**From:** Tim Screen
**Sent:** 08 February 2018 15:23
**To:** Matthew Parry
**Subject:** 17/02534/OUT - Land North Of Bicester Avenue Garden Centre Oxford Road Bicester

Matt

No objection to the principle of this development, however I have some concerns.

LVIA Response

PRoW RC 129/6/10 – Signalised Junction:

The sensitivity of visual receptors (VR)/walkers, etc. of the ‘urbanised’ PRoW RC 129/6/10 has not been adequately addressed in the LVIA – refer to the visual effect table, pp11. The VR on a PRoW is deemed to be of **High** sensitivity, in accordance with the Visual Sensitivity Criteria (Table 6), PP2. A visual photographic record from the signalised junction (bollard) looking towards the Tesco development is required to judge the significance of the visual effect. Because of the attractive landscape setting of Graven Hill, although harmed due the intervening A41 the Visual Magnitude (VM) is judged by me to be major (adverse), because the view of Graven Hill topographic feature will be obscured.  A **Major** VM  against a **High** VR sensitivity equates to a **Substantial** Significance of Effect.

From this visual reference, therefore, in order to aid further consideration of the development’s visual effect I require visualisations at year 0 (after completion) and years 15 and 25. from this location which shows an accurate representation of the buildings along with proposals for landscape mitigation.

I recommend that, because the Illustrative Masterplan provides only limited visual and physical association/connection with the Bicester Park open space to the north………..and in order to achieve this aim a revision on the layouts of Zones A and F is should be considered.

Future Visual Receptors of Graven Hill

If possible,  a visual photo record and a visual representation from the edge of the woodland on the north-western slope of Graven Hill should be undertaken (access off Aylesbury Road/A41 to Site D) This is because with this will eventually become public open space and dwellings of Graven Hill where visual/residential receptors will experience the significant combined effect of this Business Park, in conjunction with the Kingsmere development, Tesco supermarket, etc. For visual mitigation it is therefore important to retain existing site boundary structural vegetation with additional woodland block planting to counter-balancing the scale of the blocks throughout: the southern site boundary, within the car park, and within the open space between the row of blocks 1 to 6 and 8 to 11. With the added benefits of carbon capture, microclimatic and pollution filtration, and enhanced amenity, wellbeing for office workers and visitors this woodland.

Impact on Tree Avenue

(A more accurate indication of the size and scale of the blocks 1 -11 is necessary  because the examples in the design and access statement are too small for a proper judgement to be made – refer to pp 12 of the Design Code).

The shade pattern/impact of what appears to be a multi-storey car park(?) – though not identified as such on the cross-section B–B (clarification therefore required!) - on the existing Oak trees must be considered given the intention to retain this attractive tree avenue.

Landscape Quality

The landscape design and implementation is to be of a high standard for this prestigious development. Therefore a landscape management plan is necessary, and crucial to the success of the development as a whole. I look forward to the detailed hard and soft landscape proposals.

Please let me know if you have any questions.

Regards

Tim

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