

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 02 November 2020 16:44
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Subject: RE: 20/02453/F - Hornton Grounds Quarry Hornton

Hi Bob

Please see my response.

Visual Appraisal

Further to consideration of CAT's visual assessment section of the LVIA I confirm that I require additional information, as follows:

a topographical survey of proposed site levels and top and bottoms of the northern, western and southern earth bunds are required, with supporting north/south cross-sections of accurate proposed surface levels and heights of storage tanks, lorries, light columns, office block and fencing, including earth bunds.

There is a recently planted hedgerow on top of the bund that will establish and mature and provide reinforcement screening with the appropriate landscape management plan.

There is a larger volume of subsoil/rock that will have to be removed and levelled to achieve the proposed cross sections. Where will this material be deposited, or will it be removed off site to a licenced or provide fill material for another site?

I would change the sensitivity weighting of receptors that use the important d'Darcy Dalton Way to **High**, especially around the highway access, approx. 170m - refer below. Site is hidden successfully by intervening topography most notably with the Wooded Pastures, Valleys and Slopes (refer below) intervening established hedgerow along the north of d'Darcy Dalton Way. Even the 38 m approx. gap in the hedgerow does not allow visual experience of the site due to intervening field boundary hedgerows. The site is well hidden from the other PRow due to intervening hedgerows, woodland, and topography (the floor bottom of the quarry), however, as mentioned

The sensitivity of d'Arcy Dalton Way is generally high because of its public perception as an important route which is very well used. Refer to The CPRE:

The Way, devised with involvement from the CPRE to mark the Oxford Fieldpaths Society Diamond Jubilee, is named after the late Col. W. P. d'Arcy Dalton who worked for over half a century to preserve rights of way in Oxfordshire. It links four major paths that cross Oxfordshire: Oxford Canal Walk, Oxfordshire Way, Thames Path and Ridgeway, following roughly the western boundary of Oxfordshire in unspoilt countryside.

The Way takes a meandering route, first crossing ironstone hills to Epwell and Hook Norton, and then following footpaths and tracks across the limestone uplands of the eastern Cotswolds via Great and Little Rollright, Churchill, Fifield, Great Barrington and Holwell.

The River Thames is crossed at Radcot Bridge and the Way continues across the flatter farmland of the vale of the White Horse, finally climbing to the crest of the chalk ridge of the Oxfordshire Downs, along which the Ridgeway runs.

It was opened in 1985, and extends 66 miles.

Cumulative Visual Harm: the Johnson's quarry stone operation adjacent to the application site, combined with the fuel distribution when both sites are at rest will not present cumulative visual harm within the quarry itself, because (if established) the existing earth bunding with hedgerow will screen.

However, once both sites are fully operational the arrival of lorries and other traffic originally associated with Johnsons will increase to a level may provide cumulative visual harm for receptors using approx. 170 m of d'Arcy Dalton Way. The means potentially that the operational magnitude of change is High in this particular area which results in a Substantial significance of effect (not to mention the impact of noise and fumes on d'Arcy Dalton Receptors). This is 158 tanker trips are expected per week associated with the Distribution Centre, but what about Johnsons deliveries of quarried stone?

Landscape Receptor

The landscape envelope of sensitivity and capacity covers two distinctive landscape character areas within the District as defined by OWLES:

Wooded Pastures, Valleys and Slopes, and Farmland Plateau

The Wooded Pastures Valleys and Slopes define a noticeable change to an intimate more contained landscape as one walks westwards from the expansive Farmland Plateau. The site itself resides in the Farmland Plateau character area.

The quarry and its slopes is a sub-character area surround by the aforementioned landscape areas with potentially uncharacteristic and harmful development that would require the appropriate level of landscape mitigation the characterises and reinforces the surrounding landscape structure. Particular concern rests with the use of distribution lorries their harm to this landscape.

Application Boundary Red Line

If this application was approved it should be on the basis of increasing the extent of the application boundary to include the perimeters of the earth bunds and associated structural vegetation to ensure planning control of these essential features where a landscape and landscape management conditions would apply.

Please let me have your questions.

Best regards

Tim

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