**From:** Tim Screen   
**Sent:** 10 April 2018 12:45  
**To:** Caroline Ford  
**Subject:** FW: 18/00484/OUT - Land North And Adjoining Home Farm Banbury Road A4100 Caversfield Bicester

Caroline

I find the LVIA to be both comprehensive and proportionate.

The viewpoint locations are acceptable – no additional photo-views are required as the range provided gives a representation of visual receptor experience. In regard to the Table of Effects in Appendix 3 the Significance of landscape mitigation change at years 0, 15 (and even 25 years) has not been included. This judgment will provide evidence that the development’s visual harm should be positively mitigated over time. For example The historic settings of St Laurence’s Church, its graveyard and Caversfield House and Associated Buildings are deemed important enough by me to require an assessment of landscape mitigation effects at years 0- 15 and 25. A more ‘considered’ masterplan should be included within the LVIA document to show that these proposals have been assessed, and revised to ensure the landscape mitigation measures are deemed to be appropriate. An accurate visual representation based on a viewpoint from Home Farm highway access is required in order to reflect the built edge and mitigating ‘treescape’/ landscape within the public open space. Only native trees in informal arrangements are to be planting within this landscape setting for the purpose of screening the development from the road  setting and amenity of the public open space. I would dispute whether the proposed orchard will provide the necessary visual mitigation and improvements to  the setting of the church, especially when fruit trees will be on a root stock that limits growth and pruning techniques will be employed to reduce crown density to produce fruit (fruit and vegetable growing close to exhaust pollutants are not the best solution). The area proposed for an orchard would be put to better use with hedgerow retention and enhancement, along with native tree planting that allows for a view corridor of the church from the highway axis of the development, as proposed (refer below).

The allotments and associated car park are situated close to the Banbury road and will present visual harm the character of the landscape setting and increase to traffic through the Home Farm highway access.

The LEAP play area is sited inappropriately within the landscape buffer and setting of the church. An integrated design approach where the play area is located and connected with the development more successfully than shown, with the play area better connected, being safer because of visual ‘policing’ and also illuminated by adjacent highway street lights. A location around the eastern corner of the site adjacent to the Elmsbrook open space would possibly allow for an interconnecting footpath between the two open spaces. Enough space should be allocated for a combined LEAP and LAP (play for 2 to 6 year olds is required).

The trees proposed to be planted on the  road aligned on the church is welcomed, however a tree on the north side will overshadow dwelling reduced light levels to windows and front gardens. I suggest the verge to the southern south of the street is widened to 3 metres and trees planted. A more accurate visual assessment of the ‘framed’ view of the church is necessary in respect of highway corridor depth and trees of project growth pattern of 25 years or more. I am concerned that the church will be obscured by tree canopies.

The ‘engineered’ balancing pond introduces an unnatural feature in to the landscape setting. There are more creative solutions for SUDs. The design of two of three individual ponds connected by swales will proved more interest and amenity, and associate more closely with the existing watercourse.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils