**From:** Tim Screen   
**Sent:** 20 May 2016 12:06  
**To:** Linda Griffiths  
**Cc:** Rhodri Jones  
**Subject:** 15/02103/REM - Formerly 2 Whitelands Farm Cottages Street From Middleton Stoney Road To Whitelands Farm

Linda

Having discussed the landscape the landscape proposals with Rhodri Jones, Arboricultural Officer,  there are an number of concerns in respect of the tree species proposed, their location and respective tree pit details. Rhodri will be providing comment on these issues in due course.

Layout/Circulation/Surveillance

1. A ‘breakout space’ for the youth centre would be advantageous,; and exhibition space/market location would be useful . A conceptual/functionality and circulation diagram would be helpful in this regard.
2. I think it is crucial to ensure that the CCTV envelop and tree constraints are considered – the scheme should be assessed under Secured by Design principles (can this be confirmed?).
3. The circle is defined by Prunus ‘Otto Luyken’ and seats are shown on the landscape drawing: this would be oppressive
4. The 4 large trees in around the central area and grass may have to be deleted to accommodate surveillance and functionality.

Paving Materials

1.            High quality standard of  workmanship is crucial for angled cutting and butting of granite paving for he Permeable Sett: Mistral Priora, Charcoal. Are the mitred edges to remain permeable of to be secured with mortar? A construction detail covering the angled mitring of paving material is therefore necessary.

Landscaping

1. The rather wide Betula ‘hedge’ without a verge adjunct to the parking bay (western boundary) means that vehicles will park against an overhanging hedge, making access difficult. Reduce the width of the hedge and ensure the verge is grassed. However the hedge could be breached and desire lines could appear between the bus stop and the shops. A temporary robust post and wire fence will be necessary to prevent this until the hedge is established and reasonable dense. The hedge can be planted as a double-staggered row.
2. The Prunus laurocerasus ‘Otto Luyken’ is going to be planted extensively on the northeastern boundary of the rear car park. This boundary interface between the adjacent housing should be made more visually attractive in respect of plant form, texture. movement and colour. Good weed suppressing groundcover is still the objective. Any trees must be considered in terms of the shade/light level reduction impacts on adjacent widows and gardens (if it is anything like Hunter’s Concept proposals under 15/00104/PREAPP)
3. The planting will be against parked vehicle tailgates, bonnets and doors, therefore as mentioned above, a 1 m wide grass verge against the parking area is required.
4. Please note that all topsoil requirements, except for tree pits in hard areas, are to conform to the current *BS3882: 2015 Specification for topsoil.*
5. The landscaping must be clarified with specification detail of supply of nursery stock, plant handling, planting preparations, and aftercare, are to be in accordance with current industry standards and practice/British Standards – Davis Jarvis Associates to clarify and confirm.

Please let me have your comments and questions in relation to the above points and issues.

Regards.

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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