

## James Kirkham

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**From:** Tim Screen  
**Sent:** 27 November 2019 16:27  
**To:** James Kirkham  
**Subject:** RE: - OS Parcel 9507 South of 26 And Adjoining Fewcott Road Fritwell

OK thanks James

Tim

### **Tim Screen CMLI** **Landscape Architect**

Cherwell District Council



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**From:** James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>  
**Sent:** 27 November 2019 16:12  
**To:** Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>  
**Subject:** RE: - OS Parcel 9507 South of 26 And Adjoining Fewcott Road Fritwell

Hi Tim

Thanks. I have responded below adjacent to your query.

Kind regards

**James Kirkham** BA (Hons) MSc MRTPI  
**Principal Planning Officer – General Developments Planning Team**  
Development Management  
Place and Growth Directorate  
Cherwell District Council  
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**From:** Tim Screen <[Tim.Screen@Cherwell-DC.gov.uk](mailto:Tim.Screen@Cherwell-DC.gov.uk)>  
**Sent:** 27 November 2019 15:14

To: James Kirkham <[James.Kirkham@Cherwell-DC.gov.uk](mailto:James.Kirkham@Cherwell-DC.gov.uk)>

Subject: RE: - OS Parcel 9507 South of 26 And Adjoining Fewcott Road Fritwell

James

Sorry, very time-constrained at present.

My initial thoughts are:

1. Where is the LAP? The POS is acceptable for this facility with a 400 m2 of LAP (100 m2) + Landscape buffer (300 m2) The applicant is proposing to make an off-site contribution for play equipment which is at the request of the parish council.
2. Why the paddock? Is the owner retaining land inaccessible by the public, and who or how is to management/maintain this. The applicant has indicated this will be let out to someone for grazing animals but as the application is outline this may change.
3. The retention of the landscape structure on the boundaries is welcomed. Noted
4. In general the layout of the housing/infrastructure is acceptable. Noted

Please call if you have any questions.

Regards

Tim

**Tim Screen CMLI**  
**Landscape Architect**

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From: James Kirkham <[James.Kirkham@Cherwell-DC.gov.uk](mailto:James.Kirkham@Cherwell-DC.gov.uk)>

Sent: 27 November 2019 13:25

To: Tim Screen <[Tim.Screen@Cherwell-DC.gov.uk](mailto:Tim.Screen@Cherwell-DC.gov.uk)>

Subject: RE: - OS Parcel 9507 South of 26 And Adjoining Fewcott Road Fritwell

Hi Tim

Have you managed to look at the amendments on this yet? The consult was sent on 9/10.

Thanks

Kind regards

James Kirkham BA (Hons) MSc MRTPI  
Principal Planning Officer – General Developments Planning Team

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**From:** Tim Screen <[Tim.Screen@cherwellandsouthnorthants.gov.uk](mailto:Tim.Screen@cherwellandsouthnorthants.gov.uk)>

**Sent:** 13 May 2019 10:58

**To:** James Kirkham <[James.Kirkham@cherwellandsouthnorthants.gov.uk](mailto:James.Kirkham@cherwellandsouthnorthants.gov.uk)>

**Subject:** FW: 19/00616/OUT - OS Parcel 9507 South of 26 And Adjoining Fewcott Road Fritwell

James

Apologies for the late response.

The condition of structural vegetation that visually contains the site, along with Trees within the site has been assessed with a BS5837 survey and associated root protection areas identified. This information is a major design constraint which will influence the developing proposals significantly. Unfortunately this did not appear to inform the final judgement of the LVIA. There is no evidence of an LVIA- informed illustrated masterplan by the landscape consultants, within the LVIA to provide backup evidence to inform the recommendations and conclusion. This is supposed to be an iterative process: the LVIA must guide and inform the development of the masterplan. With the aid of the illustrated masterplan and visual representations the landscape mitigation measures should be justified convincingly.

The other concern is the access onto Fewcote Road. A highway vis-splay requirement is unknown in the LVIA. How extensive is the vis-splay to be and what is the degree visual harm that this will bring to the receptors on PRoW e.g. Viewpoints 19 with the extend period experience of harm as the visual receptor moves towards the southwest. Furthermore, from viewpoint 19 the outline of the buildings against the sky will be evident and this must be judged in the LVIA as **Major** significance of effect, which, over time could be moderated with the intervening trees and hedgerow, subject to the impact and effect of the aforementioned vis-splay. This now lead me to advise that an area of POS between the plots and the vis-splay is essential to ensure the appropriately designed 'tree-scape' is included for visual mitigation and amenity, not only for VP19, but also the roadside receptors.

The Illustrated Site Layout supplied by Cala Homes indicates the dwellings on plots 16, 22 and 23 by be very close to the southern boundary hedgerow. Given that the frontages of these dwellings are southfacing their façade and adjoining garden will be over shadowed by the hedgerow that need to be mature in eight to provide the necessary landscape mitigation. It is highly likely that resident may decide to reduce the height of the hedgerow to allow more light into rooms and gardens, resulting in visual exposure of the dwelling and harm to visual receptors moving between Viewpoints 12 to 13. Is it my recommendation that plots 16, 22 and 23 removed and landscape buffer/POS incorporated with the hedgerow on the southern boundary.

It is crucial to ensure that there are no attenuation tanks under the LAP as this will cause health and safety issues for and concerns regarding attenuation tank maintenance/closure of the play facility (denying physical and social development for the children. The LAP is the be designed and constructed in accordance with CDC's developer obligations SPD.

I look forward to a revised housing layout, taking on board the above recommendations. Hard and soft landscape proposals, LAP proposals and tree pit drawings are required to enable assessment of the suitability of the development.

Regards

Tim

Cherwell District & South Northants Councils



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