**From:** Judith Ward
**Sent:** 24 June 2019 15:27
**To:** Caroline Ford
**Subject:** 17/02394/OUT Land N of Berry Hill Adderbury. Comments from 22/3/18

Hi Caroline

I am disappointed that the D and A statement does not include principles that inform the detailed

landscape design The Play area should be located within the development so that it is overlooked.

Landscape and Visual Assessment

No agreement was made regarding the provision of additional information. Due to time pressure I

was not able to give an opinion

The photographs provided don’t indicate the extent of the development on the site which is

disappointing.

Visual effects

I have visited the viewpoints. My comments are as follows;

VP1a. Glimpsed view into site currently, the suggested construction of visibility splays show minor

loss of vegetation, I am surprised by this and would expect to see more loss. This is only indicative

and has not been subject to highways scrutiny. It is highly likely that the boundary hedgerow will be

reduced in height as at both developments along Milton Road, therefore houses will be clearly

visible above a hedge reduced in height. I feel that the assessment under- estimates the significance

of the effect.

VP2a. Similar comments to above. Church spire visible only through narrow field of view as a glimpse

if the development is built . Effects under-estimated.

VP3a.Hedge removal for visibility splays is likely to open up views into the site. Hedge cutting will

open up views of upper storey of dwellings. The hedgerow is thin at the base and leggy so allowing

glimpses through. Insufficient space for ‘woodland planting’ Visual effects underestimated.

VP4a. Site fully visible through gaps in hedgerow. New planting on corner may filter the open view of

the site in time.

VP5a. Open views across the site. Hedgerow along Berry Hill Road will be obscured by housing which

will fill the middle distance view. Very little mitigation planting shown

VP6a. This is the extent of the current village. There will be a pavement along this stretch of road

increasing the number of receptors. New houses along Berry Hill Road will be visible through the

leggy hedge and above if expected trimming takes place.

VP7. This viewpoint seems to have been chosen where the development would be minimally visible.

I could clearly see The End House from further north from VP7 and would therefore be able to see

the development

VP8.gaps in hedgerow permit views into site. This will be partly filled with development under the

proposal. There is practically no new planting on the open space

VP9. This view shows the leggy hedge which is more a line of leggy trees which doesn’t provide a

very effective screen. The view to the church will be a very restricted glimpse through a narrow field

of view.

VP10 A viewpoint facing away from the development is not very relevant

VP11. There may just be glimpses of houses from this Viewpoint.

VP12 The photo caption mentions the surface of the site. The propsed development should be

assessed not the ground. The development would only be visible in glimpses from this viewpoint.

VP13. No view of site

VP14. Filtered views of site through hedgerows, glimpses of development in the distance may be

possible

VP15. Site obscured by intervening hedgerows

VP16 Site not visible

In addition there are extensive views from PRoW101/6 to the north of the site towards the proposed

development which would be difficult to mitigate.

Conclusion

Whilst the development has limited visibility in the wider landscape there are many other reasons

why I believe that it is undesirable.

The site is surrounded by open countryside apart from one dwelling adjacent at one corner. End

house and the dwelling opposite mark the end of the built up area of Adderbury. As you turn off

Oxford road it is not clear where the village of Adderbury starts. The site is an important green open

space on the edge of the settlement that makes a significant contribution to the character and

appearance of Adderbury.

The proposed development is out on a limb visually and intrudes into open countryside.

The existing settlement pattern along Berry Hill Road is one of low density large detached houses

with long drives and large gardens. This development does not follow that pattern and is out of

character with it. The urban form proposed will not integrate into the existing settlement pattern.

The site allows an attractive view of the Church which would mostly be lost, it would only be

available as a fleeting glimpse from Berry Hill Road.

The hedge along Berry Hill Road is a weak screen being thin at the base, gappy and leggy. It is more

like a line of weak trees which would require works that would make it less effective as a screen.

Reinforcing this would be difficult as planting in the shade of other trees is not effective. Sections

will be removed for visibility splays and provision of a footpath link. The remainder is likely to be

reduced in height, weakening the screen.

If permitted the development would result in Adderbury village starting as soon as you turned off

Oxford road which would negatively affect the setting of the village.

For the above reasons I do not support this proposal.

Kind regards

**Judith Ward**

**Landscape Planning Officer**

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