**From:** Tim Screen
**Sent:** 17 August 2017 16:05
**To:** Lewis Bankes-Hughes
**Subject:** 17/01542/REM - Land East Of Evenlode Crescent And South Of Langford Lane Kidlington

Lewis

In consideration of the Soft Landscape Plan Part A, under planning application 17/00559/F, I wish the make the following observations.

Visual Impact

Unit 1 has a significant visual impact on Langford Road receptors. Therefore a planting scheme is required on the frontage to provide visual mitigation, highway vis-splay/site entrance permitting. A formal hornbeam (Carpinus betulus ) hedge with Amelanchier lamarkii and Betula nigra trees planted 3 / group with 4 groups; trees planted 5 m apart.

For on-site amenity and visual mitigation and amelioration of the heat island effect tree planting is necessary in the car park between unit 1 and 3. I recommend Platanus orientalis planted in to structural cell tree pits, each of 15 m3 minimum volume of tree soil. 4 trees are to be plant equidistant through the middle of the central parking bay (mature canopy ring indicated).

The western elevation of unit 3 must be visual mitigated with a shrubs in a border along length of the building with a maintenance access for building, a wild flower verge between the parking bay and the shrubbery.

Proposed Trees

Replace Acer campestre ‘Elegant’ in favour of the native A. campestre, more genetically diverse tree, able cope with environmental change.

Sorbus trees tend to suffer from the effects of reflective heat from buildings. Replace them with Amelanchier lamarkii trees.

Increase the size of the supplied tree to 14 -16 cm girth for the improved visual effect they provide over the smaller 10 -12 cm girth trees.

Fagus sylvatica will suffer from reflected heat and light near buildings; really not suitable for car parks, therefore replace with Liquidambar styraciflua.

Root barriers to be installed where necessary.

Landscape Specification

All plants are to be supplied in accordance with Horticultural Trade Association’s National Plant Specification and from a HTA certified nursery.

All plants and to be planted in accordance with BS3936.  Trees are to be supplied, planted and maintained in accordance with BS8545.

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.

All excavated areas to be backfilled with either topsoil from site or imported to be BS3882 – 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.

Hard and soft landscape proposals are required.

Kind regards.

Tim

**Tim Screen** CMLI

**Landscape Architect**

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