

**From:** Judith Ward  
**Sent:** 28 October 2019 14:33  
**To:** Caroline Ford  
**Subject:** 19/00963/OUT OS Parcel 9100 Berry Hill, Adderbury

Hi Caroline

The revised submission reduces the number of dwellings from 55 to 40 resulting in the dwellings being set further from the eastern boundary and northern boundary. There is little evidence of the difference that this might make.

I've had a look at the revised LVA. I would have thought that the statement in 2.1.1 that 'surrounding vegetation'.....' provide substantial separation of the site from its context , and in particular the village of Adderbury' is something that is not desirable and therefore does not support the application. In addition in 2.1.2 'The magnitude of those changes (ie reducing the number of dwellings) is not sufficient to change the significance of the effects.

There is not a substantial tree belt along Berry Hill Road, the photographs submitted show that there is a gappy hedge.

The photographs are of limited use as they describe only. Wirelines would have helped. From VP 5 the development will be clearly visible in the foreground .

VP1 I am not sure that I am convinced that the slight possibility of the church spire being possibly more visible in this latest proposal is sufficient to reduce the effect of the development.

The comments I made in conclusion on 22<sup>nd</sup> March 2018 still stand see below

Whilst the development has limited visibility in the wider landscape there are many other reasons why I believe that it is undesirable.

The site is surrounded by open countryside apart from one dwelling adjacent at one corner. End house and the dwelling opposite mark the end of the built up area of Adderbury. As you turn off Oxford road it is not clear where the village of Adderbury starts. The site is an important green open space on the edge of the settlement that makes a significant contribution to the character and appearance of Adderbury.

The proposed development is out on a limb visually and intrudes into open countryside.

The existing settlement pattern along Berry Hill Road is one of low density large detached houses with long drives and large gardens. This development does not follow that pattern and is out of character with it. The urban form proposed will not integrate into the existing settlement pattern.

The site allows an attractive view of the Church which would mostly be lost, it would only be available as a fleeting glimpse from Berry Hill Road.

The hedge along Berry Hill Road is a weak screen being thin at the base, gappy and leggy. It is more like a line of weak trees which would require works that would make it less effective as a screen. Reinforcing this would be difficult as planting in the shade of other trees is not effective. Sections will be removed for visibility splays and provision of a footpath link. The remainder is likely to be reduced in height, weakening the screen.

If permitted the development would result in Adderbury village starting as soon as you turned off Oxford road which would negatively affect the setting of the village.

For the above reasons I do not support this proposal.

Kind regards  
Judith

**Judith Ward**  
**Landscape Planning Officer**  
Cherwell District & South Northants Councils