

Rachel Tibbetts

From: Tim Screen
Sent: 12 January 2023 13:48
To: Linda Griffiths
Subject: FW: 22/01715/OUT Land East of Park View, Woodstock - Landscape Response

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Hi Linda

Happy New Year. Hope you are well

Having reviewed the landscape and visual implications, and as addressed under my correspondence with Gemma Pengelly of Terence O'Rourke, I wish to confirm my acceptance of the negotiated outcome and the overall LVIA results.

The Parameter Plan should provide the accurate area measurements of the landscape typologies to allow us to consider that the CDC policy trigger points and the quantities are within the parameters CDC open space policy.

However, the Illustrated Masterplan proposals a large area of Parkland/open space appears to more than meet the minimum CDC policy requirement for informal open space. The updated DAS the area allows for the archaeological constraints and also provides for extensive views across the WHS with the intention of creating an attractive parkland setting that reflects the character of the WHS/Blenheim landscape, and extending its character and influence into application site, creating a welcoming gateway approach to Woodstock. The landscape value of the existing agricultural field will be enhanced with its transformation to parkland.

I agree that the design development - section 07 of the updated DAS – reflects appropriately the development of the Illustrated Masterplan, however the landscape typologies would be better explained with clear descriptive legend. It is import to clarify the layout typologies, especially the initial intention to provided woodland mitigation planting to the southern and southwestern urban edges where there is intervisibility between parkland and the urban especially for the pedestrian/visual receptor which is important for determining the relationship between urban and parkland. Moreover, the woodland parcels will appear to merge together as the visual distance increases providing good visual cover and an attractive and characterful edge to the parkland.

I accept the principles outlined in the DAS 8.1 - 8.3. I also support the elements items 2 – 20 . I also accept the principles contained within the landscape strategy for:

1. Parkland
2. Development edge and gateway
3. Community park
4. Greenways
5. Greenlinks

MUGA

There is agreement to be reached on the inclusion of a MUGA. I understand that the developer has concerns about the appropriateness of a MUGA in terms of visual/character and ecological constraints (lighting). I am exploring the option of an offsite contribution for the Parish and await their response. I am

also considering the possibility of a reduced visual impact MUGA on site containing a half basket court with a climbing wall and shelter for teenagers, to be incorporated into the design layout of the LEAP/NEAP. Informal games will result - not formal games, and so flood lighting will be unnecessary.

Allotments

It is difficult to measure off the 1:4000 A3 Parameter Plan to ascertain whether the area meets with CDC policy. The minimum requirement is 0.46 ha, calculated thus:

Total no. 1,245 people (2.49 average household x 500 homes) @ 0.46 ha of allotment space required $((0.37 \times 1,245) / 1000)$.

Please let me have your questions on the above matters

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
Cherwell District Council
01295 221862

mailto:tim.screen@cherwell-dc.gov.uk

www.cherwell-dc.gov.uk

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