

From: Tim Screen
Sent: 04 September 2020 15:56
To: Matthew Chadwick
Subject: FW: 20/01933/F - Wigginton

Hi Matt

Please note that I have been unable to visit the site and assess the viewpoints on the ground. My observations are purely from the LVIA presented by Seed Landscapes. I welcome the additional information appertaining to landscape and visual receptors and the impacts afforded to these receptors and the mitigation measures attributed to the development proposals.

Having considered the sensitivity of the landscape receptor (NCA 106/OWLS Wooded Estate Lands) and deem the proposals significance of the effect to be low and beneficial. Beneficial because the landscape proposals appear to be of benefit to the existing landscape character in that restorative measures will be implemented.

The visual receptor assessment is acceptable to me – refer to the statement:

VISUAL IMPACT DURING WINTER

It is unlikely that the development will be visible from the west, north and east during winter. This is because there are few visual receptors and a significant number of over-grown hedgerows and hedgerow trees. He

The development will be more visible from public footpath 409/6/20 to the south of the site, and possibly 253/23a outside Cradle Farm. Without assessing this in winter it is hard to ascertain the significant of the impact. However it is worth noting that if the development is visible it will only be for short sections of both footpaths (approx 280m from 409/6/20).

One minor concern is the 35 mm lens of the camera results in a wider angle than experienced by the eye. A fixed 50mm lens is close to what the eye experiences. The individual view from the fixed location would be stitched together and presented as an A3 (where possible) hard copy to be viewed 30 cm from the eye for an accurate representation of the view – refer to LI Technical Guidance Notes. However, as the assessment has been carried out as part of the field study and not from the photo-record I am happy to accept the results of the assessment.

I therefore have no objection to this development on LVIA grounds.

Please let me have your questions, and feel free to forward to the planning and landscape consultants.

Best regards

Tim

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