**From:** Judith Ward
**Sent:** 19 September 2016 10:56
**To:** Matthew Parry
**Subject:** Fewcott road, Fritwell 16/01594/F

Hi Matt

The site is close to but not within the conservation area. It is not within a designated landscape.

The LVIA was under taken in high summer which gives a favourable degree of screening.

The site is located on relatively flat land in an area of flat countryside which has good hedge cover.

The existing dwellings at the periphery of the village on Hodgson Close and Fritwell view form a well- defined edge to the village at this point. Fewcott Road curves slightly at exit to the village further containing the edge of the village and visibility for road users.

My assessment from the viewpoints:

VP1. Site visible from existing housing. Hedgerow to existing housing forms gappy boundary. Major impact on houses in Hodgson close

VP2. Moderate long distance visibility towards PROW

VP3. Users of PROW –screen fairly dense between PROW and site in summer.

VP4. Boundary hedge to Field boundary gappy

VP5. Some visibility of site from users of Fewcott Road

VP6. Existing dwellings very visible, proposed dwellings will also be

VP7. Glimpsed views from PROW through second line of trees. More visibility in winter

VP8. Roofs of dwellings visible above hedgerows. Distance reduces impact to

VP9 Glimpses of proposal from PROW

VP10. May just be a glimpse of proposed housing

VP11. Entrance to site which will require widening. Photo should have been taken looking down road

VP12. Site will be visible from Fewcott Road

VP13. Moderate impact on PROW . Dwellings will be clearly visible particularly in winter

VP14. View of site from PROW limited in summer

VP15. Site not visible due to intervening vegetation and distance.

I am happy with the baseline assessment and visual assessment  from Lockhart Garratt. It is generally fair. Although I would have liked view points 11 and 12 to have been taken facing down the road not into the site.

My main concerns are as follows:

The current dwellings at the edge of the village in Hodgson Close and Fritwell view form a well defined edge to the village. If permitted this would extend the village in an adhoc visual way.

This proposal is high density for the location. It does not in my opinion address screening concerns that I have , particularly there should be additional planting on boundaries but due to the density there is very little room for this. Adjacent housing  near the site on Hodgson Close will experience considerable change and this should be mitigated adequately. All that is shown currently is existing planting. The layout does not respond to the findings of the LVIA. Locating the LAP on the boundary should be considered.

The development is poorly laid out with the rear of houses facing open countryside. This will result in the inevitable proliferation of garden paraphernalia being on view and ugly close boarded fences facing open countryside.

Kind regards

Judith

**Judith Ward**

**Landscape Planning Officer**

Cherwell District & South Northants Councils

****01295 221711
 01295 221878

mailto:Judith.ward@cherwellandsouthnorthants.gov.uk

<www.cherwell-dc.gov.uk>

<www.southnorthants.gov.uk>

[www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

[www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @Cherwellcouncil

Follow us on Twitter : @SNorthantsC