

## Lynne Baldwin

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**From:** Bob Neville  
**Sent:** 10 March 2021 12:27  
**To:** DC Support  
**Subject:** FW: 20/03660/REM - Stone Pits, Hempton Road, Deddington  
**Attachments:** Landscape.pdf; LANDSCAPING - General Guidance.doc

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**From:** Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>  
**Sent:** 23 February 2021 15:05  
**To:** Bob Neville <Bob.Neville@cherwell-dc.gov.uk>  
**Subject:** 20/03660/REM - Stone Pits, Hempton Road, Deddington

Hi Bob

Refer to Landscape pdf for preferred tree positions.

### Proposed Trees

Improved visual mitigation of dwellings as one approaches on Hempton Rd from the west is necessary – refer to enclosed landscape proposals for guidance on the position of trees to the western boundary. Plant 3no Acer campestre, 1no Prunus avium (well away from hard surfaces and utilities) and 3 no Sorbus aucuparia (away from hard surfaces as berries cause unsightly mess). Allow for a ‘framed view’ experience from windows

Replace the larger Carpinus (hornbeam) with the smaller Sorbus aucuparia on the northern boundary, and ensure the trees are planted in a more naturalist arrangement, not equidistant as shown, and allowing for a ‘framed view’ experience directly from windows. Delete the Cb near the species rich hedgerow because it too close the access path and may cause the path to lift and crack with its roots.

For the southern boundary fronting the road the trees are planted in a more naturalist arrangement, not equidistant as shown, and allowing for a ‘framed view’ experience directly from windows.

Delete the 3 Cb from the R/H side of the highway access to allow for maintenance access between hornbeam hedge and attenuation pond

Add 4 Alnus glutinosa at the southern edges to the balancing pond – refer to landscape proposals. Obviously keep well away from outlet and inlets, etc. because of root disturbance.

Once the ownership and design layout issues have been addressed for the green ‘courtyard’ in the centre, all proposed trees are to be deleted if the current layout remains. The Cb trees will cast dense shade and restrict light to windows and Sa trees are too close the edge of the paved path, potentially causing it to lift and pavements to separate.

### Ownerships

Which party will own the green ‘courtyard’ in the centre of the development? There is currently no boundary line to divide into two front gardens. The design layout lends one to think of a shared space. Is this the intention.

The wildflower corridor to the northern boundary with the backdrop of the formal Cb hedge with native trees requires areas of native thicket planting to provide a more naturalistic character than indicated. Which party will own and maintain this corridor?

### Shrubs

Proposed shrubs *Amelanchier lamarckii*, *Mahonia x media* 'Winter Sun', and *Viburnum x burkwoodii* These shrubs can be too large in narrow borders adjacent to windows. They can grow over paths and parking bays and have to be unsympathetically pruned for facilitate access. Smaller shrubs that act as ground cover should be used at the front of beds and borders. Shrubs such as *Euonymus fortunei* 'Emerald and Gold', *Lonicera* 'Maygreen', *Sarcococca humilis* and herbaceous perennials *Bergenia cordifolia* and *Pachysandra* 'Green Carpet' Planting densities must be shown.

#### Landscapes specification

The landscape architect to incorporate the guidance in the enclosed document. This is to ensure that landscape maintenance is successful.

#### The LEMP

There is very little landscape maintenance stipulation for hard surfaces ornamental shrub/herbaceous perennial areas and young trees. Landscape Services' Technical Specification is enclosed to be used as an addendum the LEMP document. Specific sections in the LEMP are to referred to in this document. However, for new trees, BS8545: 2014 should be adhered to in respect of formative pruning, soil moisture monitoring and drought control, and pest and disease control. BS8545 is the most up to date BS backed up with the latest research.

Clear ornamental landscape aims and objectives, the responsibility of the Man Co, parties, operatives, training and certification, insurance, risk assessments, notifiable weeds ,and regulations such as COSHH must all be covered in the LEMP. However, the aim is to reduce the amount of herbicide use on site, where possible.

Best regards

Tim

#### **Tim Screen CMLI**

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