**From:** Tim Screen
**Sent:** 07 May 2019 11:12
**To:** Bob Neville
**Subject:** RE: 19/00457/OUT - The Beeches Steeple Aston

Bob

I think the vis-splay has not been properly considered. OCC Highways will probably require a wider road access and vis splay that necessitates the removal of hedges on either side of the entrance, to the detriment of the character of Heyford Road.

LVIA - Item 3.3

The southern and western aspect of the gardens to plots 4,5,6,7, and 8 will mean that the garden will ‘suffer’ from overshadowing (and deemed a constraint on growing area), and because there the hedgerow will be subjected to different owners maintaining it,  this hedgerow will, in my view mean the it will be cut at different heights, or even removed. The will result in impoverished hedgerow and harmful to the landscape character. This will result in the visual exposure of the units and direct harmful impact and effect on the landscape receptor and visual receptors on the PRoW rc 364/8/10 (west) on or near the 125 m contour (not recorded with the viewpoint assessment). I judge this elevated position, approx.12 m above the level of the site will make the application site more visually prominent and harmful.

Given that the number of units exceeds 6 an informal open space requirement is required under CDC Policy BSC11. This should be applied as landscape buffer to the southern and western boundary/hedgerow/reinforcement planting where it is maintained by a single body, such as the Parish Council. However, this application should be refused because of the harmful landscape and visual impact.

Please let me know if you require any further information. Unfortunately I have been unable to visit the site and have made this judgement from the LVIA, Google Earth Street View and Arc Map Reader.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

01295 221862

 01295 221878

mailto:tim.screen@cherwellandsouthnorthants.gov.uk

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