

Rachel Tibbetts

From: Chris Wentworth
Sent: 24 May 2023 10:31
To: DC Support
Subject: FW: 23/00667/REM - OS Parcel 6372 South East Of Milestone Farm, Broughton Road, Banbury

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: Monday, May 15, 2023 5:20 PM
To: Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>
Subject: 23/00667/REM - OS Parcel 6372 South East Of Milestone Farm, Broughton Road, Banbury

Hi Chris

Apologies for the delay in responding. Please see my comments in respect of the above planning application.

General Comments

Hard Landscaping Proposals should be submitted

In order to prevent vehicles from driving and parking on the POS. Knee rail to be installed with posts set at 1.4 m apart. This is to prevent vehicle access if rails are removed. Contactor's maintenance access to be incorporated into the knee rail with a padlocked timber rail.

In order to improve natural surveillance and therefore increase safety, reducing antisocial behaviour and long term maintenance the hedgerows on the side of the swales are to be deleted and the areas overseeded as wildflower meadow. Pockets of native thicket planting should be planted to reinforce the proposed trees on the northern, western and southern site boundaries. Increase the species diversity of native thickets, add *Prunus spinosa*

All surfaces and utilities are to be protected against root damage from trees by root deflectors are to be installed along kerb edges and utility runs before the trees are planted. Root deflectors are to be indicated by a dashed line on the landscape proposals.

Rain Gardens

Rain gardens are implemented differently to standard planting beds and borders. They have to be the catchment areas of surface water runoff and therefore their profiles have to reflect this by having lower finished levels with shallow gradients. This should be explained, not only as part of the Soft Landscape Specification, but by the use of spot heights on the hard landscape proposals.

Zantedeschia aetheopica 'White Sail' to be deleted. It will not survive the long droughts that the country experiences. Rain gardens need to cope with very wet to very dry conditions. Include weed-suppressing groundcover in the mix: there will be less weed growth which reduces the need for walk-overs on moist soil that would otherwise become compacted, and the water does not drain away too easily; the soil become anaerobic and plants die. Consider *Vinca minor* will provide year round interest; try *V. 'Illumination'* In order to prevent walking over the soil install knee rail around the edge – details to be shown on the landscape proposals with a specification.

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Replace *Betula pendula* south east of play area with 21 *Acer campestre*. Bp high levels of pollen with will exacerbate children's allergies.

Delete the two potentially large hornbeams (*Carpinus betulus*) from the rain garden/frontage of plot 31. The eventually large trees will be out of scale, will reduce light levels to SW facing rooms and front garden. Replace with one *Betula nigra*.

In order to improve the biodiversity net gain in the semi-natural areas replace the non-native *Alnus cordata* with the native *A. glutinosa* (by the swale. Replace the ornamental *Acer campestre* 'Streetwise' with the native field maple *A. campestre*

How deep is the water in the swale west of plots 15 and 16? I would recommend removing the proposed hedgerow from the periphery of this swale to ensure natural surveillance and in doing so improve the safety of children. Furthermore because the LAP is located on the periphery of the development the hedgerow will restrict natural surveillance of the LAP and encourage anti-social behaviour.

Play Area Equipment/Experience

To improve the variety of movement experiences take away a springy animal, and replace with swing with a cradle for children with different levels of mobility age range 2 – 6 years. Redesign the play area to accommodate the swing. In this respect relocate some of the planting to the outside of the fence to free up space for the swing. Ensure that as the 'shade' tree canopy grows it will not encroach over play equipment because bird mess and other detritus is a health risk to children (additional cleaning will be necessary). Please the native *Acer campestre*.

Play area planting

Replace Hebe White Gem because it may not be as frost hardy and would require winter protection in gardens. Replace with Sage (*Salvia officinalis*)

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Replace the non-native Liquidambar, north of plots 43-44 with *Quercus robur*, the native tree.

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The *Carpinus betulus* trees immediately south of plot 3 will cover dense shade to the rear garden. Replace with the smaller *Amelanchier lamarckii* with its open airy canopy which will provide dappled shade.

The *Malus sylvestris* trees in the rain garden outside plot 30 and 31 should be deleted because of the unsightly messy of fruit fall onto the adjacent footpaths. Replace with *Amelanchier lamarckii*

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The 2nr *Betula nigra* in the rain garden immediately east of plots 24 and 26 will be planted too close to the edge of the kerb and structural damage will occur with the spreading roots. I recommend replacing the trees with 2 *Amelanchier lamarckii* planted in the centre line of the bed.

Soft Landscape Specification

The SLS requires details of how the rain gardens are implemented.

Kind regards

Tim

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