

Wayne Campbell

From: Tim Screen
Sent: 05 March 2021 18:02
To: Wayne Campbell
Subject: 21/00500/OUT - Land North Of Railway House, Station Road, Hook Norton

Hi Wayne

Hope you are well.

Having considered the these development proposals under a PREAPP (with a recent site visit and consideration of the landscape consultant MHP's LVA/viewpoint analysis and baseline study) I am unable to support this application because for the following reasons (reiterating my previous response/I see no reason to wait for another LVIA).

Visual Receptors – prolonged exposure

The visual receptor will experience a view of the development along sections of the PRoW RC 253/21/10 to the northeast, Council Hill , especially so during the winter months when the there are no leaves on the intervening trees and hedgerows. Prolonged receptor exposure will occur on a stretch of 277 m (approx.) between viewpoints 9 and 8. The receptor will experience the residential development as a focal point within the landscape. A currently unspoilt landscape with substantial woodland as a strong landscape characteristic. This development will be rather incongruous where the exiting urban edge is mainly hidden by trees because there is no similar residential edge character in which to associate with this proposed development.

This means a Magnitude of Change of **very high** (there is a large number of receptors, and the duration of the view is prolonged, uninterrupted and unavoidable), and adverse (proposals result in the total, permanent loss of a highly valued view, and a total and complete change in the composition of the view the introduction features and elements not currently experienced during the transition from VP 9 to VP8), a visual receptor sensitivity of **high** (observers whose attention or interest will be focussed on the landscape and recognised views in particular. The setting of St Peter's Church may be harmed by this development). This justifies a Significance of Effect of **high adverse** (The development would cause major alteration to the landscape by including elements totally uncharacteristic of the current visual experience). In reference to The Hook Norton Neighbourhood Plan, section 4.2 Location of development Policy background and reasoning. The presumption of the National Planning Policy Framework is avoidance of new isolated homes in the countryside. This was supported in consultation for the Neighbourhood Plan. Respondents were clearly not in favour of a general expansion of the village beyond existing settlement limits. From the recorded viewpoints and my experience of walking the route it is self-evident that the development will be isolated from this type of development and deemed to be an unwanted 'expansion beyond existing settlement limits'.

Approaching VP 4 - PRoW RC 253/21/10

The localised impact and effect to visual receptors is very harmful when experienced at close quarters from the PRoW adjacent to the northern site boundary. The route goes across the slope and the edge of the northern boundary can be seen and the site gradually becomes open to view (almost to its full extent) as one walks up to the top of the slope. I judge the Magnitude of Change to be **very high**, the receptor sensitivity is **high** (with very low receptivity to change for receptors) resulting in a Significance of Effect of **high adverse**.

Landscape Receptor

Adopted Cherwell Local Plan 2011-2031 (Part 1) Policy ESD 13: Local Landscape Protection and Enhancement included Areas of High Landscape Value - land of particular environmental quality of which the site and its immediate environs. The policy was removed in favour of the a character-based approach to conserve and enhance the distinctive and highly valued local character of the entire District. I judge the landscape on the northern edge of Hook Norton to be both distinctive and highly valued locally and therefore must be protected from this inappropriate development.

Policy ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB) - 109

High priority will be given to the protection and enhancement of the Cotswolds AONB and the Council will seek to protect the AONB and its setting (my emphasis) from potentially damaging and inappropriate development.

Development proposals within the AONB will only be permitted if they are small scale, sustainably located and designed, and would not conflict with the aim of conserving and enhancing the natural beauty of the area. (my emphasis)

Furthermore, consider the Hook Norton Neighbourhood Plan.4.2 Location of development. Policy background and reasoning The presumption of the National Planning Policy Framework is avoidance of new isolated homes in the countryside. This was supported in consultation for the Neighbourhood Plan. Respondents were clearly not in favour of a general expansion of the village beyond existing settlement limits.(my emphasis)

Best regards
Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Cherwell District Council

 Direct Dial 01295 221862 Mobile 07854 219751
www.cherwell.gov.uk

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