**From:** Tim Screen   
**Sent:** 26 October 2018 14:18  
**To:** Caroline Ford  
**Subject:** 18/00484/OUT - Land North And Adjoining Home Farm Banbury Road B4100 Caversfield Bicester

Caroline

Please refer to my comments below.

Illustrative Masterplan

The most  important view of the church is going to be at the end of the highway, near the ‘hammerhead’ where the church should be framed by a splayed tree avenue to ensure that the church and its setting does not become obscured by a narrow avenue of trees with spreading canopies – refer to enclosed pdf (I have taken the liberty of sketching an avenue of trees, as guidance).

For the safety of the children there should be unimpeded natural surveillance of the play area from adjacent houses and footpaths. The landscaping should allow for this requirement. I would expect a designer’s risk assessment of the play area’s location near to the balancing pond, in respect of reducing the risk to children when the pond has standing water. The embankments should have shallow gradients to allow for easy ‘escape’ from the water’s edge. The Balancing Pond could be sited further away from the edge of the play area.

I look forward to detailed hard and soft landscape proposals, play area proposals, balancing pond details, and tree pit details.

No further comment required.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

