

Caroline Ford

From: Tim Screen
Sent: 13 September 2019 11:39
To: Caroline Ford
Subject: Exemplar Public Open Space
Attachments: TIN014 edition 2.pdf

Caroline

Further to our recent site meeting with Phil Rolls here is the response.

Practical/Final Completion

It was evident from the site visit the following areas are acceptable for Practical Completion (certification): the river corridor open spaces; hedgerow buffers; the SuDS features; and the River Corridor LEAP. However it was agreed that we would look at the 106 to see if it is possible to achieved Final Completions fro all of these areas.

Frontage to Banbury Road

1. The change of level between the bus stop and the finished floor level make the mowing of the grass verge a risk to operatives. I suggest the with the 1 m wide grass verge (to prevent overhanging vegetation from the thicket impeding access on the footpath) the immediate area to the rear of the bus stop where this slope is a problem I propose that a low cushion of *Lonicera pileata* is planted round the rear of the shelter.
2. For the purpose of maintaining surveillance of the bus stop for safety reasons from the widows of adjacent dwellings the thicket should be maintained to height of 0.8 m. Regular trimming for certain native shrubs encourages a dense canopy of twigs and leaves which is the effect to aim for in this location. I suggest native hawthorn and holly for this purpose.
3. Replace the dead *Carpinus Frans* and remove the Portuguese Laurel hedge, and plant a double staggered row of Hornbeams as a hedge 45 cm apart and 45 cm between rows (using the trench system with good quality topsoil and soil conditioner) The hedge will retain its leaves in autumn the and provide a degree of shelter for the new fruit trees during pollination of flowers The forma hedge to be maintained to a height of 1.5 metres.
4. Local apple tree varieties grafted on to a dwarfing M27 rootstock is the requirement. I suggest just three trees planted 4 -5 m apart in a row will suffice. Because the ground is very compacted and survival of tree in these conditions is not guaranteed I suggest that a 3 m wide trench is dug with the arisings removed off site a and good quality topsoil added. Guidance is given with the Natural England guidance on orchards – refer enclosed. Bark mulching is required after the initial watering in.

Some general maintenance comments:

1. The surface level near to concrete kerb edges have reduce resulting a potential trip hazards. Topdress the edge to the same level as the top of the kerb and overseed.
2. The pond edge sward for the SuDS swales and scrapes should be cut on a cyclical basis: one third of the area per year, year on year, in order to maintain cover for wildlife, and clear and desilt to optimise attenuation.
3. Remove the pernicious Dockweed by hand pulling prior to setting seed.
4. Gently cultivate bare patches of compacted soil in the amenity/seating/play areas and topdress/overseed.
5. Replace dead or dying trees in the forthcoming planting season, maintain mulch rings.

6. Tighten the fastenings to secure the sound tube feature in the play area. The balancing beam (log) is substantially split at both ends, which is a hazard to children – replace the equipment with similar.

The open space outside the school:

1. Confirm the alignment and depth of the sewer, and any easement/ distance required fro tree planting.
2. Relocate the seat towards the fence with a hornbeam hedge planted behind for 'defensible space'. This will allow for the seated to survey the space easily (children will be playing). There will be limited risk of detritus from the tree contaminating the seat.
3. The Scots Pine should be relocated towards the centre of the space.
4. The ornamental birch trees should be replaced with the native silver birch because of the association with native insect species (and the native Scots Pine).
5. The trees should be planted in shared trenches in accordance with BS8545 and the surface areas of the trenches mulch to 75 mm after the initial watering. Please note that mowing and strimming of the meadow area will usually result in bark damage and some distance and from of protection between the trench and the sward is necessary. I had originally thought of a rings of Snowy Mespilus (*Amalanchier lamarkii*) could be planted around the trenches (spiral rabbit guards will provide protection).

Please let me know if you have any questions.

Regards

Tim

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