

## Rachel Tibbetts

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**From:** Caroline Ford  
**Sent:** 18 May 2022 12:04  
**To:** DC Support  
**Subject:** FW: 21/03177/F - Axis J9 Phase 3, Howes Lane, Bicester

Please can you record and scan onto the above?

Thanks  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
Development Management Division  
Communities Directorate  
Cherwell District Council  
Tel: 01295 221823  
Email: [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)  
Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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Follow us on Twitter @Cherwellcouncil

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 May 2022 17:27  
**To:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
**Subject:** 21/03177/F - Axis J9 Phase 3, Howes Lane, Bicester

Hi Caroline

Sorry for the late response. My comments are enclosed.

PLANTING STRATEGY 0897-RFM-XX-00-DR-L-0003 P05

On consideration of the Phase 3 Technical Note Addendum indicates the widening of the SL Cycleway from 2.5 to 3.00 m the position of the trees should be at least 2 m away from the edge and root deflectors installed to prevent structural damage to the cycleway by tree roots.

Additional native trees such as oak and beech are required to be plant on the northern boundary, between Howes Lane the potential highway corridor to supplement the hedgerow, and provide the necessary visual mitigation of proposed development parcels for the benefit of roadside users and visual receptors on the PRoW.

### **The northern site boundary**

Existing northern hedgerow is proposed to be supplemented with a new hedgerow planting in the northeast side of the boundary and intervening woodland between the units 4 and 5, which is welcome. However, it appears to be a conflict with swales indicated on the Proposed Site Plan in the Phase 3 Technical Note Addendum. Are there to be actual swales on this northern boundary, because this will mean there will be insufficient space woodland? I would prefer to see woodland for its value as a visual mitigator.

*Salix fragilis* (Crack Willow) has been removed from the scheme

*Sorbus leyana* has been removed from the scheme

### **Landscape Management Plan**

The LMP should include the consented detailed landscape proposal details (as an addendum) when these proposals are available, in order that there is sufficient information to inform the contractor to replace the correct tree or shrub. The Strategic Landscape Plan's planting typologies does not provide sufficient detail.

The maintenance period for Phase 2 is 25 years, so why is Phase 3 maintenance period 10 years. The scheme should be maintained for 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 depths should be explained.

### **Detailed Landscape Proposals**


Detailed hard and soft landscape proposals are required, also with tree pit details. A soft landscape implementation specification must be provided in support of the detailed landscape proposals.

Best regards

Tim

**Tim Screen** CMLI

Landscape Architect  
Environmental Services  
Environment & Place  
Cherwell District Council

 Direct Dial 01295 221862 Mobile 07854 219751

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