

Lynne Baldwin

From: Caroline Ford
Sent: 26 January 2022 16:39
To: DC Support
Subject: FW: 21/03177/F - Axis J9 Phase 3, Howes Lane, Bicester
Attachments: RFM-XX-00-RP-L-0003-PL01 Phase 2 Landscape management and maintenance plan (1).pdf

Please could you record and scan onto the above?

Thanks
Caroline

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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 17 January 2022 14:11
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: 21/03177/F - Axis J9 Phase 3, Howes Lane, Bicester

Hi Caroline

Hope you had a good Xmas (belated HNY).

Review of LVIA and Planting Strategy Drawing

The comprehensive LVIA is generally acceptable. I accept the assessment methodology, Volume III, Appendix C. However, the Photoview records and supporting field notes could not be found on the DEF system. There are some considerations.

5.16 Patterns of settlement have a low susceptibility to the Development as it could be accommodated without adverse consequences for the existing baseline. While it would extend employment use into an unbuilt area, this would be consistent with the delivery of the mixed use allocation covering the Site and the surrounding area. The current pattern of settlement is of low value, being relatively frequently found in

the wider area, and having scope for substitution should it change. This results in a low sensitivity. I agree with this.

5.18 While local patterns of land use have some beneficial features as well as features with potential for improvement, the uses found on the Site are frequently found in the Site context and there is scope for substitution for any area lost. While there would be a change at Site level, the Proposed Development would align with the delivery of the mixed use allocation to North West Bicester. This results in a low sensitivity to change. I agree with this.

5.35 The combined range of susceptibilities and values across the landscape receptor results in a range of sensitivities from low to medium. Agreed.

I agree with much of the visual narrative and results and concluded that the screening and visual mitigation of the buildings indicated on the Planting Strategy Drawing:

- a) for the benefit of existing residents east of Howes Lane afforded by the proposed 'treescape' on the Planting Strategy Drawing is acceptable;
- b) also screening and visual mitigation of the buildings for the benefit of future residential receptors west of the development is afforded by the existing off site woodland plantation;
- c) the roadside receptor approach on the new road will benefit from the 'treescape' proposed.

However, the northern site boundary's existing hedgerow does not successfully provide sufficient screening or buffering of the 16 m high unit to the disbenefit of school/visual receptors. If additional space was provided between the boundary and the building to allow for large native trees in irregular natural groupings; interplanted throughout the hedgerow (the hedgerow will act as an understory), this would benefit the scheme – details to be submitted for our consideration.

Salix fragilis (Crack Willow) should be removed from the scheme. As its name suggests, as it matures its limbs are going to split and fall.

Sorbus leyana is a rare tree going in the Brecon Beacons and not widely available from nurseries. It is a tree that may not be appropriate for the soil condition. Plant *Sorbus aria* instead.

The landscape maintenance access entrances and site access control measures are to be indicated (to prevent unauthorised access).

It is important to indicate the positions of the species on detailed soft landscape proposals. A planting schedules (numbers and supplied sizes) and aftercare specification to be included, along with tree pit planting details.

Landscape Management Plan

The LMP should include the consented detailed landscape proposals so that replacement planting during the management period is achieved. The Strategic landscape - location of planting typologies does not provide sufficient contractual detail. The maintenance period for Phase 2 is 25 years. Why is Phase 3 maintenance period 10 years. The scheme should be maintained for the 25 years to ensure that the trees establish well and achieve height and canopy spread to afford the visual mitigation, amenity, wildlife benefit and carbon sequestration.

The planting typologies and soil depth should be explained – refer the enclosed LMP Phase 2

General tree planting:

Native tree species in a range of sizes: semi mature (20% of mix), extra heavy standard (40%) and standard trees (40%). This will include deciduous and evergreen species. Tree species will be spread evenly throughout the woodland planting area to achieve desired coverage and instant impact. Trees will be planted in and around the swales to the east of the proposed development to create a layered effect to assist with screening and maximise cover for visual mitigation.

- General native woodland planting:

In conjunction with larger trees, a native woodland mix of transplants and whips shall be provided at an average rate of 1 plant/1.5m². This will form bands of native vegetation comprising both tree and shrub species, including deciduous and evergreen species. Native transplant and whip species will be spread evenly throughout the woodland planting area to maximize cover for visual mitigation and amenity.

- Native hedgerow planting:

Hedgerow planting shall consist of trees at 3m centres and native whips (tree & shrub species) at 0.5m centres throughout the planting zone.

- Planting associated with seasonally wet swale feature:

Swales features to be planted to be base and slopes with a moisture-tolerant species-rich grass seed mix.

- Meadow grassland:

Wildflower meadow grass is used across the site. The majority will be a wildflower mixed meadow with a variation appropriate for seasonally wet soils in the swales. There is a two strand approach to maintenance of the meadow with some areas to be left to grow longer to increase both visual amenity and species diversity across the open areas of grassland.

Some areas of amenity grass will be provided for the 'grassroad' emergency access routes adjacent to the buildings.

- General amenity shrub planting:

This will comprise a variety of robust & hardy groundcover and low level (below 1.2m mature height with some specimen/accent plants, all requiring minimal maintenance. There will be a predominance of amenity shrub planting with a high proportion of evergreen and flowering species to give year round structure and interest

- Soils:

Suitable quality topsoil shall be provided to the following depths:

Native woodland planting (transplants & whips) Planted areas – 300mm

Meadow grass to swale – 100mm low nutrient

Amenity shrubs – 400mm

Species rich/wildflower grass – 100mm low nutrient or as per supplier's recommendations.

Best regards

Tim


Tim Screen CMLI

Landscape Architect

Environmental Services

Environment & Place

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