

Response to Officer Comments

Land and Partners – Hook Norton Road, Sibford Ferris

Planning Application Ref. 18/01894/OUT

14th January 2019

Introduction

- 1.1. Aspect Landscape Planning Ltd prepared a Landscape Visual Appraisal (6426.LVA.002) in August 2018 in relation to the proposed development of 25 dwellings on land at Hook Norton Road, Sibford Ferris.
- 1.2. Following the application submission, a number of concerns were raised by Cherwell District & South Northants Council's Landscape Officer in November 2018. This landscape note seeks to address those concerns.

Response to Comments

- *Visual impact of the proposed development in respect of the visual receptors of the Public Right of Way to the north of Margaret Fell House, and residential receptors to the north.*
- 1.3. Aspect Landscape Planning Ltd has undertaken an additional site visit to obtain two viewpoints from the Public Right of Way to the east of the application site, north of Margaret Fell House. The additional viewpoints are included within Enclosure 2, identified as Viewpoint A and Viewpoint B.
 - 1.4. Viewpoint A is taken from where the footpath corridor meets Hook Norton Road, immediately east of the application site. The viewpoint illustrates the fragmented hedgerow which defines the site boundary at this point which will be removed to facilitate vehicular and pedestrian access into the site. Whilst the proposals will be apparent from this location, they will be seen within the context of the receiving settlement edge location, which is characterised by built form to the north and east of the site, and as such will not introduce new features into the receiving streetscene setting. The proposals have been sensitively designed to incorporate natural stone and local vernacular features to ensure the built form responds to the localised context and wider village setting and can be successfully integrated into this location. Furthermore, extensive tree and shrub planting within the site will ensure that the proposals are seen within a high quality landscape setting.
 - 1.5. Viewpoint B is taken approximately 20m further east than Viewpoint A, to the north east of Margaret Fell House. The viewpoint illustrates the extent of containment afforded to the application site by Margaret Fell House itself and the evergreen vegetation to the north,

allowing for only framed views towards the site from this location. Whilst the proposals will be perceptible from this location, they will be seen within the context of the school building in the foreground of the viewpoint which forms a significant feature within the field of view.

- 1.6. The existing Public Right of Way to the east of the application site extends between Hook Norton Road and the main Sibford School building to the east. It is considered that due to the footpath's location, bisecting the Sibford School playing fields, it is situated within the perceived settlement extent of Sibford Ferris. The existing built edge to the north of the footpath corridor, combined with the sporadic built form associated with the school to the east and west detracts from the remoteness and tranquillity of the footpath. It is therefore considered that the introduction of the proposed development will not significantly alter the key characteristics of qualities of the footpath corridor.
- 1.7. When considering views from existing residents within the immediate context of the application site, it is acknowledged that views of the proposals will be apparent. However the introduction of residential development will not compromise the residential amenity of the receptors in terms of light or overlooking. Almost all development in the vicinity of buildings will have some effect upon views from the neighbouring buildings. However, it is well established in planning terms that there is no 'right to a view'. The proposals have sought to incorporate appropriate offsets from the neighbouring properties, a high quality appearance through the use of high quality materials, appropriate height, mass, bulk and scale, and also a landscaped setting to ensure that the proposed built environment is softened within the context of these views.
 - *The proposed building line should be set back further from the edge of Hook Norton Road to allow the impact and effects to reduce.*
- 1.8. The proposed planning layout has been carefully considered to the respect the receiving settlement character, with the proposals incorporating natural stone and local vernacular features to ensure the built form responds to the localised context and wider village setting and can be successfully integrated into this location. The proposed building line along Hook Norton Road has been sensitively designed to reflect the existing streetscene character upon the approach to Sibford Ferris from the south with the proposals being aligned to the existing residential development on the corner of Hook Norton Road and Stewards Court.

Conclusions

- 1.9. Aspect has undertaken a secondary site visit in order to assess the potential impacts from the Public Right of Way to the east of the site, north of Margaret Fell House. It is considered that built form is already a key component of this footpath, and whilst the proposals will be apparent, they will be seen within an already developed settlement fringe character.
- 1.10. A high level review of the proposed layout has also been undertaken, which found that the proposed development offset currently identified from Hook Norton Road is appropriate.
- 1.11. It is noted that since the original application was submitted a Landscape Capacity Plan and Landscape Strategy Plan have been produced (Enclosure 1), which seek to provide more detail on the proposed parameters and landscape proposals within the development.

- 1.12. It is considered that the site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.

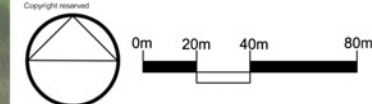
Aspect Landscape Planning Ltd

Dated 14th January 2019

Enclosure 1 – Landscape Capacity and Strategy Plan



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- Key:
- Application Site Boundary Approx 3.65Ha
 - Public Right of Way
 - Potential Developable Area (Including Gardens). Approx 1.54Ha
 - Internal Road Corridors
 - Potential Allotment Parking Approx 0.06Ha
 - Proposed Open Space Approx 2.47Ha
 - Proposed Allotments Approx 0.22Ha
 - Proposed Tree Planting
 - Proposed Community Orchard
 - Proposed Playspace
 - Proposed SUDS Approx 0.08Ha
 - Potential Pedestrian Links
 - Potential Vehicular and Pedestrian Access
 - Potential Pedestrian Access
 - Inaccessible Open Space Approx 0.28Ha

REV	DATE	NOTE	DRAWN	CHK'D
C	30.01.19	Amended to comments	SFB	SLB
B	29.01.19	Amended to comments	SLB	SLB
A	22.01.19	Amended to comments	SLB	SLB

REVISIONS
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TITLE
**Hook Norton Road, Sibford Ferris
Parameter Plan**

CLIENT
Land and Partners

SCALE 1:2000@ A3	DATE JAN 2019	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6426/ ASP3 / PP	REVISION C		

Indicative Build Zones

- Up to 2 storey
- Up to 1.5 storey

NATIVE TREES & STRUCTURAL PLANTING - Tree planting in groups and random drifts to provide varied structural edge habitats and robust landscape buffers. The native tree and structural planting will be primarily located around the site boundaries to create green buffers, and also internally breaking up the various plots to link the overall green infrastructure and provide a green setting that assists to integrate the built form. Native tree species will include:

Horse Chestnut	<i>Aesculus hippocastanum</i>
Common Alder	<i>Alnus glutinosa</i>
Field Maple	<i>Acer campestre</i>
Hornbeam	<i>Carpinus betulus</i>
Beech	<i>Fagus sylvatica</i>
Crab Apple	<i>Malus sylvestris</i>
Oriental Plane	<i>Platanus orientalis</i>
Wild Cherry	<i>Prunus avium</i>
Bird Cherry	<i>Prunus padus</i>
Wild Pear	<i>Pyrus communis</i>
English Oak	<i>Quercus robur</i>
White Willow	<i>Salix alba</i>
Goat Willow	<i>Salix caprea</i>
Rowan	<i>Sorbus aucuparia</i>
Comon Lime	<i>Tilia x europaea</i>
Small Leaved Lime	<i>Tilia cordata</i>

NATIVE HEDGEROWS - Planting using a mix of native hedgerow and shrub species to increase the diversity of hedgerows and provide foraging opportunities for local wildlife. Hedgerow flowering/fruiting species will include:

Dogwood	<i>Cornus sanguinea</i>
Hazel	<i>Corylus avellana</i>
Hawthorn	<i>Crataegus monogyna</i>
Blackthorn	<i>Prunus spinosa</i>
Holly	<i>Ilex aquifolium</i>
Wild Privet	<i>Ligustrum vulgare</i>
Dog Rose	<i>Rosa canina</i>
Gelder Rose	<i>Viburnum opulus</i>

WILDFLOWER MEADOWS - Wildflower Meadow grass mix is sown within sections along the boundaries to provide further biodiversity and ecological benefits. Recommend use of species rich meadow grassland such as Emorsgate EM3 'Special General Purpose Meadow Mixture'

WETLAND GRASSLAND & VEGETATION - Appropriate wetland grassland and vegetation will be planted around the proposed attenuation areas to enhance the wildlife value. Recommended use of meadow grassland mix along pond edges such as Emorsgate EM8 'Meadow Mixture for Wetlands.'

PUBLIC ORCHARD TREES - A mix of fruiting trees including apple, pear, plum and quince will be planted at the heart of the site within the Public Orchard and around the boundaries of the proposed allotments.

Apple	<i>Malus domestica</i> 'Cox's Orange Pippin'
Apple	<i>Malus domestica</i> 'Golden Delicious'
Apple	<i>Malus domestica</i> 'Braeburn'
Black Mulberry	<i>Morus nigra</i>
Pear	<i>Pyrus communis</i> 'Doyenné du Comice'
Pear	<i>Pyrus communis</i> 'Conference'
Plum	<i>Prunus domestica</i> 'Marjorie's Seedling'
Quince	<i>Cydonia oblonga</i> 'Vranja'



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0m 20m 40m 80m

Key:

- Application Site Boundary
- Public Right of Way
- Potential Pedestrian Links
- Proposed Open Space
- Proposed Native Tree / Structural Planting
- Proposed Orchard
- Proposed Allotments
- Proposed Playspace (LAP)
- Proposed Village Green
- Proposed Attenuation Basin
- Proposed Development



A	29.1.19	Amended to comments	SLB
REV	DATE	NOTE	DRAWN, CHK'D

REVISIONS

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TITLE
Hook Norton Road, Sibford Ferris
Landscape Strategy Plan


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SCALE 1:2000@ A3	DATE JAN 2019	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6426/ ASP4 / LSP	REVISION A		

Enclosure 2 – Additional Viewpoints





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Key:

 Site Boundary

 Viewpoint Location

 Public Right of Way

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				



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TITLE
Hook Norton Road, Sibford Ferris
Viewpoint Location Plan

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SCALE 1:2,000@ A3	DATE JAN 2019	DRAWN SLB	CHK'D BW
DRAWING NUMBER 6426/ VLP / AV		REVISION	



Viewpoint A



Viewpoint B