**From:** Tim Screen   
**Sent:** 26 November 2018 16:08  
**To:** Bob Neville  
**Subject:** 18/01894/OUT - OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton

Bob

Further to a site visit and consideration of the implications of the visual receptor viewpoints I comment as follows.

The site is influenced by the character of the residential edge. The homes of Stewarts Court and High Rock, with the established trees on the northern boundary are a more attractive influence on the site than Cotswold Close and Margaret Fell House. This was recorded from the gap in the hedge off Woodway Road and VP 9 (PRoW).

I am particularly concerned about the visual impact of the proposed development in respect of visual receptors of the PRoW (north of Margaret Fell House) on Hook Norton Road (although a not well-used route, and no visual photo-record or comment in the LVA) and residential receptors of the above-mentioned residences (road users only have a glimpsed view and a fleeting experience). The above-mentioned receptors will experience a loss of an attractive view (even through there is no legal right to a view) and the impact and harm of dwellings that impose on Hook Norton Road corridor/gateway to Sibford Ferris. I recommend the that proposed building line is set back further from the edge of Hook Norton Road than shown on the Concept Schematic, to allow the impact and effects to reduce, with the retention of the roadside hedgerow and the planting of new trees, a deeper garden frontage for the benefit of the above visual receptors (and new residents).

I agree with Aspect Planning’s comments in respect of the visual receptor viewpoints, however, I would add that the indicative structure planting on the southern and western boundaries (refer to Concept Schematic), with the appropriate native tree groupings, hedgerow and thicket species, will, over time contribute and reinforce the existing attractive ‘tree-scape’ across the entire village when experienced from the PRoW, as represented by VP9; integrating the site into the village setting and mitigating the built edge of Cotswold Close and Margaret Fell House of Hook Norton Road. A visual representation showing the maturity of planting at 15 years from VP9 would be useful. Given the years to full maturity and mitigation the dwellings will be seen and experienced from VP9, however if the building are constructed from local stone, this will improve the visual appeal of the new urban edge.

The site’s large, well maintained field and boundary hedgerows is a medium landscape sensitivity and could except residential development of the appropriate scale and vernacular. However the wider landscape setting is of high landscape sensitivity (as identified by the attractive views from near the edges of the site, namely Hook Norton Road and Stewards Close, and there is an opportunity to enhance the site with sensitively designed layout  based on the constraints of exiting boundary trees and hedgerows (as mentioned above), under BS5837. For example the trees on the northern boundary should be retained to provide visual mitigation for the benefit of Stuarts Court residential receptors. A deeper landscape buffer, incorporating the root protection areas, will provide larger gardens and enjoyment for new residents.

The amenity that is experienced by the PRoW user should be enhanced by the incorporation of a footpath link through what could be an attractively landscaped site.

The southern site boundary would benefit from the planting of a mixed native hedgerow.

In terms of establishment of the landscape setting it is important to ensure that the landscape is maintained and managed properly, and therefore a landscape and ecology management plan should be drawn up for our consideration.

Detailed design layouts of landscaping (hard and soft materials), tree pit details, play area, allotments, POS, orchard, hedgerow and swale/balancing pond are required (please note the commuted sum for 15 year maintenance of a swale is £92.71/lm - not indicated in the planning obligations memo).

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils