

Rachel Tibbetts

From: Caroline Ford
Sent: 02 June 2020 10:16
To: DC Support
Subject: FW: RE: 20/00293/OUT - Bicester Gateway Business Park

Hi,

Please can you record and scan onto the above application?

Thanks
Caroline

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

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 01 June 2020 17:20
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 20/00293/OUT - Bicester Gateway Business Park

Hi Caroline

LVIA

Cumulative landscape and visual harms have yet be adequately addressed. This development, approved hotel on the opposite side of Vendee Drive and the School Academy building on SW Bicester should be considered in this process, especially when viewed from PRow, VRs 12, 13 and 14.

Being a visually prominent and harmful development on roadside users of the A41 approach to A34. I think this development should be mitigated by larger native trees. I note the intention to create a fitness route along the path that runs along the west-facing facade of the buildings. This facility along with the request to plant larger trees should mean that a wider corridor, than indicated between the site boundary and the façade, is necessary to ensure enough space for the growth of native trees and the inclusion of a 1 m mown grass verge on either side of the path to minimise disturbance to resident's ground floor flats, prevent runners scuffing themselves on the overgrowing

shrub layer planting, and allow social distancing. Shade/drought tolerant grass can be applied here, or shade tolerant ground cover that is very robust.

Pedestrian Connectivity

Will there be connections between the 'fitness route' and the residential courtyards?

Residential – Onsite Play Provision

For 270 dwelling for residents with children on site play provision is essential. One of the courtyards could accommodate a LAP (equipped) and the area to the west of the blocks a combined NEAP/LEAP is required. A play area strategy, and how it works holistically with the overall design layout is required. Play provision proposals are to comply with this Council's latest **Developer Contributions Supplementary Planning Document (SPD) February 2018** None-toxic plants around play areas reduce the risk of harm to children.

The cross sections on the drawing Landscape Strategy MCA2005/01 [G] indicate a low level planter with trees. My concern is the robustness and lifespan of such features, and which party will maintain them. Construction and planting specifications will be required. An irrigation system will have to be installed to ensure trees get sufficient water to allow them to survive in raised beds.

Landscape Strategy – Woodland Planting – Individual Trees

The larger native trees in the individual tree list should consist of the trees proposed with the exception of *Fagus sylvatica* – refer below reasons – and the inclusion of Scots Pine (*Pinus Sylvatica*) to the western site boundary to provide evergreen year-round mitigation. Plant 20 % *P. sylvatica* to the western boundary.

The site is located in a seasonally wet area of pastures and woodland on slightly acid heavy clay loam soils. I would therefore recommend that *Beech Fagus sylvatica* is removed from the list of trees because it will not establish successfully in these conditions.

The Individual Trees should be planted in natural irregular pattern at planting distances 5 to 7 m on the western boundary. Equidistantly planted trees in a row is too regimented and eye-catching for the boundaries of the application site. However, regimented rows of trees are acceptable within the site interior because of a strong structural association with the built form.

We must ensure the survival of these trees; to establish them to grow to a mature height and canopy spread to provide the required visual mitigation and amenity. A landscape management plan is therefore required to be drawn up in accordance with CDC Technical Specifications.

Shrub Layer:

Better to delete the Hazel, *Corylus avellana* because of the soil conditions are not best suited to it. This species prefers alkaline, neutral loam and chalk.

Soft Herbaceous planting

Less robust herbaceous and shrub planting will require some form of low physical barrier i.e. high quality knee rail, for protection against trampling and soil compaction.

Ponds

There is a wild flower mix for pond edges but I cannot find any existing or proposed ponds on the Landscape Strategy drawing.

Further Information / Planning Conditions

We require planning conditions for landscape proposals for hard and soft elements to include plant schedule: plant species' names; planting densities; supplied sizes; root condition. Also to include planting and maintenance specifications. A landscape management plan for the entire landscaping is necessary to provide reassurance of long term survival of plants with certain with design aims for the future. Play area inspection and maintenance, water bodies and hard surfaces together with health and safety risk assessments are to be included).

Please let me have your questions.

Regards

Tim

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