**From:** Tim Screen
**Sent:** 15 August 2017 15:20
**To:** Lewis Bankes-Hughes
**Subject:** FW: 17/01289/REM - Skimmingdish Lane, Bicester (Plot 3 Reserved Matters)

Lewis

Thank you for the updated drawings, etc.

The amelioration of the degraded subsoil under the temporary mound east of the site, is to be addressed in the management plan to ensure that the areas is established successfully. Re-form confirmed that they would provide a written statement in this regard.

Hedgerow/trees that grow to maturity  are required to be planted within the hedgerow on the frontage to Skimmingdish Lane with the objective of providing additional visual mitigation to the site and its function for the benefit of Skimmingdish Lane visual and residential receptors. There is a  requirement for some wording in the Management Plan to clarify the maintenance of this  proposed structural vegetation,  with the healthy tree specimens growing on to maturity, but with the necessary thinning out of species that may otherwise choke the healthy tree specimens. With the current proposal I am concerned that the landscape contractor will cut the trees down to a uniform hedge stricture – that will be unable to achieve the desired screening -  because it is easier to do this.  Therefore,  the developer should now reclassify this boundary as ‘tree-lined with understory’; it is not a hedgerow.

Please ask the developer to ensure that the landscape proposals are to be implemented and maintained in accordance with the industry standards identified in the maintenance plan – as stated on the landscape proposals, sheets 1 and 2.

A tree pit drawing is required. All supplied tree stock, planting operations and maintenance is to comply with BS8545: 2014 – this to be stated on landscape drawings.

For clarification:

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, and;

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.

On the plus side:

the proposed trees (Scots Pine and Field Maple) to the southern boundary elevation are acceptable;

the replacement Platanus orientalis trees to the eastern boundary of the car park are acceptable, however the tree near the gas kiosk should be relocated to the end of the row to avoid any tree root growth related issues;

the 3 Pinus sylvestris replacement the southern edge to the car park are also acceptable, and;

The 500 mm gravel strip to the edge of the car park has been included.

Regards.

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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**From:** Lewis Bankes-Hughes
**Sent:** 14 August 2017 13:22
**To:** White, Joy - E&E; Tim Screen
**Subject:** FW: 17/01289/REM - Skimmingdish Lane, Bicester (Plot 3 Reserved Matters)

Hi Joy, Tim,

Please find attached revised plans in response to your comments on this application.

I would appreciate it if you could provide further comments on the revised scheme by 21 August.

Regards,

Lewis

**Lewis Bankes-Hughes MPlan**Planning Officer (Obligations Monitoring)Major Developments Team, Development Management
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**From:** Laura Precious [mailto:laura.precious@quod.com]
**Sent:** 08 August 2017 10:13
**To:** Lewis Bankes-Hughes
**Cc:** Emma Lancaster
**Subject:** 17/01289/REM - Skimmingdish Lane, Bicester (Plot 3 Reserved Matters)

Lewis

In response to consultation comments from OCC Highways and CDC Landscape Team on the above application, and further to our previous discussions on this matter, please see attached amended scheme plans.

The attached summary note (ref: 15230-06) sets out the detailed response to the highways comments and provides the requested vehicle tracking details (drawing ref: 15230-18). You will note that our client is agreeable to a condition restricting the use of Unit 3B to B8 use (as opposed to the consented B1c/B2/B8) in order to respond to the comments on car parking numbers – please let me know if you would like us to provide you and/or OCC with some draft condition wording to this effect.

The landscaping site plan and planting schedule has also been amended in line with CDC comments and subsequent discussions with Tim Screen (CDC Landscape).

For the avoidance of doubt, I have attached a drawing schedule, listing the latest set of plan references for approval.

I trust that these amendments answer all outstanding objections and would be appreciative if you could pass the plans through to your colleagues for their confirmation at your earliest convenience. Please don’t hesitate to let me know if you have any questions or should any further comments need to be addressed.

In so far as other consultation responses are concerned, I note that Bicester Town Council have responded with no objection, however responses are still outstanding from the following: OCC Drainage; Bicester Heritage; Bicester Local History Society; OCC Rights of Way; OCC Single Response; and CDC Urban Design.

Could you please confirm in the first instance that you are still awaiting responses from the above or whether (with the consultation period expiring last week) you are able to progress the application towards determination (following confirmation that your landscape and highways colleagues are satisfied with the attached amendments)?

Kind regards

Laura

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