**From:** Tim Screen
**Sent:** 11 June 2018 12:35
**To:** Caroline Ford
**Subject:** FW: 18/00484/OUT - Land North and Adjoining and North Home Farm, Caversfield

Caroline

I judge that  the  wireline photomontages, 5b, 6, 7, 10 give a reasonably accurate depiction of the built form outline, However it would have been beneficial to have seen intervening proposed vegetation between the viewer and the built form.

I note DJA’s response:

*Given the lack of detail on landscape proposals, there is not sufficient information to allow an assessment of effect at Year 25 as recommended by the Landscape Officer. It is also considered that an assessment at Year 25 is not necessary given the fact that the planting adjacent to Banbury Road is designed to ‘soften’ the built edge and filter views rather than achieve a specific screening function.*

*In visual terms, the dominant proposed element is the built form and the LVIA has included photomontages showing the massing and heights of the houses. At this outline stage, the details of the positions and type of tree, shrub and hedgerow planting have not been finalised and therefore it would be potentially misleading to illustrate planting on the photomontages.*(TS- emphasis) *A general assessment of visual change after the proposed landscaping has been included within the LVIA to demonstrate that they will have a function in complementing the existing trees along the road to Home Farm to create a green edge to the development which softens and filters views of the houses beyond.*

I disagree the visual appraisal should indicate the mitigation effect at years 1 and 15 (I have reconsidered the 25 year requirement) based on the considered growth rates of proposed planting. This will allow this authority to consider whether the landscape mitigation measures are appropriate. In this respect I would welcome a draft masterplan with ideas for landscape mitigation along with the native shrub and tree species identified. This will enable RSK to judge the level of mitigation from years 0 to 15, and inform the landscape and visual mitigation strategy.

In light of comments regarding the allotment in respect of visual harm I am willing to accept their argument for retaining it in the proposed location.

I still feel that the overly large balancing pond is out of character with the setting of the site. It is unclear whether this overcompensates for the green field/development runoff (OCC drainage experts should advise on the calculations). This large balancing pond puts an major constraint on the landscape design layout and public access/use of land; this being an engineering solution, with little or no integration with the landscape design. I would hope to rectify these problems before the reserve matters stage. One question that should be asked is how the large amount of spoil from the balancing pond going to be disposed of?

Regards

Tim

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