**From:** Tim Screen
**Sent:** 31 December 2018 11:24
**To:** James Kirkham
**Subject:** 18/02147/OUT - Stone Pits Hempton Road Deddington

James

Further to consideration of the Design and Access and LVIA information, etc. I provide the following response.

The LVIA is generally acceptable in terms of baseline information, methodology and determination of landscape visual impact and effect.

The development’s visual impacts from VP 10 - and the more localised impacts and effects - should be further mitigated by groups of native trees on and adjacent to the site’s northern boundary; a native hedgerow should also be included for this purpose. The will integrate the development into its rural surroundings more successfully than currently shown. The irregular northern red line boundary with its changes of direction does not allow for the successful integration of informal open space and the LAP with the scheme (The LAP is essentially isolated by the current boundary demarcation). The red line on this boundary should be redrawn as a straight line connecting the northwest corner with the outer extremity of the LAP. A landscape buffer between plots 19 and 21 and the access road would be part of an extended green infrastructure between the LAP and the landscape buffer/open space to the western boundary.

The residential receptors of Wimborn Close current experience of filtered view experience with the intervening tree line. However this may change drastically if these trees are thinned out or topped and the visual harm for these residents will increase. The residents of the proposed plots 11 and 15 may complain about the restrictions placed on the enjoyment/use of the gardens because of the overshadowing from these trees. It is therefore import to ensure that there is additional space between gable ends and the eastern site boundary to allow for the planting of small native trees – structural engineer’s report and NHBC guidelines.

The visual receptors/walkers on the pedestrian route on Hempton Road will experience a degree of harm in respect of views of the development over the hedge on the western site boundary. The landscape buffer, therefore should incorporate native thicket and tree planting to mitigate these views.

I am pleased to see that is it proposed the alien conifer hedge is to be removed from the site frontage and replaced with a native hedgerow, but its position will be determined by the vis-splay required by OCC Highways.

The balancing pond must have gradients no steeper than 1:4 for ease of landscape maintenance (mowing) and also to allow individuals to ‘escape’ from standing water (a shallow gradient slope adjacent to the water’s edge is preferable to a steep one).  Cross-sections of the balancing pond, length and breath, are required to ensure the surrounding finished levels are integrated with the pond and a maintenance route along its western boundary is incorporated (to ensure essential work of silt removal can be implemented).

Details of the LAP are to be submitted; the design and layout, along with the play equipment, fencing and gates must accord with the current Planning Obligations SPD/Cherwell District Council – July 2011

Detailed hard and soft landscape proposals, along with tree pit detailing should be submitted for our consideration. The following landscape specification notes are important.

1. Existing trees on or adjacent to site are to be retained shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations from commencement to completion of all works on site.
2. All excavated areas to be backfilled with imported subsoil to *BS 8601:2013 Specification for subsoil and requirements for use* (imported subsoil to be laid on site’s existing subsoil profiles), and overlaid with topsoil to BS 3882:2015 Specification for topsoil BS 3882 – General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. Shrub areas to have a minimum depth of 400 mm topsoil. Grassed area to have a minimum depth of 150mm.  Tree pit soil depth/volume in accordance with *BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*
3. All plants are to be supplied in accordance with Horticultural Trade Association’s National Plant Specification and from a HTA certified nursery. Delivery and backfilling of all plant material to be in accordance with *BS4428/JCLI/CPSE Code of Practice for ‘Handling and Establishing Landscape Plants, Parts I, II and III.*
4. All specimen shrubs and ground cover shrubs to be planted in accordance with BS 3936: - *Specification for Nursery Stock. Part 1 Trees and shrubs (1992)* and *Part 10 Ground cover plants (1989)*
5. All trees to be supplied planted in accordance with *BS 8545:2014*
6. Plants shall be planted in random fashion avoiding informal formal regimented lines at densities indicated in the schedule, except for specimens, which are to planted in locations shown on the drawing.
7. All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch.
8. All trees to be double-staked with cross bar and tied, using 1.5 m long, 75 mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level.
9. Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary.
10. Unless otherwise stated planting shall be carried out during the period of 1 November to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.
11. All planting and grass establishment / maintenance operations to be in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). Trees are to be established / maintained in accordance with BS8545.
12. Watering to field capacity during drought conditions.

Please let me know if you have any questions.

Regards

Tim

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