**From:** Tim Screen   
**Sent:** 24 January 2017 15:47  
**To:** Matthew Parry  
**Subject:** 16/02586/OUT - OS Parcel 2200 Adjoining Oxford Road North Of Promised Land Farm Chesterton

Matt

Further  to the consideration of the above planning application I provide the following response.

LVIA

Cordell Design do not appear to be a registered landscape architectural practice with the Landscape Institute. The LVIA should be improved.

1. Given that the site is flat and the outlying area is also flat, with intervening structural boundary vegetation, the zone of visual influence is not as extensive as one would envisage. However the scale, massing and height (incl. patina/colour) of the buildings will mean the zone of visual influence is going to be wider than proposed in Figure 4. The ZVI should therefore be revised once scale, height and massing is clarified.
2. Although the developing Kingsmere residential site will intervene and reduce the zone of visibility the new residents of Kingsmere will experience development’s impacts and effect to a degree. Therefore future residential receptors will experience some visual harm, and this element should be considered in the LVIA.
3. There is no consideration of the landscape and visual impacts and effects of the development during the winter months when the leaves are off the trees and hedgerow. In this regard a revised Significance of Effect weighting must be considered.
4. We require more clarity of how the results have come about. Where are the landscape and sensitivity matrices? For example Magnitude of Change should be judged against Sensitivity of Receptor to determine Significance of Effect – refer to GLVIA3.
5. The building elevations to be indicated on visualisations/wireframes, based on mutually agreed viewpoints which will enable the landscape consultant to provide an assessment at each viewpoint, to be clearly explained in terms of receptor sensitivity and rating: Magnitude of Change and sensitivity rating in a written statement in combination with  the above matrix in item 4. The 3 story offices and the 5 story offices actual height above ground level must be identified the design and access statement currently does not indicate the actual measured heights of the buildings – the proposed elevations would be very helpful.
6. In view of items 1 -5 the Slightly Adverse judgement can be challenged.
7. The must be sufficient landscape buffering  and screening which incorporates existing/retained structural vegetation.  The Significance of Effect weighting is the be determine at years  1 and 15, taking into account growth rates of the structure planting.

Masterplan

1. The hotel site (Phase 1A) will require a landscaped buffer zone to the car park against the A41. The parking bays are proposed to be on the application site boundary which does not allow sufficient tree planting on this boundary to address landscape/visual impacts.
2. The distance between the hotel elevation to the site boundary on the A41 is only 6 m (approx.) This depth does not allow the growth of large, mitigating trees. This depth must therefore be increased to allow the planting of such trees.
3. Increase the number of car park trees.
4. Detailed hard and soft landscape proposals, along with hard and soft tree pit details are required.

Please let me know if you have any questions on the above points/issues raised. I look forward to a revised LVIA and development design detail.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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