



The countryside charity
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Speaking Notes-North Cadbury PC, 15 January 2025/ Yarlington Manor Farm-24/01203/FUL

Our number one concern has been the location of this industrial scale farm in what we have argued is a valued landscape in NPPF terms. This is because it meets all the criteria of a valued landscape as set out in the Landscape Institute's set of criteria. These include the scenic qualities of Yarlington Sleights and the open views to Cadbury Castle, the intact landscape condition of historic field patterns, its perceptual qualities of tranquillity and remoteness, and its recreational use with two important public footpaths passing by the site.

The Applicant's Landscape and Visual Assessment (LVIA) made no reference whatsoever to the possibility that this is a valued landscape, which the latest NPPF published just before Christmas para 187 says should be protected.

But now there has been an important change in the amended plans - the updated LVIA now agrees with us, and slips in a new section which goes through the Landscape Institute's criteria for valued landscape as they apply to this highly sensitive landscape, and accepts that this is indeed a valued landscape.

But rather than looking for a new site for the replacement buildings, such as in the large open space to the east of Avalon farm by the A359 and A371, the applicant now just proposes to surround the buildings with yet more planting and reduce the heights of the buildings by a couple of metres. But no amount of planting is going to conceal the intrinsic change of character of this unspoilt landscape from open and rural to one of over-scaled buildings placed directly in front of Yarlington Sleights and next to the important footpaths.

The amended LVIA at 6.8 accepts that the development will ' include varying levels of adverse visual effect associated with views of the buildings' and will entail ' reduction in views from Public Rights of Way of Yarlington Sleights and Cadbury Castle' . These are the very views that the Neighbourhood Plan describes as 'cherished views' and which it seeks to protect.

We think the acknowledged valued landscape status of this particular landscape location is a very good reason to recommend refusal. A solar farm was recently refused on Butleigh Moor in Area East for that very reason - the council accepted it was a valued landscape (2023/1892/FUL) .

If a replacement farm on this scale is justified, notwithstanding that no clear explanation has been given why replacement buildings cannot be built on existing sites across the 11 farms, then an alternative location should be found for it, such as next to Avalon farm. END