

Rachel Tibbetts

From: Bob Neville
Sent: 04 February 2020 16:15
To: DC Support
Subject: FW: 19/02948/F Land to S and adj South Side Steeple Aston

From: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Sent: 22 January 2020 12:48
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Subject: 19/02948/F Land to S and adj South Side Steeple Aston
Hi Bob

10 dwellings normally requires an unequipped LAP but in this case the Parish Council has an identified scheme to replace some items of worn out equipment at their Firs Lane play area so I am requesting an off-site contribution towards this. Our SPD rate is £3982.04 per dwelling.

Is the POS being adopted by the Parish or CDC if so we need a commuted sum £9.82/m2.

The Planting and layout plan needs some comment:

Firstly gravel cannot be compacted so the path within the open space needs to be compacted stone not gravel.

Routes into rear gardens are blocked by fences. It would be far more useful to have paths and gates into back gardens to allow for maintenance access.

Planting plans:

The native buffer mix should omit *Ionicera* and *Rosa* as they will smother the other young plants (they will move in later anyway once the hedge is established). *Prunus spinosa* should form no more than 10% of the mix as it establishes poorly. I would add *Viburnum opulus* and *Cornus sanguinea*. I am also concerned that there will be nothing to stop purchasers from removing the buffer or putting up inappropriate close boarded fences.

Rosa should be omitted from the native hedgerow mix.

The planting plan is too ornamental for a semi-rural site. I doubt if it will be maintained on the open space and should be simplified. Some of the *Acer campestre* would be better planted in the wildflower meadow where they have space to spread rather than in the hedgerow.

Balls, pyramid and spirals of box and circular features are not appropriate. *Taxus baccata* berries are highly poisonous and not suitable for planting near houses where there are likely to be children. *Euphorbia* is also poisonous.

Kind regards

Judith

Judith Ward

Landscape Planning Officer

Cherwell District & South Northants Councils



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