**From:** Tim Screen
**Sent:** 25 May 2018 10:11
**To:** Caroline Ford
**Subject:** RE: 17/00600/DISC NW Bicester Exemplar - Phases 3 and 4

Caroline

I’m happy for them to get this seed mix a try. Some of this mixes can be hit and miss. An evaluation of success will be required by them, and subsequent overseeding with a revised mix may be necessary.

Many thanks

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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**From:** Caroline Ford
**Sent:** 25 May 2018 10:01
**To:** Tim Screen
**Subject:** FW: 17/00600/DISC NW Bicester Exemplar - Phases 3 and 4

Hi Tim,

I have been chased up on our view in relation to the attached green roof seed mix that has been submitted – do you have any comments please?

Thanks

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division

Place and Growth Directorate
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**From:** Caroline Ford
**Sent:** 13 April 2018 14:04
**To:** Tim Screen
**Subject:** FW: 17/00600/DISC NW Bicester Exemplar - Phases 3 and 4

Hi Tim,

You asked, as part of one of the DISCs I am dealing with for details of the green roof’s wildflower sward mix. I have received the attached document – please could you review this and let me know if you have any queries?

Thanks
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI
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**From:** Estelle Hutchinson [mailto:Estelle.Hutchinson@struttandparker.com]
**Sent:** 09 April 2018 17:06
**To:** Caroline Ford
**Cc:** Andrew North
**Subject:** 17/00600/DISC

Hello Caroline,

Apologies for the series of emails but I am trying to keep emails for each application separate so as to avoid confusion.

I have attached your email below dated the 13th March. I would like to send over information to you as of when we receive it so hopefully if we feel that conditions are holding up the application we can pull them and deal with them separately. Therefore, I attach our sub-consultants comments in red to your comments in the first instance with further information to follow. However, please could you provide us with an update whether any of the information attached is enough to discharge that condition.

Condition 8:

As the document demonstrates that all dwellings achieve a minimum of 2 credits under the Code for Sustainable Homes for daylight, then the requirements of planning condition 8 have been satisfied. The submission does not seem to provide any information as to how the conclusions reached have been arrived at – i.e. a methodology for the calculation. Is it possible for this to be added for completeness? **Methodology used below:**

**The assessment follow the criteria set by the Code for Sustainable Homes  - Category 7: Health and Well-being as shown in the following table and explained in paragraph 2 of the report issued on 13 December 2018.**

**Table extracted from page 192 – CfSH**

Condition 10:

The suggested mitigation measures to avoid overheating do appear to be acceptable, however the mitigation measures are dependent on users implementing them. For example, in terms of night time cooling, opening windows is relied upon. I would question whether residents would be content to leave ground floor windows open during night time hours and I think it is not appropriate to rely on this. My understanding is that on previous phases, it was specified that windows would not be open on the ground floor during the night. Would the opening of windows on upper floors be sufficient to achieve the cooling required? Are the dwellings provided with blinds from the start? My understanding is that residents shouldn’t have to adapt their homes for 20 years from first occupation so I am interested to know whether this is the case. **We do not have this information yet. Calculations are still being run…**

Condition 14:

I agree generally with the type of boundary treatments proposed, however there are a few principles relating to the location of where boundary treatments are used which have not been followed and require amendment: **We are unsure what principles we are not following? We disagree that boundaries viewed from a public domain should be brick / stone. There are multiple cases in Phases 1 and 2 where a timber fence faces onto a public domain.**

* Timber fencing forming the boundary treatment between dwellings is acceptable but all prominently sited boundaries that are viewed from the public domain should either be a brick or stone wall. Stone walls should be used where the material for the dwelling is stone (and the same principle applies to brick dwellings). There are a number of examples where timber fences are proposed along roadsides/ allotment sides/ footways, which will therefore be prominent. These should be stone or brick walls.
* Ideally brick or stone walls would also be used around the edges of any dwelling backing onto a parking court. This is to ensure that the courts remain secure and therefore to allow them to be optimally used.
* There is no boundary treatment shown between the gardens of plots 226 and 227.
* Please can you confirm where timber post and rail fence railings are proposed – these are not easily identifiable from the plans.

In my view, the detailed plans for the different boundary treatments are acceptable.

Condition 15:

I note that the detailing plans generally follow those previously approved and this is an acceptable approach. One difference appears to be that no weathering overhang is now provided as shown on the verge detail – is there a reason for this? I do not appear to have Report AA2699C(3) – detail location references however – I have a blank A3 sheet with the title on but no further detail – please can you forward this **Please see attached document ‘Condition 15’**?  In particular, there are some details on sheet 3 (most notably relating to spandrel detailing), that I am unclear where this detail would occur. In addition, I note that detail Wc10 (external wall base detail) shows two different colour bricks – these will require agreement (and I note the submission of details pursuant to condition 19 as part of 18/00039/DISC), however I anticipated that this would be a detail relating to how the bricks were laid rather than utilising different coloured bricks. **Within the batch of bricks there are variations in colour. The different coloured bricks will be laid in a way to provide a slight pattern.**

**Stephen Walker’s response:**

There will still be protection from weathering and the design intent was to reduce the overhang as much as possible to achieve a sharper, crisp and modern detail. However there will still be an overhang probably in the range of 20mm dependant on the product supplier specified. Please note the key description of verge details, which is as phase 2.



Condition 16:

The details of the revised design for plots 139-142 follow those approved via 17/00116/NMA and therefore can be approved as submitted.

Condition 17:

The Highway Authority have reviewed the parking scheme and raise no objections to the discharge of this condition on the basis of the submitted details.

Condition 18:

Condition 18 incorporates details that are required for agreement via other conditions – therefore, once plans are agreed for matters relating to boundary treatment, street parking, landscaping, street furniture, play features and lighting (comments included both in this email and relating to 17/00569/DISC) then these can collectively be referred to in discharging condition 18.

Condition 20:

The Landscape Team have considered the construction details of the green roof and have advised that these are acceptable. However, he was unable to determine whether the roof’s wildflower sward mix is appropriate. Can this detail be forwarded for consideration? **Mix attached.**

Conditions 24 and 25:

In respect of the plans submitted, these have been reviewed by the Highway Authority who have raised no objection to either condition being discharged. I have no reason to disagree with regard to the detailed elements of these plans, however I do have some concerns with regard to the road surface treatment proposed. The proposal involves block paving throughout all roads in the northern fields and I would question the appropriateness of this urban approach as these fields sit closer to the countryside. Indeed we discussed how the landscape proposals take a slightly different approach in this area due to the changed setting. I also referred at our meeting to various streets through phases 3 and 4 being designated as Exemplar Homezones and how these are treated and looking back to the original Design and Access Statement there are also Green Lanes shown around the edges of Phases 3 and 4. In respect of the green lanes, guidance suggests that the surfacing could be resin bonded gravel, without kerbs. In respect of the Exemplar homezones, these were anticipated to be flexible environments to encourage play and which could include surface pavement patterns and textures and were envisaged to have a shared surface design. We discussed the merits of play within these areas given the provision of formal areas of play well located in the northern fields and whilst I would agree with that, I also consider that the surface treatment requires further consideration. In my view, the use of block paving as part of phases 3 and 4 can be accepted, but more variation should be introduced, particularly around the edges of the parcels with an alternative, such as a resin bonded gravel or similar. In my view, this would be more appropriate where a ‘lane’ environment might be expected. This variation has been achieved on phase 1 around the edges of the site and I would be grateful for further consideration in relation to phases 3 and 4.

* **We will be reducing the curb height in both the home zones (tertiary roads) and green zones (roads around the boundary of the site) to 20mm. This is what they built in Phase 1.**
* **It has since been agreed that resin bound is not an option due to failure on phases 1 and 2.  Therefore we propose Marshalls Tegula Priora Traditional as per the screen grab below.  The traditional block is proposed on driveways on site however not on roads.   It’s introduction around the edge would introduce a softer, slightly more rustic aesthetic to these areas.**
* 
* **Please see two homezone options attached.  Both incorporate planters to break up the street linear alignment of the street.**

Condition 30:

Planning condition 30 requires that rainwater harvesting be provided in accordance with the details shown on drawing number 7163-UA001881-03 (attached for reference) unless an alternative scheme is agreed. The plot drainage plans are not clear as to how the rainwater harvesting works – as to whether the scheme complies with the plan attached or otherwise. Please provide further information to demonstrate the rainwater harvesting proposals. **Rainwater harvesting details attached.**

Conditions 63, 65, 67 and 69:

As the same plans and more have been submitted for the drainage conditions above as condition 30, the relevant comments are provided here. Firstly and as mentioned at our meeting, there appears to have been a significant change in the approach to drainage compared to the original drainage strategy. The submission provides plans of the proposals but no updated assessment to demonstrate the appropriateness of the proposal nor calculations. In any event, I am concerned with the change in strategy which effectively loses all above ground drainage features, and therefore the associated benefits that they bring, both in terms of amenity, the loss of the natural system that was envisaged as well as ecological benefits. Whilst reference was made when I met Andrew in relation to soil conditions, the original FRA and drainage strategy identified the use of a range of SUDs features and identified where these features would be – including being incorporated into the landscape design from the outset.

The system appears to be predominately soakaways within residential gardens and whilst I note that this was expected in respect of the rainwater harvesting system, does this have a wider roll in terms of the wider surface water drainage (given that the main drainage layout appears to be focussed primarily on foul drainage with some below ground surface drainage within rear gardens) and there being no surface water features above or below ground outside of residential curtilages. If this is the case, then how are soakaways maintained when they sit within residential gardens and does this have an impact upon the usability of garden spaces?

Oxfordshire County Council have also reviewed the submission. In respect of condition 63, they have asked for confirmation of any measures that will prevent flooding occurring of the adjacent highway, such as cut off drains prior to construction or phasing of the construction. In relation to condition 67, OCC request detail as to how the proposals comply with section 2.4.3 of the FRA (3501-UA001881-UU41R-03 – Hyder June 2011) and confirmation, making reference to groundwater level monitoring data that infiltration techniques will not result in groundwater flooding across the site. OCC have requested that in respect of condition 69, a compliance statement be submitted to demonstrate how the proposals satisfy each of the bulleted points of condition 69.

Overall, I am not convinced that the change to the drainage strategy is appropriate given the loss of a number of benefits that were identified in the original drainage strategy and planning application in respect of providing a natural drainage system. In any event, there is currently insufficient information available to be satisfied that the changed system can be considered appropriate. In my view, it is necessary to revert to the original application submission documents approved for a review of the scheme and then a submission be made addressing how the proposal complies (or otherwise) with the original strategy. This should include a further drainage strategy if the approach is proposed to change. As requested by OCC, a compliance statement demonstrating how the proposal satisfies the bullet points of condition 69 would also be helpful (for reference the wording of condition 69 was varied by 15/00059/NMA).

Lastly in respect of the drainage conditions, levels plans are provided and you will note that I have separately queried these in respect of 17/00569/DISC.  **… ongoing**

Condition 80:

I have not received comments from the Council’s Arboricultural team so I will accept the details submitted demonstrating tree pit proposals.

I note the submission of drawings relating to bin stores pursuant to the landscaping conditions – I think these are more pertinently considered against condition 13 (bicycle and bin stores) for which you have not yet applied. In addition, I am not clear where the bin stores for plots 124-144 are positioned in relation to these plots.  **Application to discharge condition 13 – 18/00039/DISC which was due for determination 4th April 2018.**

I would also note that the footway design and materials alongside the spine road require agreement and so either should be added to the current plans or an application made to discharge the relevant condition for the infrastructure phase. **We are currently looking into the S38 drawings for the spine road.**

I look forward to hearing from you soon.

Best regards,

Estelle

**Estelle Hutchinson BSc (Hons)**

Graduate Planner

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