**From:** Tim Screen   
**Sent:** 13 June 2016 09:38  
**To:** Andrew Lewis  
**Cc:** Rhodri Jones  
**Subject:** FW: 16/00263/F - Buildings 485, 488 And Land Surrounding Those Buildings (Dorchester Phase 6) Heyford Park Camp Road

Andrew

The loss of the existing buildings 485 and 488 is unwelcome and unjustified, and reuse/refurbishment of these buildings may be the best solution.

Again, there are major concerns in respect of proposed tree mixtures, planting specifications, tree soil volumes and tree pits. We must arrange a meeting with Liz Lake Associates in order to discuss and agree a way forward.

1. Clarify planting specifications for the Trees, hedges and borders. All planting is to comply with BS8545:2014 and BS4428:1089 (Liz Lake Assoc. to confirm this to be the case).
2. South of Plot 309: Replace with a more attractive feature tree with a very visually permeable canopy that has dappled shade.
3. Mix up the street tree species/cultivars  for enhanced amenity and biosecurity.
4. On the western adoptable highway increase the distance between the building frontages and the highway to allow for more space for tree canopies to develop. Note that all proposed tree canopies are to be drawn at 25 years to ensure that there is enough space at the design stage. Over-shading and light reduction is going to be a problem for residents because of the westerly aspect. However it is still essential to have a ’tree-scaped’ street for the overall benefit of residents (amenity), better climate mitigation, enhanced visual mitigation and benefits for wildlife
5. Proposed trees to the north of Plot 318 and 336 is a classic case of ‘shoehorning’ trees in to tight spaces where the distance between wall and tree is only 60 cms! Damage to the wall will result the all the benefits of the tree will be lost with its subsequent removal.
6. Use another hedge species/cultivar instead of Box. This is to reduce the risk of box blight. I suggest Ilex crenata or Lonicera nitida, etc.

The LAP

1. Show the root protection area extent of the tree, as a design constraint. The reference for the tree is T307 – B.
2. There is only limited play opportunity with the activity  forced into the southern area because of the tree and its root protection area. The run route around the tree in inappropriate.
3. The activity area is within the 5 m landscape buffer to the  unit on plot 322. The buffer should be 5 m or more to minimise disturbance to residents
4. There is only user access and connectivity from the southern highway due to the ‘closed off’ of the adjacent parking court.
5. The play area fence should be offset from the kerb and low ground cover of non-toxic plants of high sensory value planted.
6. The LAP is in the wrong location because of the aforementioned issues and must be located elsewhere within a revised layout.
7. CDC’s Planning Obligations SPD must be consulted to ensure the appropriate qualitative and quantitative standard are met.

Please let me know if you have any questions on the above points and issues.

Regards.

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

cid:image001.png@01D1C1A6.F447727001295 221862

cid:image002.png@01D1C1A6.F4477270 01295 221878

<mailto:tim.screen@cherwellandsouthnorthants.gov.uk>

[www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk)

[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

[www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

[www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @Cherwellcouncil

Follow us on Twitter : @SNorthantsC

**From:** Tim Screen   
**Sent:** 08 June 2016 17:45  
**To:** Andrew Lewis  
**Subject:** 16/00263/F - Buildings 485, 488 And Land Surrounding Those Buildings (Dorchester Phase 6) Heyford Park Camp Road

Andrew

Have you seen the LAP detail proved by Pegasus? Not on Iclipse as far as I can see.

Cheers.

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

cid:image001.png@01D1C1A6.F447727001295 221862

cid:image002.png@01D1C1A6.F4477270 01295 221878

<mailto:tim.screen@cherwellandsouthnorthants.gov.uk>

[www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk)

[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

[www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

[www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @Cherwellcouncil

Follow us on Twitter : @SNorthantsC