

From: Tim Screen

Sent: 21 October 2019 17:26

To: Clare O'Hanlon <Clare.O'Hanlon@Cherwell-DC.gov.uk>

Subject: 19/01746/OUT - Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Clare

Sorry for the delay in responding. Further to consideration of Cornish Architect's Design and Access Statement July 2019, and Re-form's Strategic Landscape Framework, May 2019 I respond as follows

Visual Assessment

Viewpoint 1

I agree with the Re-form's conclusions. This is intervening and developing vegetation will screen the site from this location.

VP 2

With maximum building heights of circa 12m above existing ground levels the buildings above the tree line will be seen this location, however the main screening elements will be the hotel and the Bicester Gateway Proposals.

VP3

Again partially visual behind the Park and Ride but the intervening Gateway Proposals will screen the development from the visual receptor.

VP4

Agree this view is transitional. The intervening hedgerow, and proposed trees and building under the OCC planning-approved scheme from the school will screen out the view of the development.

VP5

No a regular pedestrian route and vehicle users are deemed not as sensitives due to fleeting views, so therefore medium sensitivity for these receptors. I therefore agree with the moderate adverse effect, however proportionate landscape mitigation is necessary achieve the minor adverse effect judgement by Re-form.

VP6

I disagree with Re-form that the sensitivity of visual receptors is medium on this PRoW; it should be high. However I do agree that with the retention of the existing structural vegetation in the view the development will be mostly of roof tops

VP7 / VP8 / VP9 / VP10

I agree with Re-form's response

VP11

The magnitude of change is going to be high for pedestrians (refer to cumulative visual effect below); the pedestrian will have medium sensitivity on the highway which leads me to agree with Re-form that the visual effect will be moderate adverse, and the 8 -10 landscape buffer would be welcomed.

VP12 / VP13 / VP14 VP15

I agree with Re-form's response.

Cumulative Visual Effect

The cumulative visual effect has been given some consideration within the report; mainly in respect of intervening development blocking the view of this development. However I am minded to focus on the sensitivity of pedestrians as they use the Wendlebury Road; they will be influenced by the hotel, the new road and roundabout and the Bicester Gateway Phase 1 proposals, as well as the Catalyist development. This will be substantial adverse visual cumulative effect in my view. Landscape mitigation is crucial.

Landscape Assessment

I mainly agree with this assessment. I note that Re-form mention that the landscape appears to be more density wooded because of the layering effect. This for me a characteristic that should be enhanced, not only with the 8-10 m wide woodland buffer to the western and southern site boundaries, but also integrated within the development, to the eastern building elevations, and the central green corridor as indicated on the Strategic Landscape Framework

I look forward to reviewing the development of the masterplan.

Please let me have any questions.

Regards

Tim

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