**From:** Tim Screen   
**Sent:** 14 October 2015 12:27  
**To:** Nathanael Stock  
**Subject:** 15/01693/F - Muddle Barn Farm Colony Road Sibford Gower

Nathanael

I have considered this application in terms of LVIA and proposed landscape mitigation again, and think my comments of 16 February are still relevant.

*I mostly agree with the results in the landscape and visual effects in the LVIA and cannot justify a refusal on landscape and visual grounds. However, the receptor location 6 should be weighted higher than low because of the magnitude of change is quit noticeable for walker receptors where experience  of the view is probably  anticipated because it is hidden by the hill and woodland  as one approaches northwards  on Traitor’s Ford Road. I would therefore score the sensitivity as high, magnitude of change is medium. The combined effect is therefore adjusted to Substantial. Also the inclusion of College Barn Farm in the middle distance will contribute to a combined cumulative effect of buildings within the visual envelope.   A reduction in the building’s scale from this aspect should be considered in order to reduce the combined effect to a medium result. I am not too concerned about the architectural style of building materials proposed other than to mentioned that the development’s  scale could inadvertently convey a building of power and authority where one did not previously exist.*

*With this adjustment and the fact that the LVIA conclusion admits that the…….’ visual effect assessment of the development proposals on views have a severe to negligible’ effect. This is because of the perceived detrimental  effect on visual receptors  at year 1 , and  in order to justify the development  the landscape mitigation measures will in time integrate the development into the landscape.  In this regard the LVIA has failed to address the timescales in which vegetative screening will be achieved. I think that this is crucial in respect of the growth rates of nursery stock and how the exposed site may be a detriment to the advanced nursery stock (as a generally rule smaller nursery stock tend to establish better and quicker than advanced). It is essential to consider the maintenance of the planting to achieve successful establishment (replacements if needed) and growth. This issue must be addressed under a landscape maintenance condition.*

*For the owners, views of attractive landscape to the southwest are going to be important. Fortunately for the owners receptor experiences of the façade from publically accessible locations at long and middle distances in the west and south west are going to be limited due to intervening topography and structural vegetation: the SW façade can be exposed.*

*The localised visual effects of receptors on receptor locations VP1B and VP 2B I are an important factor: combined effects are substantial for both 1B and 2B. The existing field boundary hedgerow and hedge trees within the applicant’s ownership are to be retained as the foundation for further structure planting mitigation.  It is important to retain this boundary hedgerow with a minimum maintenance height, say 3 m and therefore subject to a hedgerow retention condition.  A BS 5837 survey of the structural vegetation within an influencing distance of construction on the northern boundary. Root protection zones are to be identified and the extent of protective fencing to be included.*

*The relocation of the main drive to the south of the 4 prominent oak trees is welcomed. I would recommend that the new drive is built before demolition and construction work commences in order to avoid the root plates of these valuable amenity and screen trees. An arboricultural method statement should address the nature of the work to the land beneath these trees.  An indication of the root protection zones, the compaction alleviation  measures, due to the existing use of the track, is to be addressed under the AMS.*

*In order to ensure the appropriate level of landscape mitigation is agreed/achieved a landscape condition will be necessary.*

Please let me know if you have any questions on the above matters

Regards

Tim

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