

From: Tim Screen
Sent: 23 November 2021 12:02
To: Rebekah Morgan
Subject: 21/03343/F - Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Hi Rebekah

Further to consideration of the planning application my response as follows.

PROPOSED SURFACING & LANDSCAPE PLAN

A substantial amount of native structural vegetation has been removed from the frontage of Wendlebury Road for the benefit of highway vis play, roundabout and road realignment and widening. This has exposed the site where visual receptors experience harmful construction impacts, operational and physical impacts of large car park and buildings where once there was an attractive country lane. The proposed *Fagus sylvatica* hedge is too formal and does not have the species (flora and fauna) diversity and visual richness of a native mixed hedgerow, which is required here - not forgetting an improved BREEAM score for the overall development. The mixed native hedgerow will require a 1 m wide wildflower verges on both north and south sides; against the pedestrian route and the car park to allow for the growth of the hedgerow. The regimented row of trees is too formal and irregular spaced native trees in groups are required. The hedgerow should be implemented at the earliest opportunity during the current planting season with appropriate landscape maintenance to aid its establishment and facilitate growth, whilst site clearance and construction proceeds. This will provide some visual benefit, but also reassurances that the construction/operational and visual impacts are being addressed at the earliest opportunity.

The potential 'heat island' effect and the harmful visual impact of such a large car park must be addressed for the benefit of onsite users. Additional, climate enhancing, trees should be planted in the car park where space, services and parking bay numbers allow. It has been established that groups of trees sharing the same larger volume tree pit establish and perform better than single trees in isolated tree pits. I would prefer to see larger tree'ed areas protected by knee rail and understory planting. All trees are to be supplied, handling, planted and established in accordance with the current British Standard BS 8545: 2014 The *Pyrus calleryana* 'Chanticleer' are generally ubiquitous; they are prone to ugly, wound healing deformations to the main stem. Therefore replace this cultivar with *Ginkgo biloba* trees with the more attractive bark. Tree pit details are going to be necessary. Root barriers should be considered and their positions indicated on the landscape proposals.

Proposed Tree Strategy

The proposed trees for open space and street should be appropriate in terms of 'Right Tree Right Place' and I therefore recommend that the landscape consultant to consider TDAG's tree species selection for green infrastructure at the earliest opportunity. Are revised layout should accommodate more street trees to be adopted and maintained by OCC.

<https://www.tdag.org.uk/species-selection-for-green-infrastructure.html>

Planting – general

The planting distances are incorrect and planting density should be increased for most species. Good ground coverage is required after 2-3 growing seasons. For example the *Potentilla fruticosa* 'Abbotswood' is proposed to be planted at 0.71 m apart which is far too open. I recommend 3 P.f 'Abbotswood' plants per sq. m to achieve the desired effect. All plant densities should be looked at again and the nos/sq. m rule imposed.

There is no instruction to plant in species groups or drifts of 3, 5 or 7. This appears to be left to the landscape contractor during site operations. There is even no instruction to ensure the species are not planted too close to the edge of borders. This may happen, whereas species grow over the path they will be unsympathetically pruned.

Plant bed C border between the car park the dome is too narrow for effective establishment of plant species, and will be overshadowed by the dome. There will be insufficient topsoil and drainage because the concrete haunching to retain the edge of the paving and playing surface will be very substantial. Delete this border and replace with free-draining gravel surface. The dome and the adjoining car park are visually onerous and tree planting in the car parking is appropriate to visually mitigate these elements.

The maintenance proposals should be clarified with current British Standards – refer enclosed crib sheet.

Landscape Management

The Landscape Management notes on the drawing are limited in their explanations and must be confused with the more detailed LEMP. These notes should therefore be deleted off the drawing. Shrubs should be pruned at the correct times to enhance flowering and the production of fruits for visual appeal and food source for birds. For the proposed trees there should be inspections, hand weeding, mulching, stake and tie adjustment, formative pruning and ground moisture monitoring and watering at appropriate times, all in accordance with BS 8545. It should also mention that dead, dying and diseased trees are to be replaced.

Revised landscape proposals are required along with tree pit details/specifications.

Best regards

Tim

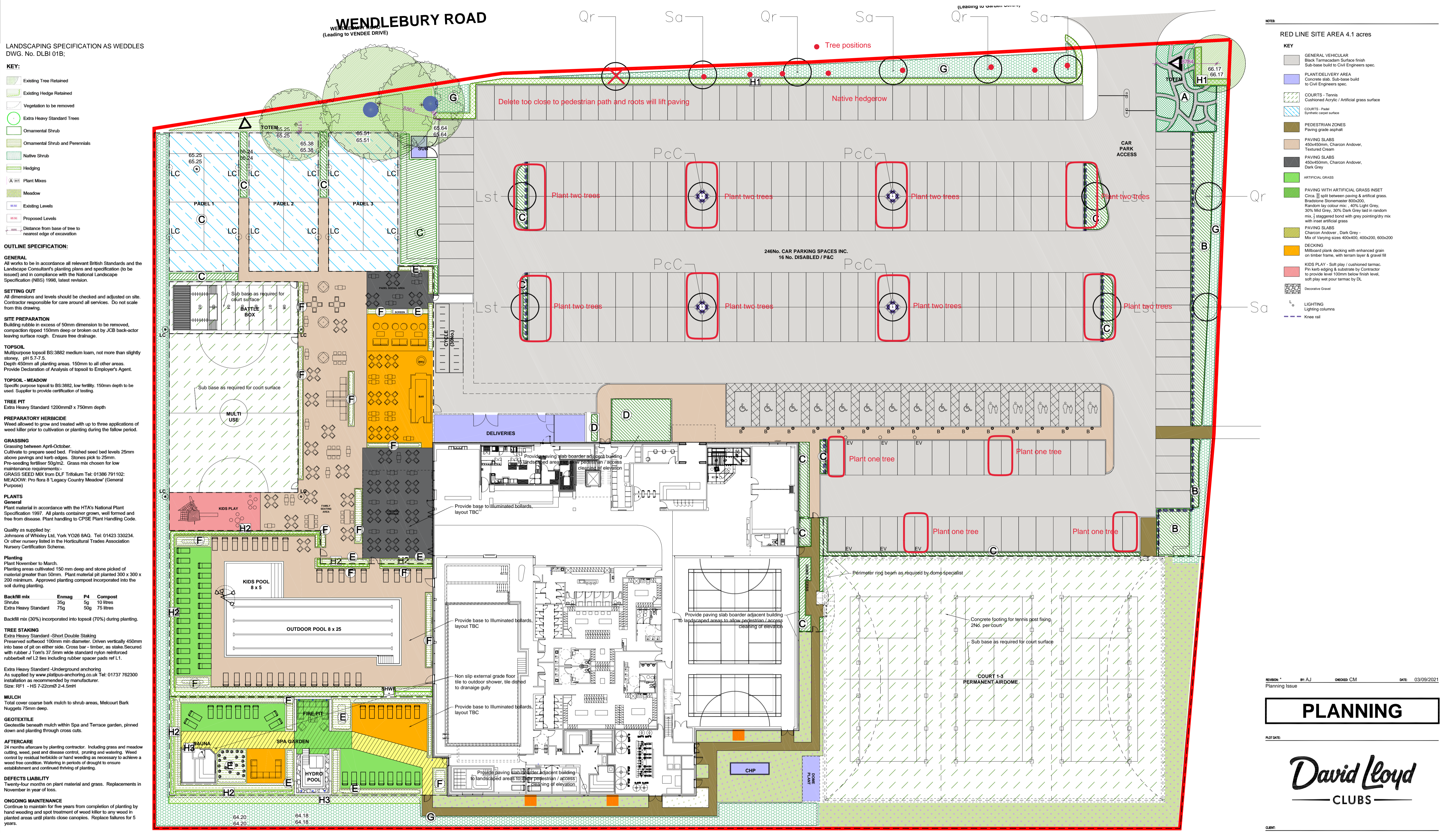
Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
Cherwell District Council

LANDSCAPING NOTES – General Guidance

All soft landscaping should be carried out by specialist landscape sub-contractor who is a member of the British Association of Landscape Industries (BALI).

1. Existing trees on or adjacent to site are to be retained shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations from commencement to completion of all works on site.
2. All excavated areas to be free draining and backfilled with imported subsoil to BS 8601:2013 Specification for subsoil and requirements for use (imported subsoil to be laid on site's existing subsoil profiles) and overlaid with topsoil to BS 3882:2015 Specification for topsoil BS 3882 – General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. Shrub areas to have a minimum depth of 450 mm topsoil. Grassed area to have a minimum depth of 150mm. Tree pit soil depth/volume in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.
3. All plants are to be supplied in accordance with Horticultural Trade Association's National Plant Specification and from a HTA certified nursery. Delivery and backfilling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants, Parts I, II and III.
4. All specimen and ground cover shrubs to be planted in accordance with BS 3936: - Specification for Nursery Stock. Part 1 Trees and shrubs (1992) and Part 10 Ground cover plants (1989)
5. All trees to be supplied, planted, mulched, and maintained (and formatively pruned) in accordance with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations. The soil around planted trees to be monitored and watered in accordance with BS8545 11.3 and G.2 Irrigation
6. Plants shall be planted in random fashion avoiding informal formal regimented lines at densities indicated in the schedule (except for specimens and formal hedges which are to be planted in positions and spacings shown on the drawing and schedule).
7. Native shrubs are to be planted in their species groups of 7,9 and 15.
8. Native hedges to be planted in accordance with the positions and spacings shown on the drawing and schedule.
9. All plants shall be watered to field capacity immediately after planting and mulched with 75mm depth of medium grade crushed mulch.
10. All trees to be double staked with cross bar and tied, using 1.5 m long, 75 mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level.
11. Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings, paved surfaces, and services, where necessary.

12. Planting shall be carried out during the period of 1 November to 31 March when the ground is not frozen, or waterlogged. If native planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.
13. All planting and grass establishment / maintenance operations to be in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). Trees are to be established / maintained in accordance with BS8545.
14. Water to field capacity during drought conditions.



LANDSCAPING SPECIFICATION AS WEDDLES
 DWG. No. DLBI 01B;
KEY:
 Existing Tree Retained
 Existing Hedge Retained
 Vegetation to be removed
 Extra Heavy Standard Trees
 Ornamental Shrub
 Ornamental Shrub and Perennials
 Native Shrub
 Hedging
 Plant Mixes
 Meadow
 Existing Levels
 Proposed Levels
 Distance from base of tree to nearest edge of excavation

OUTLINE SPECIFICATION:
GENERAL
 All works to be in accordance with all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) and in compliance with the National Landscape Specification (NLS) 1998, latest revision.
SETTING OUT
 All dimensions and levels should be checked and adjusted on site. Contractor responsible for care around all services. Do not scale from this drawing.
SITE PREPARATION
 Building rubble in excess of 50mm dimension to be removed, compacted ripped 150mm deep or broken out by JCB back-actor leaving surface rough. Ensure tree drainage.
TOPSOIL
 Multipurpose topsoil BS:3882 medium loam, not more than slightly stoney, pH 5.7-7.5.
 Depth 150mm to all other areas.
 Provide Declaration of Analysis of topsoil to Employer's Agent.
TOPSOIL - MEADOW
 Specific purpose topsoil to BS:3882, low fertility, 150mm depth to be used. Supplier to provide certification of testing.
TREE PIT
 Extra Heavy Standard 1200mmØ x 750mm depth
PREPARATORY HERBICIDE
 Weed allowed to grow and treated with up to three applications of weed killer prior to cultivation or planting during the period.
GRASSING
 Grassing between April-October.
 Cultivate to prepare seed bed. Finished seed bed levels 25mm above pavings and kerb edges. Stones pick to 25mm.
 Pre-seeding fertiliser 50g/m². Grass mix chosen for low maintenance requirements -
 GRASS SEED MIX from DLF Trifolium Tel: 01386 791102.
 MEADOW: Pro flora 8 'Legacy Court Meadow' (General Purpose)
PLANTS
 General
 Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code.
 Quality as supplied by:
 Johnsons of Whitley Ltd. York YO28 8AQ. Tel: 01423 330234.
 Or other nursery listed in the Horticultural Trades Association Nursery Certification Scheme.
Planting
 Plant November to March.
 Planting areas cultivated 150 mm deep and stone picked of material greater than 50mm. Plant material plant 300 x 300 x 200 minimum. Approved planting compost incorporated into the soil during planting.
Backfill mix

Enmag	P4	Compost
Shrub	35g	10 litres
Extra Heavy Standard	75g	50g

 Backfill mix (30%) incorporated into topsoil (70%) during planting.
TREE STAKING
 Extra Heavy Standard - Short Double Staking
 Preserved softwood 100mm min diameter. Driven vertically 450mm into base of pit on either side. Cross bar - 'finer', as stake. Secured with rubber 2 Ton's 37.5mm wide standard nylon reinforced rubber ref L2 ties including rubber spacer pads ref L1.
 Extra Heavy Standard - Underground anchoring
 As supplied by www.platipus-anchoring.co.uk Tel: 01737 762300
 installation as recommended by manufacturer.
 Size: RP1 - HS 7-22cmØ 2-4.5mh
MULCH
 Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.
GEOTEXTILE
 Geotextile beneath mulch within Spa and Terrace garden, pinned down and planting through cross cuts.
AFTERCARE
 24 months aftercare by planting contractor. Including grass and meadow cutting, weed, pest and disease control, pruning and watering. Weed control by residual herbicide or hand weeding as necessary to achieve a weed free condition. Watering in periods of drought to ensure establishment and continued thriving of planting.
DEFECTS LIABILITY
 Twenty-four months on plant material and grass. Replacements in November in year of loss.
ONGOING MAINTENANCE
 Continue to maintain for five years from completion of planting by hand weeding and spot treatment of weed killer to any weed in planted areas until plants close canopy. Replace failures for 5 years.

Mix	Code	Height	Root Zone	Specification	Mix %	Cm	Qty
Mix A - Site Entrance	20-400	100	30-45	Branches 4/5s	9	1	18
Mix B - Car Park 1	30-400	100	30-45	Branches 4/5s	9	1	18
Mix C - Car Park 2	30-400	100	30-45	Branches 4/5s	9	1	18
Mix D - Building Entrance	20-400	100	30-45	Branches 4/5s	9	1	18
Mix E - Terrace & Spa Mix 1	20-400	100	30-45	Branches 4/5s	9	1	18
Mix F - Terrace & Spa Mix 2	20-400	100	30-45	Branches 4/5s	9	1	18
Mix G - Netts	20-400	100	30-45	Branches 4/5s	9	1	18
Mix H - Hedging	150-175	6	20-30	Full post	100	0.5	200

RED LINE SITE AREA 4.1 acres
KEY
 GENERAL VEHICULAR
 Black Tarmac/Asphalt Surface finish
 Sub-base build to Civil Engineers spec.
 PLANT/DELIVERY AREA
 Concrete slab. Sub-base build to Civil Engineers spec.
 COURTS - Tennis
 Cushioned Acrylic / Artificial grass surface
 COURTS - Field
 Synthetic carpet surface
 PEDESTRIAN ZONES
 Paving grade asphalt
 PAVING SLABS
 450x450mm, Charcon Andover, Textured Cream
 PAVING SLABS
 450x450mm, Charcon Andover, Dark Grey
 ARTIFICIAL GRASS
 PAVING WITH ARTIFICIAL GRASS INSET
 Circa 1/2 split between paving & artificial grass.
 Bradstone Stonemaster 800x200.
 Random by colour mix - 40% Light Grey, 30% Mid Grey, 30% Dark Grey laid in random mix. 1 staggered bond with grey pointing/brick mix with inset artificial grass.
 PAVING SLABS
 Charcon Andover, Dark Grey - Mix of Varying sizes 400x400, 400x200, 600x200
 DECKING
 Millboard plank decking with enhanced grain on timber frame, with tarum layer & gravel fill
 KIDS PLAY - Soft play / cushioned tarmac.
 Pin kerb edging & substrate by Contractor to provide level 100mm below finish level, soft play wet pour tarmac by DL.
 Decorative Gravel
 LIGHTING
 Lighting columns
 Knee rail

246 No. CAR PARKING SPACES INC.
 16 No. DISABLED / P&C
 Provide paving slab border adjacent building to landscaped areas to allow pedestrian access clearing of elevation.

Provide base to illuminated bollards, layout TBC.

Provide paving slab border adjacent building to landscaped areas to allow pedestrian access clearing of elevation.

Perimeter ring beam as required by domo specialist

Sub base as required for court surface

Concrete footing for tennis post fixing 2No. per court

Non slip external grade floor tile to outdoor shower, tile dripped to drainage gully

Provide base to illuminated bollards, layout TBC.

Provide paving slab border adjacent building to landscaped areas to allow pedestrian access clearing of elevation.

CHP

ANNUAL PLANTING

REVISION: #
 #1: AJ
 CHECKED: CM
 DATE: 03/09/2021
PLANNING
 Planning Issue
 PLANT DATE:
David Lloyd CLUBS
CATALYST BICESTER
PROPOSED SURFACING & LANDSCAPE PLAN
 DRAWING: TH
 DATE: SEPT 2021
 SCALE: 1:250 @ A1
Hadfield Cawkwell Davidson
 Broomegrove Lodge, 13 Broomegrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design
 2018-260 | A-PL-95-210 | PD
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