**From:** Tim Screen   
**Sent:** 15 February 2017 12:41  
**To:** Linda Griffiths  
**Subject:** FW: 16/00542/DISC

Linda

Please refer to my response in respect of the above landscape proposals.

LAP South of Plot 157

Planting Scheme:

1.            A redesign of the LAP planting scheme is necessary. There are too many spiny and toxic plants in the vicinity of the play area that compromise the safety of the children. The landscape architect must produce a scheme of interesting plants of form, texture, colour, movement and scent. I highly recommend the text, ***Poisonous Plants A guide for parents and childcare providers***/ Elizabeth A. Dauncey, published by Kew (ISBN 978 84246 406 9).

2.            Delete Euonymus europaeus produces tempting pink/orange berries if ingested causes mild poisoning!

3.            The scent of the Ribes sanguinium is not agreeable to most people (reminds some people of cat pee). Possibly not the best choice for this location.

4.            Delete the spiny Pyracantha  ‘Red Cushion’ from the boundary of the play area  so that children are not scratched with the over-arching branches.

5.            Delete Prunus laurocerasus ‘Otto Luyken’ The seed kernels of the black berries, if chewed provide severe clinical effects.

6.            Delete the native Cornus sanguinea from the edge of the play area and replace with a more attractive plant.

7.            The potentially toxic Euonymus fortune ‘Emerald Gaiety’ must be deleted .

8.            The native Alnus Glutinosa tends to lean over  with age. It is more appropriate in semi-natural situation next the water. It is located very close to the building elevation which is south west facing, resulting in overshading; reducing the level of light to windows. Replace with the smaller, a  more ornamental, open canopied Amelanchier lamarkii

9.            Similarly the A. glutinosa must be deleted near the eastern entrance.

10.          The branches of the Betula pendula will hang over the slide/mound. Provide B.pendula fastigiata as a substitute because of its upright habit.

11.          Delete the Ulmus ‘New Horizon’ from the eastern end of the play area because its canopy is going to be too dense and cast too much shade. Plant another A. lamarkii instead.

LAP Equipment:

1.            Much better than before in terms of equipment and layout, but remove the log as it impedes the flow/circulation around the slide and will also present a maintenance problem (it is not appropriate as a seat – refer below).

2.            A seat with arm and back rests is necessary for parents, grandparents and carers to site and interact with their children. The seat location is in the grass to the north of the slide.

3.            A dog waste bin is not acceptable near a play area because of obvious health risks and the encouragement of dogs near play areas is not advised. Litter bins in the locations proposed are acceptable, but a specification is required.

4.            Pave the oblique planting area between the east gate and the footpath because it will be trampled.

Trees – General

1.            There are  trees on plots that are too close to paved edges and structural damage to paving will occur. Re-position trees a minimum of 2 m away for the edge and install a root barrier.

2.            Relocate Juglans regia (Walnut), north of plot 139, so that it is equidistant between Betula nigra and Betula pendula, and close to the boundary of ‘Pingle Brook Park’. The relocation is to ensure this tree is further away from the road and high-sided vehicles.

3.            Ensure that the trees are planted in accordance with BS8545:2014. A minimum soil volume of 15 m3 for the tree pits is required.

Landscaping – General

1.            All plants are to be supplied in accordance with Horticultural Trade Association’s National Plant Specification and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936. Delivery and backfilling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for ‘Handling and Establishing Landscape Plants, Parts I, II and III.

2.            All excavated areas to be backfilled with either topsoil from site or imported to be BS3882 – General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants.

Regards.

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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**From:** Linda Griffiths   
**Sent:** 13 February 2017 10:50  
**To:** Tim Screen  
**Subject:** FW: 16/00542/DISC

Tim

I think these plans are in response to your comments

Please could you have a look at them and let me have your thoughts

Thanks

Linda

**From:** Lord, Andy [<mailto:andy.lord@persimmonhomes.com>]   
**Sent:** 27 January 2017 14:27  
**To:** Linda Griffiths  
**Subject:** FW: 16/00542/DISC

Linda

Please find revised dwgs to tackle your queries on the above discharge of condition application.

Tree Pit details to follow.

Regards

Andy Lord

Planning Manager

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