**From:** Tim Screen
**Sent:** 12 January 2018 17:59
**To:** Planning
**Subject:** 17/02557/REM - Hotel Bicester Gateway Business Park Wendlebury Road Chesterton

For the attention of the planning case officer

It is essential that this very prominent development at the ‘gateway’ of Bicester and the Kingsmere residential development is mitigated and integrated into its surroundings with the retention and enhancement of existing native structural vegetation. It is imperative that the native  hedgerow on the boundary fronting the A41 is retained at reasonable at a minimum of 3 m above ground level to screen the visually harmful impacts of car park and building. The current Trees to be Removed plan, dwg no. TM336L02 shows this viable hedgerow to be removed to the detriment of the scheme. There is no replacement hedge indicated on the Planting Plan GA. This is unfortunate.

The existing height of the hedgerow on the southern boundary is to be maintained for the benefit of Wendlebury Road ‘country lane’ character.

The root protection areas are to be indicated on the Materials GA and Planting GA plans to ensure retained trees and hedgerows are protected with BS5837-specified protective fencing, which must be installed prior to site clearance and construction.

Native trees suitable for a car park are more appropriate to the site where there is a high proportion of existing native structure planting.

The northern boundary, including adjacent to the hotel’s façade, therefore must be planted with a 50/50 ratio of Betula pendula and Acer campestre, at an minimum of 5m spacings.

The planting plan omits to show the location and extent of plant species and cultivars, or their number or sizes because it appears that there will be mixture of herbaceous a grass species are proposed which is acceptable in garden landscapes but not car parks because the plants chosen are not as robust as shrubs that are able to deal with the rigors of a busy car park. A planting scheme of robust ground cover shrubs and strategically located know rail is more appropriate for this situation. A management plan would give an indication of how this scheme is to be maintained in the long term.

The landscape architects are to ensure that:

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 to be planted in accordance with BS3936.  Trees are to be supplied, planted and maintained in accordance with BS8545 (tree pit details are necessary to ensure that the trees are to be planted correctly).

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.

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.

Tree pit details are important to ensure

I look forward to revised landscape proposals.

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils