

Rachel Tibbetts

From: Caroline Ford
Sent: 17 August 2021 15:53
To: DC Support
Subject: FW: 21/02337/DISC - Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester,

Please can you record and scan onto the above for me?

Thanks

Caroline Ford BA. (Hons) MA MRTPI
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Cherwell District Council
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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 17 August 2021 15:32
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: 21/02337/DISC - Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester,

Hi Caroline

As requested.

8 (site wide Masterplan and Design Code):

This is not as prescriptive as the original Kingsmere Design Code for phase 1. There were a few issues arising from the design layout in respect 'vague' land uses close to residential boundaries, and when built and occupied, enabling residents to claim additional garden land, subsequently using up large amounts of officer and developer's time and resources. Within and landscape strategy there should be requirements for clearly open aspect POS where natural surveillance is easy and land use clearly defined. The landscape strategy should include proposed cross-sectional details with minimum distances of 'wildscape'

buffer to hedgerow and the edge of long grass areas with trees and meadow areas and the street. To be presented by graphically and in writing.

The landscape strategy should indicate the potential character of pedestrian routes the green corridors. The overlaid play strategy shown to be successfully integrated into overarching landscape strategy. Aesthetics are important and reflect the Government's new planning guidelines for creating beautiful developments. A hierarchy of play opportunities clearly indicated both graphically and in writing.

SUDs should be fully addressed. So often does the engineered result prevail over aesthetic landscape design. The SUDs strategy should convey an integrated water management and landscape approach.

17 (means of footway and cycleway links):

I recommend a mown path on either side of the swale and balancing pond near the eastern site boundary. The paths would converge south for the swale and link with the paved route that reaches Middleton Stoney Road. Balancing ponds can have the excavated material deposited around the edges, mounding up the finished levels which can look quite unnatural, and with the tight, confined space this will be inappropriate for a path. I recommend some amendment to the design to allow for a mown path or paths, to be confirmed by a cross-sectional details.

Northwest area south of the access road. Should have a mown path link between the access road and the paved path The layout should be amended to accommodate this.

19 (detailed surface water drainage scheme):

The SUDS basins are standard engineered features that require an integrated landscape approach. Let's see some design flare akin to the original designs for the Exemplar site.

29 (Landscape & Habitat Management Plan)

The Technical Specification should be appended to the LEMP -


<C:\Users\timscreen\Desktop\2018 - TECHNICAL SPECIFICATIONS - FINAL - Shortcut.lnk>

No evidence of the LHMP on the planning database.

Kind regards

Tim

Tim Screen CMLI
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Environmental Services
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DISTRICT COUNCIL
NORTH OXFORDSHIRE

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