

**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

 01295 221711  
 01295 221878

<mailto:Judith.ward@cherwellandsouthnorthants.gov.uk>

[www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk)  
[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

[www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil)  
[www.facebook.com/southnorthantscouncil](https://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @Cherwellcouncil

Follow us on Twitter : @SNorthantsC

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.