From: Judith Ward Sent: 18 December 2017 12:26 To: Caroline Ford Subject: 17/02394/OUT OS Parcel Adj and E of Last House and N of Berry Hill Road, Adderbury

Hi Caroline

I haven't yet made a site visit in connection with this application. However looking at the LVIA I think further assessment is required before I look at it. There are no viewpoints taken from any points beyond the boundary of the site. They state that the site visit found no medium and long distance views of the site beyond 0.5km of the site. This may or may not be true but there is no proof of this and actually no viewpoints between the site boundary and 0.5km. There are no viewpoints from the Oxford Road or along Berry Hill Road. Or from any of the many PRoW in the area. No ZTV has been produced to provide evidence either way.

The assessment needs to produce a greater depth of analysis than a brief paragraph about each viewpoint. The baseline needs to be established, the landscape and visual effects identified then assessed. The sensitivity of the visual receptor, the magnitude of change experienced by introducing the development and the degree of significance. It also needs to assess the effect on landscape character. The Conservation area lies within 120m of the site but the impact on this has not been assessed so far as I can see.

Indication of heights of proposed dwellings, we can't assess impact unless have some parameters. The D and A statement is not providing details about scale and appearance.

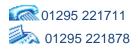
There is no surface water attenuation shown.

The site is located in open countryside and the LVIA needs to examine this. In 2007 a planning inspector concluded that development on the site would have a significant adverse impact on the character and appearance of the area. A comprehensive LVIA should examine this.

The LVIA easy to navigate but very lacking in detailed assessment.

Kind regards Judith

Judith Ward Landscape Planning Officer Cherwell District & South Northants Councils



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