

Nick & Michelle Hardcastle
4 Flavian Close, Chesterton, Oxon, OX26 1DF

2 February 2020

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 1AA

Dear Ms Whitehead

**19/02550/F - Great Lakes UK Ltd Planning Application, Chesterton
Landscape Objection**

I write in order to highlight how inappropriate the proposal is in terms of compliance with the NPPF, particularly in Landscape terms.

Landscape, as defined in the European Landscape Convention, is *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*, (Council of Europe, 2000).

Landscape does not apply only to special or designated places, nor is it limited to the countryside.

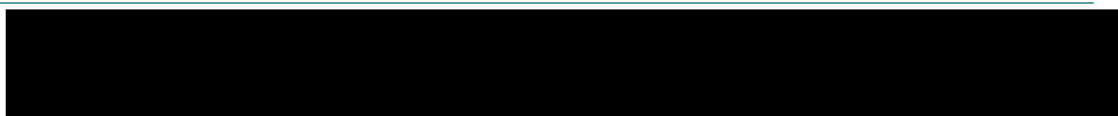
Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

The NPPF sets out very clear criteria in terms of Landscape Impacts where it defines sustainable development as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8)

Paragraph 98 relates to rights of way and access, stating that these should be *“protected and enhanced”* It is noted that better facilities should be provided for users of rights of way, for example by adding links to existing rights of way.

This application neither protects or enhances any existing rights of way or access in fact it makes an existing right of way the subject of a relocation which is inappropriate and unattractive in its alternative. Neither the visual receptors currently using the footpath or golf course have any enhancement or improvement.

Paragraphs 124, 128 and 130 relate to the need for good design in new developments. Paragraph 124 states that *“good design is a key aspect of sustainable development, creates better places in which to live and work and*



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helps to make development acceptable to communities” It is highly unlikely that this proposal could be scaled back to be acceptable the local community it is clearly the wrong use for the location, turning a green lung of recreational space into an urban concrete jungle.

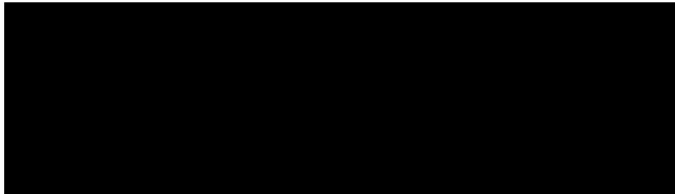
Paragraph 128 states that applicants should work closely *“with those directly affected by their proposals to evolve designs which take account of the views of the community”*

Paragraph 103 states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”* This application should be refused as it fails to consider or respect its environment, the visual receptors and is of poorly considered design in terms of bulk, nature layout and height of structure of proposed buildings.

Paragraph 170 of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ... protecting and enhancing valued landscapes”* and by *“recognising the intrinsic character and beauty of the countryside”* This proposed development again does nothing to contribute to or enhance the local environment or countryside in fact it does the opposite and should be therefore be refused.

I therefore request that you recommend this application to committee for refusal.

Yours sincerely



Nick Hardcastle

CC - Chesterton Parish Council

