**From:** Tim Screen
**Sent:** 09 March 2017 14:06
**To:** Caroline Ford
**Subject:** FW: NW Bicester Phase 2 DISC - 16/00300/DISC

Caroline

As promised, a response re the above.

Play area

On the drawing Play Area AL4908-2107 the gates are opening onto the area of play where children are likely to run towards opening gates  resulting in accidents. The gates, therefore must open away or outwards with the transitional area. The gate to be hinged to the recessed fence to allow for the transition – to be amended on the drawing.

The extent of the ecomulch is to be indicated on the play area drawings, combined with a legend graphic.

Substation

In reference to the Substation Planting drawing. On the boundary the plants are to be spaced at 50 cm apart in straight row to follow the fence; the 5 plants /m2 is therefore inappropriate and plant numbers are to be revised because of this.

Are there enough climbing supports on the fence to ensure stability of these climbers? A fencing detail is required showing enough support.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

01295 221862

 01295 221878

mailto:tim.screen@cherwellandsouthnorthants.gov.uk

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**From:** Caroline Ford
**Sent:** 03 March 2017 15:06
**To:** Tim Screen
**Subject:** FW: NW Bicester Phase 2 DISC - 16/00300/DISC

Hi Tim,

This relates to the Phase 2 landscaping at the Exemplar – I think the outstanding issue you had was around the play area near the school (my comments are below with their responses in red). There are also plans regarding the landscaping for the substation and this is also addressed below.

Please can you let me know if you have any further comments by Thursday 09 March 2017 so that I can process this further?

Thanks,

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI
Principal Planning Officer
Development Management
Cherwell District Council
Ext. 1823

Direct Dial: 01295 221823
mailto:caroline.ford@cherwell-dc.gov.uk
[www.cherwell.gov.uk](http://www.cherwell.gov.uk/)

**From:** Quirke, Martin [mailto:M.Quirke@prp-co.uk]
**Sent:** 03 March 2017 10:33
**To:** Caroline Ford; 'Narinder Jheeta'; Squibb, Robert
**Subject:** RE: NW Bicester Phase 2 DISC - 16/00300/DISC

Caroline,

Please find attached the revised drawings and comments below in red.

I have combined the substation information for ease.

Kind regards,

**Martin Quirke**

Senior Landscape Architect

.

020 7653 3464

**From:** Caroline Ford [mailto:Caroline.Ford@Cherwell-DC.gov.uk]
**Sent:** 23 February 2017 17:09
**To:** 'Narinder Jheeta'; Squibb, Robert
**Subject:** NW Bicester Phase 2 DISC - 16/00300/DISC

Narinder, Rob,

Please accept my apologies for such a long delay in providing comments to you on the above referenced DISC application, the most recent amended plans having been received on the 8th December 2017. I have now been through the information. Please see my comments below:

Condition 13:

The bin and bicycle stores indicated are now acceptable. The only discrepancy is the store size for Plot 300 – as a four bed dwelling, my understanding is that this would benefit from a four bike store.

Drawing update to reflect the larger cycle store

Condition 14:

I note the changes made. I think the height of the wall where above a retaining wall will be unfortunate upon certain plots as discussed, however I note your reference to the SBD advice received and so I will therefore accept this. It will be important that the sales team make prospective purchasers/ tenants aware of this. Now that you have provided the retaining wall section, I do have some concern as to the retaining wall between the side of plots 295 and the flats 296-299 and the river corridor. Will this wall be formed in the same way – i.e. a brick extent with beckstone above? An elevation would be helpful in relation to this query as well as an up to date section to show how this retaining structure relates to the river corridor and the footway (and in this respect, I would refer you to my separate email regarding when the required NMA as discussed will be made unless the approved plans are being followed).

Drawing AL4908-2109 added showing the elevation and section required.

Condition 31:

The play area looks far better now and given the size of the play area, one larger piece of equipment is sensible. A couple of questions have arisen:

* Will the ecomulch be laid around the timber stepping logs and the willow tunnel? We have added the ecomulch to the willow tunnel, the other feature are very low so do not require a safety surface
* Please confirm the surface treatment of the area surrounding the wet pour safer surface. The Broxhap seat should have a surface different to grass because grass will require mowing and strimming and the legs of the seat can be damaged because of these operations. It is suggested that the resin bound gravel surface be extended under and around the seats.  The wet pour is surrounded by amenity grass, and we have added a hard surface under the benches
* I am advised that the planting area edges should be defined by standard concrete kerb edging of brick for robustness and the containment of wet pour, resin bound paving, ecomulch and grassed areas.  The concrete edging to the resin bound gravel has been added to the key.  The wet poor has a ‘ilp’ rubber kerb to the edging.  This is the recommended from the manufacturers of the wet pour surface.
* You are advised that the maintenance of the willow tunnel should be considered to ensure this vigorously growing structure is clipped to the appropriate size. If this fails, then an alternative play feature will need to be installed.
* A planting plan is required for the play area and I would be particularly interested in the proposals for edible planting. The planting plan for the play area has been amended to suit the revised layout, included is the edible / sensory planting.
* There are two stepping log features – could one be changed to something to add variety? One of the stepping logs has been changed to a balance beam

Condition 80:

I have not received any further comments in relation to the tree pit proposals so I will take it that these are now acceptable.

I trust this is of assistance and look forward to hearing from you.

Kind regards

Caroline

**Subject:** **16/00553/DISC - Discharge of condition 4 of 16/01236/F (Phase 2 Substation)**

Rob,

With reference to the above application, I have now had the opportunity to review the submission and the consultation responses received. Please accept my apologies for the delay in contacting you in relation to this application.

The only concern that has arisen is from the Highway Authority, who have identified that there is one tree which appears to be in the footway to the east of the substation. Having checked, this tree also appears on the approved plans, which is unfortunate, however if this tree could be moved to sit outside of the footway then this would overcome this concern and I could recommend approval. These tree have been moved.

The condition also requested details of the support mechanism for the proposed landscaping scheme (as originally approved – i.e. the honeysuckle and clematis boundary treatment) and an aftercare scheme therefore in order for this condition to be fully discharged this information would also be required. Would you be able to provide this information so that this condition can be fully cleared?  We have shown a chain link fence to support the plants and included the maintenance schedule.

I hope this is of assistance and look forward to hearing from you. Please accept this advice is provided without prejudice to any formal decision the Local Planning Authority may make.

Kind regards

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI
Principal Planning Officer
Development Management
Cherwell District Council
Ext. 1823

Direct Dial: 01295 221823
mailto:caroline.ford@cherwell-dc.gov.uk
[www.cherwell.gov.uk](http://www.cherwell.gov.uk/)

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