**From:** Tim Screen
**Sent:** 23 May 2017 16:25
**To:** Andrew Lewis
**Cc:** Rhodri Jones
**Subject:** 17/00983/REM - Parcels B4A & B4B Heyford Park Camp Road Upper Heyford

Andy

For me the general design layout for both parcels is acceptable.

In terms of landscape design there is an opportunity to reinforce trees and formal hedge structure with shrub areas to enhance the amenity and wildlife habitat, and mitigate the development for the benefit of resident’s lives.

The rectangular and ‘triangular-shaped’ areas, identified below, should be groundcover and specimen shrubs, and herbaceous enraptured by formal hedging. These, otherwise, publically accessible areas, will be given over to planting that will enhance amenity and provide wildlife habitat. The Design Statement’s Garden Quarter, Bicester has large areas of shrub planting that is generally successful, with the appropriate maintenance.

Parcel B4A

* Two triangular areas south of Block A
* Area south of Block B
* South of Block 42-50, encompassing the substation
* Area north of Block 42-50
* Green grass blocks in parking resident and visitor parking on the north eastern edge, the parking areas between Blocks A and B.

Parcel B4B

* Area north of Block A (between path and parking)
* Small areas north of plot 91
* 30% of area east of Block B
* The area between the south of Block B and rear gardens 81 and 82
* The area to the east of block plot 82.
* Area south of plot 81 and 82
* Area south of plot 71
* Area adjacent to parking V24
* Area south of V22 and 82 .

LAP

The LAP play activity area, as shown by CDC’s standards has limited space at 70 m2. A minimum area of 100 m2 is required to ensure that the appropriate level of play experience is achieved (with at least 3 items of robust play equipment). The is enough in this location to achieve the 100 m2, as long as the 5 m buffer is maintained between active dwelling frontages and the edge of the activity area. CDC’s Planning Obligations SPD is to be consulted to ensure that this Council’s standards are achieved.  The play area is to be accessible via the adjacent footpath system , avoiding access to and from the highway for obvious safety reasons.

Landscaping

The landscape proposals are to include hard surface details and the soft landscaping to comply with the following standards.

* 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 trees to be planted in accordance with BS3936.
* 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.
* Trees are to be planted and maintained in accordance with B8545.

I look forward to the detailed landscape proposals, under condition.

Regards.

Tim

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**Landscape Architect**

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