

Rachel Tibbetts

From: Linda Griffiths
Sent: 02 January 2024 10:39
To: DC Support
Subject: FW: 23/03073/HYBRID - Phase 2 SW Bicester Kingsmere Parcel R East Of, Ludlow Road, Bicester

Morning
Foe DEF please
Thanks
Linda

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You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make.

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>

Sent: Wednesday, December 27, 2023 5:17 PM

To: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>

Subject: 23/03073/HYBRID - Phase 2 SW Bicester Kingsmere Parcel R East Of, Ludlow Road, Bicester

Hi Linda

Hope you had a good Christmas.

The problem with care home gardens is:

The perceived health risk to residents and 'other problems' as perceived by staff can result in the long term closure of care home gardens. The novelty soon vanishes and the garden is left overgrown with dead trees. It can look very unsightly and be perceived as a maintenance problem.

A solution is to ensure there garden is appropriately designed for low maintenance, with many different species/cultivars of garden trees for visual interest, non-toxic/non-allergic, non-spiney, low groundcover plants, grass area and user-accessible paths, paths and hard surfaces; basically a canvas for a future design whereby the following guidance may be consulted:

'Why Don't We Go into the Garden – A Designer Handbook for Creating Actively used Care Setting Gardens' by Debbie Carroll and Mark Rendell

The indicative design layout on the Proposed Site Layout Plan is generally acceptable as a basis for a detailed hard and soft landscape proposal drawing with implementation and aftercare notes, planting schedules, plant/tree sizes and groundcover planting densities and boundary treatments. Tree pit details in hard and soft areas are required in accordance with BS8545: 2014 (root defectors should be considered).

The tree proposed tree structure is generally acceptable for giving containment and privacy. I would recommend the removal of 2 proposed trees immediately south of the raised beds to allow enough sunlight for the growing of vegetables. The visitor's car park visually mitigated by trees for the benefit of future residents (residential area to the west); they will also provide amenity for visitors.

The security of all garden areas for the people in the care home is paramount. Confusion may result for users if the link between the private garden and the raised beds is not explained properly through route markers and secure railings and locked gates (they could take either the left or right fork in the path).

The private garden space could be flexible in terms of its use e.g. the provision of seats or 'bus stop' signs for temporary queuing of users. The items will have to be stored in a shed in a place easily accessible by staff.

Any questions, let me know.

Kind regards

Tim
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