**From:** Tim Screen
**Sent:** 20 June 2017 11:37
**To:** Matthew Parry
**Subject:** 17/00001/SCOP - Land North Of Bicester Avenue Garden Centre Oxford Road Bicester

Matt

With this development there will be a cumulative of landscape and visual effects due to the existing Tesco and Avenue development – as identified in the EIA Scoping Report . Measures to visually mitigate this development with landscape buffers based of existing field boundary hedgerows and trees. It is important to ensure the A44 frontage and site interior landscaping is of a high standard, for landscape mitigation, site  users,  amenity and climate amelioration.

The Photography location plan is slightly blurred with the printing, however I confirm that Viewpoints 1 -10 appear to be a representative reflection of the visual receptor experience.

I notice that there are no photography locations from Graven Hill residential development. Future residential receptors should be considered here. Viewpoints should be proposed by the landscape consultant.

Regards.

Tim

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