**From:** Tim Screen
**Sent:** 17 July 2018 14:32
**To:** Matthew Parry
**Subject:** 17/02534/OUT - Land North Of Bicester Avenue Garden Centre Oxford Road Bicester

Matt

There road and foot path connectivity between the Tesco site and this develop, however these is no public footpath links between the Avenue retail park. To be able to walk from the business centre to the retail site without recourse to a vehicle is adventitious in terms of health an environmental sustainability, etc.

A BS 5837 tree survey is required to ascertain the value of the retained structural vegetation (trees and hedgerows, and the associated root protection zones. This information will inform the design process and influence the layout of the development. In this regard I am concerned about retaining and supporting the site’s line of establishing oak trees on the access road to Tesco supermarket; the hedgerow of the site frontage to the A 41 to be retained and left at its mature height where it exists, and allowed to grow up where it has been cut back (hedgerow reinforcement planting will be required). The exiting trees on this boundary should be retained where possible. The is a  benefit to road users and site users/visitors (amenity and habitat value) if this hedgerow is retained, protected and enhanced. I am particularly concerned that the Master plan does not indicate this hedgerow, however the Landscape Strategy in the revised Design and Access Statement states that:

***(ii) To retain and protect key mature trees and boundary vegetation on boundaries of the site to maintain visual amenity and landscape character.***

This is reassuring, but evidence  of retention of the roadside hedgerow is required in the amended master plan.

With such a potentially diverse landscape it is important that it is established and managed in the appropriate manner. A landscape and maintenance management plan is therefore required.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

01295 221862

 01295 221878

mailto:tim.screen@cherwellandsouthnorthants.gov.uk

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