

Development description 2023/0247/FUL Erection of 8no. dwellings, (inc. 2no. affordable housing), open space, associated access & parking.	
Site address Land West of Fortescue Fields Norton St Philip Frome Somerset	Response date 29 th March 2023
Environment Team response by Charles Potterton (Landscape Architect)	Case Officer Simon Trafford
Summary response	
No Objection	
No Objection – subject to conditions described below	
Object in principle	✓
Not acceptable in its current format	

1. The original scheme to develop this site was refused planning permission and this decision was subsequently upheld at appeal. I have also commented on subsequent iterations of the scheme which, although it was reduced from the original appeal scheme, still caused an undue degree of harm.
2. All the previous iterations have failed due to harm to character, loss of open space, visual impact and harm to the Conservation Area (CA). Whilst this current scheme has reduced the number of buildings yet further, those harms still exist, albeit in some cases, to a lesser degree.
3. It is clear that this space was always intended as the mitigation / transition for the original Fortescue scheme and the need for this still remains. As the Fortescue Fields Management Company points out, the original scheme was very deliberately brought forward as a single and complete development.
4. Whilst some of the physical impacts may have reduced i.e., the sq.m area of buildings and road, the most important harmful effects remain. This scheme introduces houses where there are not supposed to be any, will cause harm to landscape character and harm to the visual amenity of those living near and walking through this area.
5. These are important matters of principle and, even if the scheme were reduced to a single building, it would be contrary to the original design and planning philosophy for the Fortescue Fields development as a whole.
6. I therefore conclude that there is still significant and demonstrable harm, and I would object to this scheme.

Charles Potterton BA DipLA CMLI
Chartered Landscape Architect