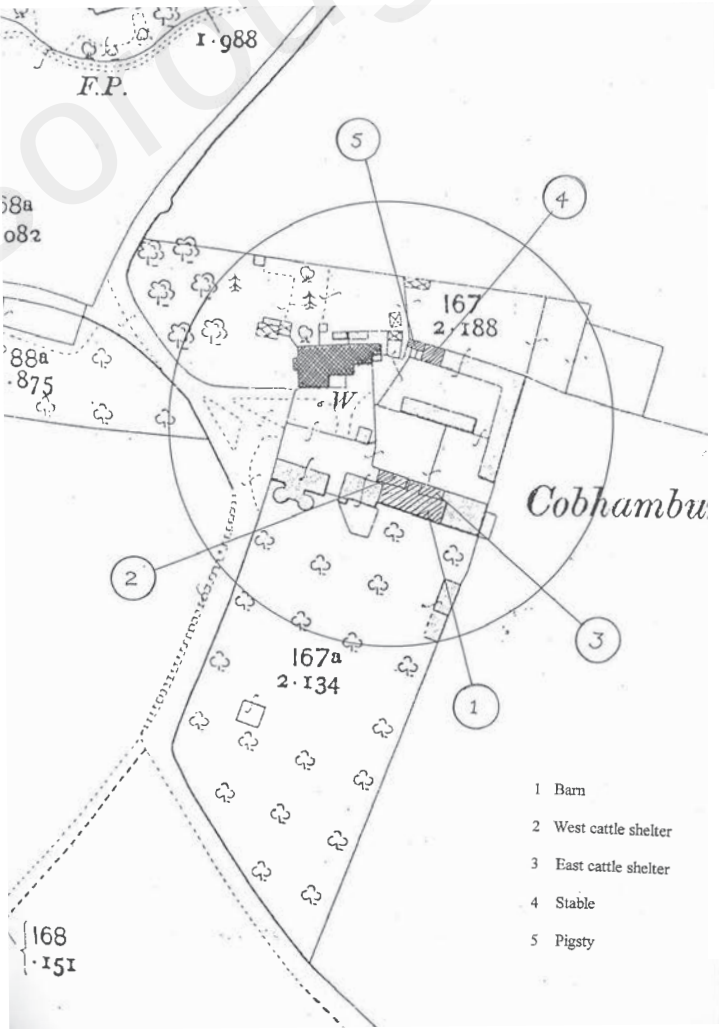
- dramatic landforms and views
- biodiversity rich habitats including chalk grasslands and scrub, woodlands, traditional orchards, chalk streams and wet pasture, heath and acid grassland with hedgerows and trees a key feature of the landscape
- farmed landscapes
- woodland and trees
- rich cultural heritage
- geology and natural resources
- tranquillity and remoteness -offering dark skies, space, beauty and peace.

Therefore the AONB Management Plan advocates a landscape-led approach to design of development based on a thorough understanding of the site in its setting, local landscape character, special character and qualities, distinctiveness, sense of place, patterns and sensitivities.‘an iterative approach is key to conserving and enhancing the natural beauty of the AONB.’

The Management Plan also notes that the AONB ‘must play its part in mitigating the impacts of climate change in a way which supports rather than harms the character and qualities of the AONB.’



The site is adjacent to the Cobham Conservation Area, within the Greenbelt and the Kent Downs AONB.



Historically there were orchards to the south of Cobhambury Barn, as part of a more vegetated landscape that formed the context of the village. The orchard has been removed, in common with many others locally.



The farm cluster at the eastern end of the village has a weak landscape structure on its eastern edge and the historic orchard has been lost. The farm has a role as a ‘historic marker’, as noted in the Conservation Area Appraisal.

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The Management Plan also states that 'New developments will be expected to apply appropriate design guidance and to be complementary to local character in form, siting, scale, contribution to settlement pattern and choice of materials'.

Cultural Heritage and Landscape Capacity

Cobham itself lies on a ridge and is surrounded by agricultural land falling away particularly to the east and south and is, for the most part, well integrated by trees and woodland.

However, the tree screens around the Cobhambury Barn farm cluster, which marks the eastern edge of the village, have become fragmented on the eastern edge, adjacent to the site and the historic orchard that once occupied land to the south, has been lost.

The Conservation Area includes the historic farm cluster but not the site of the proposed development which lies on its eastern edge.

The Gravesham Landscape Sensitivity and Capacity Study (2016) notes that the settlement of Cobham is 'contained in its distinct wooded ridgetop setting' and is considered 'to make a positive contribution to the landscape character.'

The study goes on to note that 'the inclusion of Cobhambury House, Cobhambury Barn (a converted barn) and surrounding fields (to the south and north but not to the east) in the Conservation Area reflects the historic separation of this farmstead from the village'. The Conservation Area Appraisal notes its role as a historic 'marker' of the end of the settlement. This is noted as a key sensitivity in defining the eastern edge of the settlement.



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2.2 Landscape character and topography

Landscape history

To understand landscape context it is important to investigate how the landscape has evolved over time, as the present day landscape encapsulates the past. Characteristic features are often lost through a gradual process over an extended period of time. Studies of historic maps and historic landscape characterisation helps to highlight what features should be conserved and where development or change could provide an opportunity to repair the landscape in an appropriate manner.

The part of the Kent Downs around Cobham was historically well wooded. Cobham is located on a localised east-west chalk ridge along a main thoroughfare - the Street. The extensive parkland of Cobham Park, with its impressive avenue, lies to the north-east. The Park is a Grade II* Registered Parkland and Garden, laid out by Humphry Repton. The parkland includes long avenues and merges with Cobham Wood (SSSI), to the east. Cobham had a number of traditional orchards around it and field boundaries were typically hedged with wide shaws in many places.

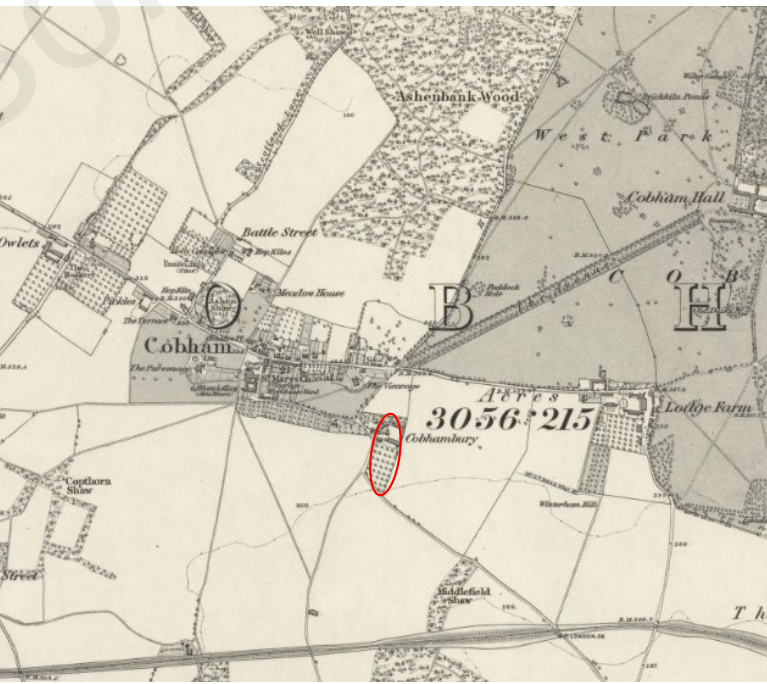
The village of Cobham lies just south of the old Roman Road, Watling Street. The historic core remains well enclosed, with Owletts (home of renowned architect Sir Herbert Baker) marking the western edge of the village and Cobhambury Farm complex the eastern edge. The War Memorial, also attributed to Sir Herbert Baker, lies at the junction of Halfpence Lane and Lodge Lane but is screened from the site by woodland.

Cobhambury Farm marks the eastern extent of the village and is partly within the Conservation Area. Cobhambury House dates from the 18th/19th century and is Grade II listed. The 19th century (2 storey residential barn) lies to the east, facing south, but the historic cattle sheds, farmyard and oast have largely disappeared. A pond occupies the space where the farmyard would have been located. The field to the south of the barn was once a traditional orchard and formed part of the setting of the Farm.

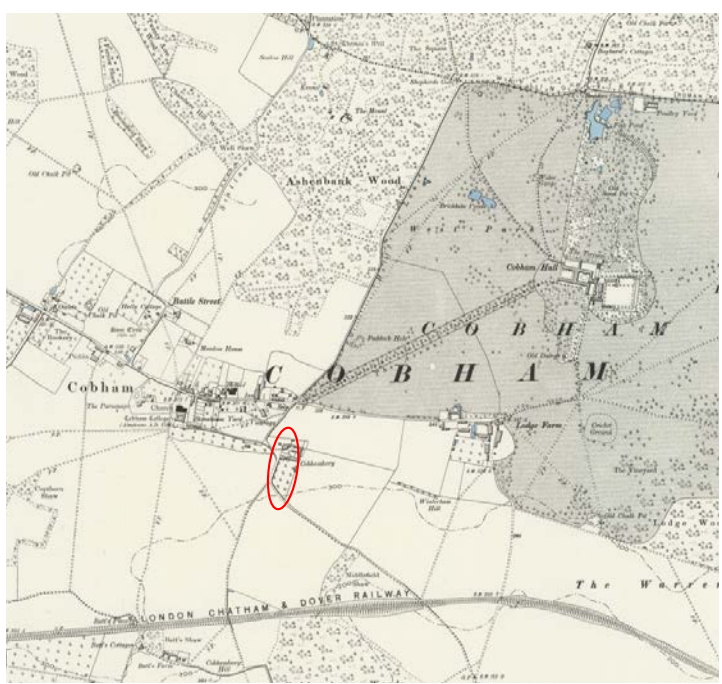
The single storey timber clad buildings are now used as offices, workshops and storage and as a residence and are inward looking towards the pond. A gravelled storage yard and parking occupy the eastern side of the barns, adjacent to farmland.



1838 Tithe map



1869 Cobham village is seen with orchards to east and west outside the historic village core. Cobhambury is clearly seen surrounded by large fields to the east and south. The historic Cobham Park lies to the north-east.



1898 Cobham village has not expanded significantly since the mid 19th century and the pattern of fields and orchards remains largely unchanged.

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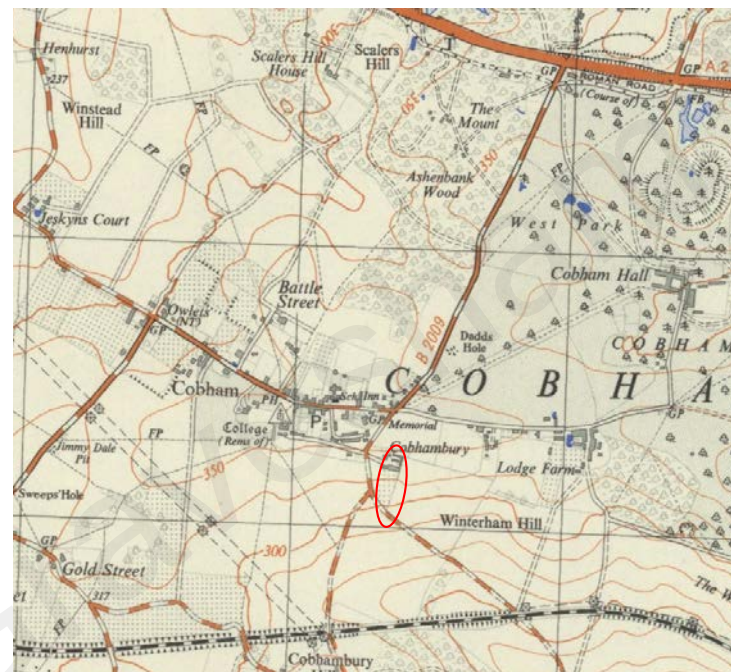
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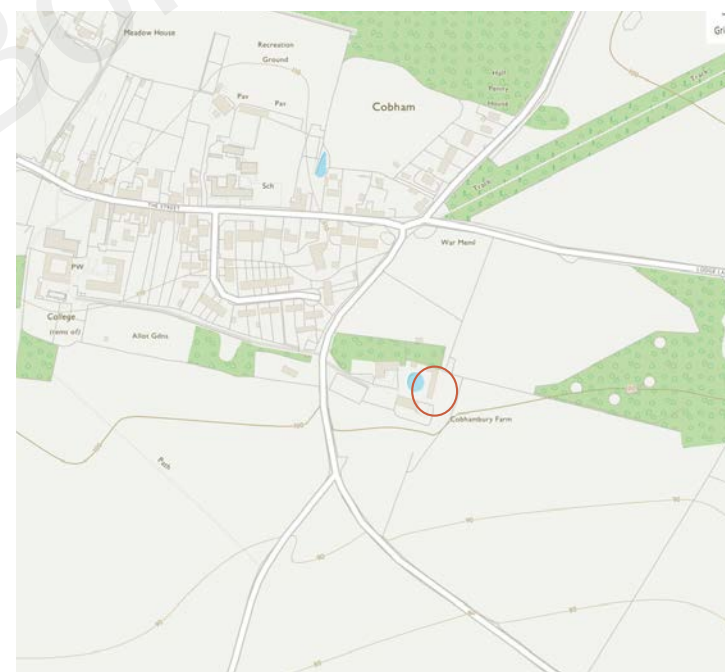
2.4 Recent and current land use

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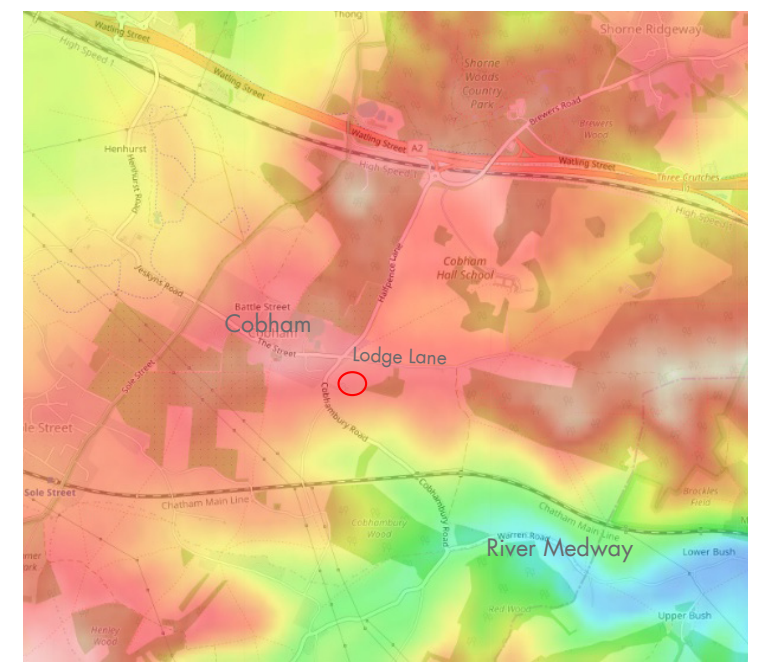
The evolution of the village is one of slow change. However, landscape has changed faster and the sequence of maps shows the orchard, vegetation cover and woodland cover gradually diminishing through economic and agricultural pressure to the point where it lacks coherence.



1957 By the mid 20th century, orchards have expanded around Cobham and pylon lines are now apparent through the southern valley. Development in Cobham village has expanded towards the east and Cobhambury Barn.



Present day Cobham village has expanded towards Cobhambury. The field patterns are similar with a mix of commercial orchards and arable. The orchard at Cobhambury has disappeared, replaced by a paddock. Woodland separates the Farm from the village. The proposed site for development lies on the east side of the farm cluster.



Topography The above topography map illustrates Cobham located on localised east-west ridge with Cobhambury Barn on the south-east edge of the ridge which then falls to the south and east towards the Medway. The land also falls gently northwards from Lodge Lane into the listed parkland.

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Present-day landscape

The agricultural landscape south of Gravesend and the A2 rises gradually as an undulating landscape on the dip slope of the North Downs. With rising altitude woodland cover tends to increase. Cobham village sits at around 90 -110m AOD at the watershed of the lower part of the Cuxton/Luddesdown valley which slopes down steeply eastwards towards the Medway.

Almost all of the land around Cobham village is within the Kent Downs AONB. The defined settlement is relatively compact, contained to the west by the boundary of St Mary Magdalene Church and 1 and 2 Crockers Place, and to the east by Halfpence Lane and Cobhambury Road.

To the north-east of Cobham the landscape consists of the parkland landscape of Cobham Hall, adjacent golf course and ancient woodlands. Lodge Lane, located on the same east-west ridge as the village, adjoins the southern edge of the parkland and is well vegetated. To the south-east the parkland landscape gives way to large arable fields with treebelts and woodland on the steeper valley sides and ridges. To the north, west and south-west are extensive commercial orchards and arable land. The orchards are a strong feature in the landscape and have significantly altered the local character. Detractors in the landscape include pylon lines, particularly crossing the valley to the south. The railway also cuts through the landscape to the south although often hidden by trees.

Published character assessments

The National Character Assessment places the site within the North Downs NCA (NCA119) which includes the chain of chalk hills that stretch from the Hogs Back in Surrey to the White Cliffs of Dover. The predominantly rural landscapes are characterised by mixed farming with extensive woodlands. Settlements are generally small-scale nucleated villages and scattered farms. Development pressures and changing agricultural practices are the key forces for change but opportunities also exist to enhance the landscape and create more resilient ecological networks.

The Kent County landscape character assessment (2004) places the site within Cobham: West Kent Downs characterised by:

- Large scale, open scarp-top landscape;
- Coppice woodland and historic parkland;
- Golf course and A2 sever the character area.

The Gravesham District LCA places the site within Ashenbank and Cobham Parklands LCA characterised by:

- *'Slightly undulating topography with a strong presence of man-made landform*
- *Historic Elizabethan manor set within Repton parkland landscape*
- *Golf course located within parkland landscape*
- *Large parkland trees*
- *Two large areas of dense ancient woodland*
- *Traditional village centre, typical of north Kent landscape*
- *Native hedgerows, three bar wrought iron and timber fencing'.*

The objectives for the LCA are to Conserve and Reinforce character:

- 'Conserve parkland trees and woodland cover through continued effective woodland management
- Reinforce parkland character by emphasising and co-ordinating locally distinctive features (fencing, highways and rural buildings)
- Reinforce character by planting standard native tree species within parkland to replace older veteran trees, and create and maintain wood pastures
- Manage access arrangements to balance the need for recreation whilst controlling unauthorised access and anti-social uses, and respecting ecological sensitivity
- Conserve and restore historic buildings and their settings
- Encourage the use of vernacular materials and characteristic features within new developments'.

Some of these objectives are more applicable to the designed landscape rather than the arable landscape, in which the site is located. The objectives to reinforce character through new planting, to conserve and restore the setting of historic buildings and to use vernacular materials is, however, relevant to the proposal and these objectives are reflected in the design proposals.



'Cobhambury Farm is a historic 'marker' of the end of the settlement'.....

The site seen from Lodge lane through a field gate. The barn provides a visual 'marker' at the edge of the village. The land falls away to the south

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Landscape Sensitivity and Capacity

The Gravesham Landscape Sensitivity and Capacity Study, (LUC 2016) includes the site within parcel CO3 and attributes high sensitivity to it and low capacity for further development:

‘Cobham has a very contained immediate setting, in which trees and hedgerows play a strong screening role, but its wider setting is for the most part very rural. The open, sloping arable landscape to the south of the village contributes significantly to this, adding to the sense of separation provided by Cobham’s ridge-top setting. The pastures to the east of the village are less physically distinct from the settlement, but nonetheless contribute to rural character. The CO3 parcel does not contribute greatly to the separation of settlements, with Henley Street 1km to the south being separated by Cobhambury Hill’.

‘Cobhambury House (Grade II listed) and Cobhambury Farm (a converted barn) and surrounding fields in the Conservation Area reflects the historic separation of this farmstead from the village, and the Conservation Area Appraisal notes its role as a historic ‘marker’ of the end of the settlement’.



The pond is the focus of the internal space between the barns and the Farmhouse, where the farmyard was once located .



The central space is linked to the site and its wider views to the east by a gap between the single storey barns and the two- storey residential barn conversion.



The view across the site eastwards showing the panoramic view to the wooded horizons over arable land; note the rolling landscape.



The site is used as a yard for storage of materials, vehicles and plant and detracts from the setting of the residential barn and farm buildings. The boundary vegetation is weak on the eastern side of the yard where it slopes down to the arable fields.



The site as seen from the south access track. The hedge around the barn can be seen to the left. A tree belt lies along the north boundary which curtails views from the north. The east boundary is weak but allows panoramic views eastward. The access track is sunken along much of its length.

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Context

The nearest sites designated for their nature conservation interest are woodlands to the north and east including Shorne and Ashenbank Woods SSSI which are approximately 450 metres to the north at its closest point. This is a complex of ancient and plantation woodland with a variety of stand types including sweet chestnut coppice (often invaded by Sycamore), Oak and Hornbeam. The Natural England citation notes the diverse invertebrate fauna and woodland breeding birds including hawfinch, marsh tit and all 3 British species of woodpecker.

Approximately 700m to the east lies Cobham Wood SSSI which consists of sweet chestnut coppice with some coniferous plantation. It also includes areas of parkland which have reverted to woodland with some clearings consisting of Oak, Sweet Chestnut, Beech, Hornbeam and other species. The SSSI contains an outstanding assemblage of plants as well as being important for breeding birds.

In addition the wood pasture in Cobham Park is a notable habitat, which is being managed by conservation grazing to restore its more open structure. Other small deciduous native woodlands also occur in the area. These are fragmented and only small remnants remain around the modern orchards to the south. Hedgerows and treebelts help to interconnect these woodlands.

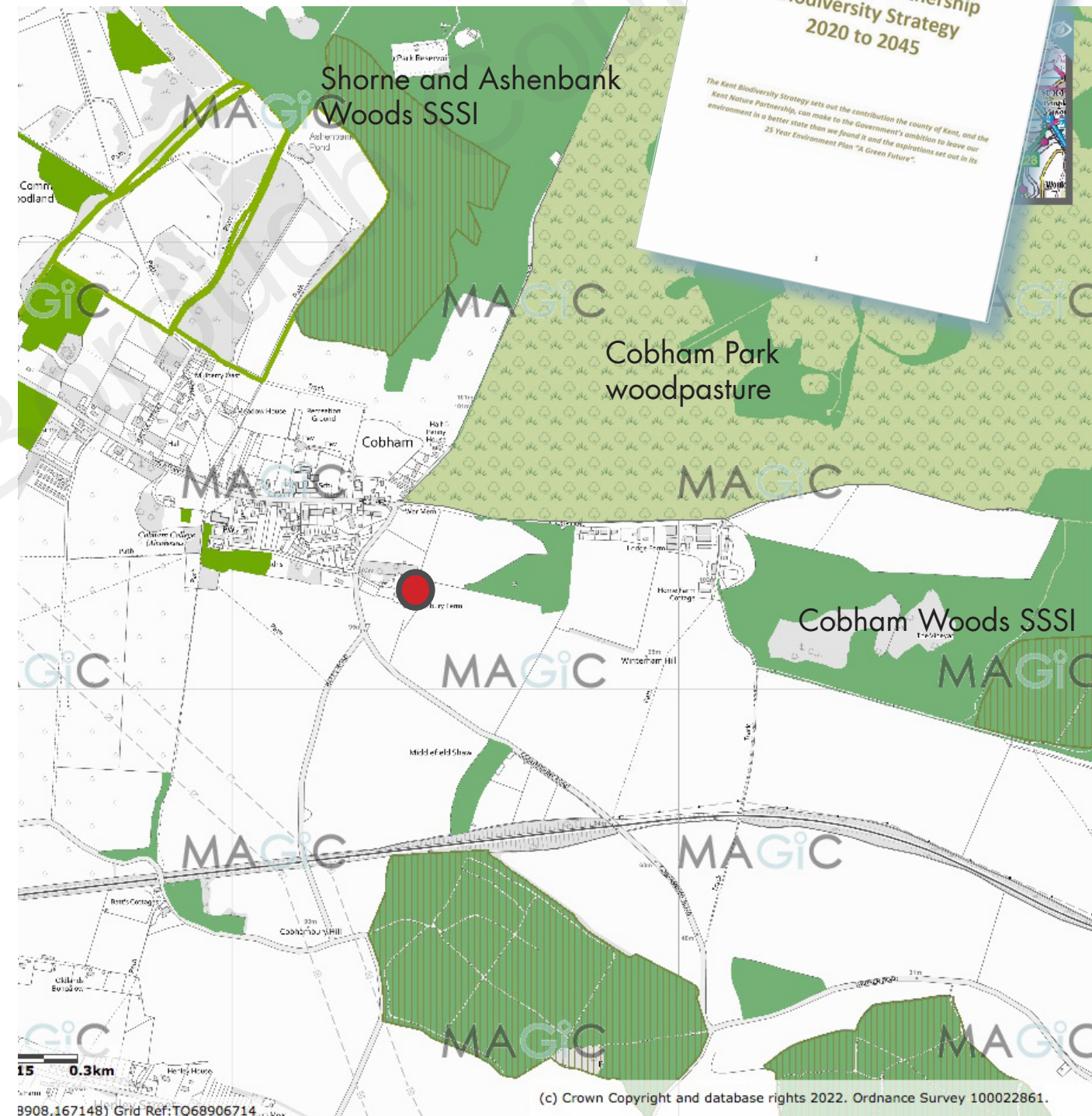
The Kent Biodiversity Strategy to 2045 sets out number of goals including:

- 'A rich and growing terrestrial biodiversity, underpinned by more resilient and coherent ecological networks and healthy, well-functioning ecosystems'.

The strategy targets a number of priority habitats for creation or improved management including:

- lowland mixed broad leaved woodland
- lowland meadows
- hedgerows and
- traditional orchards.

The Kent Downs AONB Management Plan in its policy BD5 also advocates the protection, conservation and extension of Kent Downs priority and distinctive habitats and species and provides management guidance packs to assist in habitat management and creation for priority habitats, such as meadows, orchards, woodlands and hedgerows.



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Ecology of the site

The site is not included in any ecological designations. The location of the proposed house is heavily disturbed, made-up ground to the east of the existing buildings and has no intrinsic ecological value at the present time.

Other features in and around the site which have the potential to provide habitat for fauna include:

- semi mature treebelts which bound the site adjacent to Cobhambury Road
- a small woodland to the north of the Farm
- fragmented tree belt along the eastern boundary consisting of a mix of species including Sycamore, Oak and Hazel
- the site of the former orchard, in the south of the site, which is improved grassland at present with some scrub encroachment. The KLIS (Kent Landscape Information System) habitat potential maps indicate that this grassland has the potential to become neutral grassland
- the driveway is lined, in places, by exotic Laurel and *Photinia* hedging on one side enclosing the garden of the two storey barn.
- a pond has been constructed within the courtyard which is enclosed by the single storey barns, to the east.
- the buildings and mature trees offer some potential for roosting bats as well as birds and insects
- hedgerows/treebelts provide foraging/nesting opportunities for birds and small mammals
- unmaintained ruderal vegetation on the site margins

From the available mapping evidence it would seem that this site has never been wooded but has been bounded by hedgerows which are now fragmented. There is the opportunity through the development to connect these to create, in effect, a nature recovery network on a small scale, in line with the Government's 25 year Environment Plan. This will benefit small mammals and the bird life which feeds upon them and will allow movement of species on this edge of settlement site where they are currently surrounded by predominantly arable land.



A man-made pond lies within the former farmyard.



Incomplete tree screens run along the eastern boundary of the site adjacent to arable fields.



A triangle of semi improved grassland in the south is the site of the former historic orchard associated with the farmstead.



An exotic hedge contains the garden of the two storey barn and partly contains the western boundary of the made-up ground of the site.



Semi-mature trees contain the site along Cobhambury Road.

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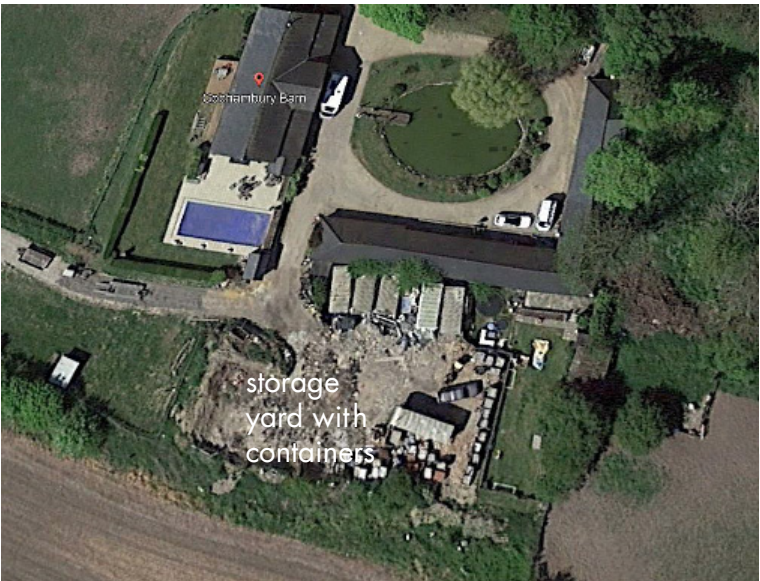
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2.4 Recent and current land use

The site represents previously developed land. It is in continuing residential use (at least in part) and does not relate to any temporary buildings by reason of the unrestricted Lawful Development Certificate approved for storage use of the site and thus permanent consent for the storage of containers.

The site of the proposal is currently occupied by storage containers, plant and equipment and materials storage - the normal requirements of a building contractor's business. These are located on an area of raised and made-up ground, formerly the site of agricultural buildings, so that the containers are clearly visible in the foreground to the Conservation Area and in the Area of Outstanding Natural Beauty. There is a slight fall to the south from the storage land down to the agricultural land. As currently arranged these containers and the plant are clearly visible in the AONB and detract from it, particularly as the eastern field boundary vegetation has become fragmented.



The aerial photograph shows a view of the farmstead from the north.



Cobhambury House, Cobhambury Barn and the mature trees separating them. The single storey barn beyond is completely hidden from view and the oast house which stood on this site no longer exists.



The 2.5 storey Cobhambury Barn dominates the plateau it sits on.



The storage containers are visible at the edge of the site, in the AONB.



The storage yard is made ground; single storey barn in background largely screen from Cobhambury House by mature trees.



Construction storage on made ground in the storage yard.

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2.2 Landscape character and topography

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2.4 Recent and current land use

2.5 Visibility



Plant, equipment and a caravan overlooking the land to the south-east, though all within the AONB. From the access track to the west, the equipment is screened by existing vegetation separating the site from the agricultural land beyond. In the background existing trees to the north, on neighbouring land, 'contain' the storage units but they present a poor appearance within the vicinity of the listed building and the single storey barn in the Conservation Area beyond.

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The site lies to the east of Cobham and to the east and south of the farm cluster that includes Cobhambury Farm. It is contained by single storey barns to the west and the 2 storey residential barn to the south. The barn faces southwards and a hedged garden lies to the east providing enclosure to the site from the south. This is further reinforced by a north-south mature hedgerow (F).

The levelled platform which forms the site is currently used as a yard for storage of materials and equipment and is open to the east. It is largely screened from the north by a tree belt running east-west (B and C). Lodge Lane (A) is on the east-west ridge so that any views northwards to the listed parkland are screened by topography and vegetation.

The site enjoys panoramic views to the east towards wooded hills. The steeply incised valley to the east is partially hidden from view by landform, but contains pylons lines which detract from its rural character.

The site is not visible from local public rights of way and roads in the area due to topography and vegetation.



Notes:

- A** Lodge Lane follows an east-west ridge - topography and vegetation along the Lane restrict views from the lane and listed parkland to north-east, except through 2 field gates;
- B** Woodland north of Cobhambury farmhouse and along Cobhambury Road screen the farm and site from Cobham village and the adjacent roads;
- C** Field boundary vegetation screens the site from the north and Lodge Lane except for a small gap in the hedge, which can be replanted;
- D** woodland screens any views to the site from houses along Lodge Lane to the north-east;
- E** Semi-mature vegetation along Cobhambury Road screens views of the Farm and site from the road. The railway line also curtails views from further south;

F Hedgerow, together with C frames panoramic view eastwards to the wooded hills:

G Byway 196A runs to the east of the site down into the valley bottom. The Byway is sunken and lined by hedges along much of its length. Views westwards are curtailed by intermediate landform within the arable fields and vegetation along the track.

Views 1 and 2 are shown on the next page.

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View 1 from Lodge Lane through field gate looking south. The roof of the 2-storey Cobhambury Barn can be seen framed by trees. Cobhambury House is screened from view. The proposed house will sit to the east of the Barn. The Village edge is visible and the role of Cobhambury Barn as a 'marker' at the edge of the village is evident. The hedgerow dividing the built area of Cobham from the arable fields is weak, gappy and largely unmanaged.

The treebelts to the north and west of Cobhambury Farm contribute to the enclosure of the village from the surrounding farmland and parkland to the north and south, providing it with its distinctive setting and integration with its ridgetop location. However the eastern edge of the farm, along the site edge, is open where the field boundary vegetation has been lost. This allows panoramic views eastwards over the AONB but also means that the eastern edge is exposed to potential views from the AONB to the east. Its current uses for storage and parking detract from the character of the AONB.

Reinstating the trees along this boundary, as part of the proposal, will repair and reconnect the landscape structure on the eastern edge of the site. This will also reinforce the enclosure of the settlement, and of the important 'marker' that the farm provides to the settlement edge. This accords with the policies of the AONB Management Plan and the Conservation Area Appraisal and will integrate the proposed development effectively into its setting.



View 2 from entrance to Cobhambury Farm from Cobhambury Road. Cobhambury House is largely screened from views from the road, as are the other farm buildings. Cobhambury Road is generally lined by a semi-mature trees directing views southwards and screening the site from the south and west.

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There is no interaction between Cobhambury House and the proposed new house; it would not be visible even from upper windows.

Land to the west of the existing barn closer to Cobhambury House. The built form of this development will remain but the proposal is to convert the circular pond where in the 19th century there were further farm buildings, into a natural swimming pool to improve biodiversity, water quality. The trees will remain.



Looking east towards the single storey barn which screens the proposed new development.

To the east of the existing barn, on the storage yard, the aspect is more open and the building materials and equipment are very visible. The landscape proposals will render this area less visible and it will be more contained by vegetation, augmenting what is already there.

