

From: Tim Screen

Sent: 18 September 2020 09:21

To: Bob Neville

Subject: 20/02083/OUT - Land north of Hempton Road and west of Wimbourne Close, Deddington

Hi Bob

Having considered the LVIA I tend to agree with the overall judgements contained within it. Additional tree planting to supplement the proposed north boundary hedgerow is necessary to ensure visual mitigation of the encroaching development upon the rural character. Furthermore the western hedgerow (H2) forms the garden boundary to two plots. Due to its aspect the hedgerow will cast shade and reduce light level to the gardens and rooms. This will probably mean that the hedgerow will be maintained at low height level by the residents to ensure there is enough light for gardens and rooms with a landscape view above the hedge, in which case there should be a minimum hedgerow height agreed by all parties, combined with trees (I suggest *Acer campestre* and *Sorbus aucuparia* planted in an irregular spacing on this boundary to mitigate the views of the development from the westerly viewpoints, but also to frame views for the benefit of residents. Additional 'green buffer' depth is required to ensure that there is 'breathing space' between the building facades and the retained hedgerow to minimise overshadowing / light limitation issues.

There is a wide gap between proposed hedges on the northern site boundary, as shown on the Illustrated Masterplan. What is the reason for this? Is it farmer's access?

I look forward to the landscape proposals where retained hedgerows are shown. Tree pit details and hard landscape proposals are necessary.

There is no on-site play area as the 14 dwellings do not allow enough space to achieve this. However an existing play area east of the development requires a financial contribution for its refurbishment to improve its play potential for children of 2 -6 years.

Best regards

Tim

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