**From:** Tim Screen   
**Sent:** 03 December 2018 14:22  
**To:** Caroline Ford  
**Subject:** RE: Elmsbrook conditions - 17/00600/DISC

Caroline

I am happy to judge the performance of the scheme through future site inspection/monitoring. I am therefore able to accept the responses from Ben.

Regards.

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

cid:image001.png@01D48B13.94CD77C001295 221862

cid:image002.png@01D48B13.94CD77C0 01295 221878

<mailto:tim.screen@cherwellandsouthnorthants.gov.uk>

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**From:** Caroline Ford   
**Sent:** 30 November 2018 16:47  
**To:** Tim Screen  
**Subject:** FW: Elmsbrook conditions - 17/00600/DISC

Hi Tim,

Following your comments on the landscape plans by DJA sent on the 15 November 2018, I worked my way through these and, in order to try and expedite this to allow the conditions to be cleared, highlighted, which were the issues I felt most important to be resolved (see attached email). They have submitted amendments, to address these comments and their explanation is set out below. I also attach the amendmentsot this email.

If you have any further comments, please could you advise?

Many thanks,

Caroline

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

**Place and Growth Directorate   
Cherwell District Council and South Northamptonshire District Council**

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**From:** Estelle Hutchinson [<mailto:Estelle.Hutchinson@struttandparker.com>]   
**Sent:** 30 November 2018 12:24  
**To:** Caroline Ford  
**Subject:** FW: Elmsbrook conditions

Hi Caroline,

Please find below Ben Stonyer @ DJA comments on the landscaping details. He has included the updated drawings via a dropbox link – are you able to access this or I can send a series of emails with the attachments. They have taken into account your five bullet points listed below and the amendments made are listed below in red.

DJA have confirmed that the swales will be the amenity grass.

Many thanks,

Estelle.

**Estelle Hutchinson BSc (Hons)**

Graduate Planner

Direct: 02073384020 | Mobile: 07342949947

[](http://www.struttandparker.com/)

**From:** Ben Stonyer [<mailto:benstonyer@davidjarvis.biz>]   
**Sent:** 30 November 2018 09:56  
**To:** Andrew North <[Andrew.North@crestnicholson.com](mailto:Andrew.North@crestnicholson.com)>; Estelle Hutchinson <[Estelle.Hutchinson@struttandparker.com](mailto:Estelle.Hutchinson@struttandparker.com)>; Mike Dewson <[mdewson@reuby-stagg.co.uk](mailto:mdewson@reuby-stagg.co.uk)>  
**Cc:** George Richardson <[georgerichardson@davidjarvis.biz](mailto:georgerichardson@davidjarvis.biz)>; 'Daniel Cook ([dcook@reuby-stagg.co.uk](mailto:dcook@reuby-stagg.co.uk))' <[dcook@reuby-stagg.co.uk](mailto:dcook@reuby-stagg.co.uk)>  
**Subject:** RE: Elmsbrook conditions

Estelle/Andrew

Please find a link below to our revised drawings:

<https://www.dropbox.com/sh/7xrrlw9zqfow6i7/AADt0GQYu46jbi1Lv6hEgQBVa?dl=0>

Our responses to CDC comments are below:

* The advice continues to be that a variety of trees would be preferred due to the deleterious effect of climate change on trees and the increased possibility of disease and pests affecting trees.

Proposed trees within the development have been diversified as detailed in the table below.  This includes a significant reduction to the numbers of Prunus avium following concerns with bacterial canker:

|  |  |  |  |
| --- | --- | --- | --- |
| **TREE AMENDMENTS** |  |  |  |
|  |  |  |  |
| **Species** | **Previous** | **Current** | **Difference** |
| Acer campestre | 28 | 28 | 0 |
| Amelanchier lamarckii | 6 | 6 | 0 |
| Betula pendula | 51 | 51 | 0 |
| Carpinus betulus | 9 | 12 | 3 |
| Carpinus betulus 'Frans Fontaine' | 8 | 8 | 0 |
| Fagus sylvatica | 0 | 4 | 4 |
| Fargesia robusta | 16 | 16 | 0 |
| Malus sylvestris | 17 | 15 | -2 |
| Malus triobata | 45 | 45 | 0 |
| Prunus avium | 34 | 7 | -27 |
| Prunus padus | 0 | 3 | 3 |
| Sorbus aria | 0 | 7 | 7 |
| Sorbus aucuparia | 10 | 11 | 1 |
| Sorbus torminalis | 0 | 10 | 10 |
| Tilia cordata | 4 | 4 | 0 |
| Tilia platyphyllos | 0 | 1 | 1 |

* Concern continues to be raised regarding bamboo and its chance of survival in difficult environmental conditions. Bamboos prefer moisture-retention soil and the containers will require regular watering. The planters must not restrict vision for users of the road and I understand that OCC would not accept these features within adoptable areas (I note a submission in respect of condition 60 has not yet been made for phases 3/4). In addition there is a chance these planters could become damaged.

We agree the planters will require regular watering.  This is specified in the Ecological & Landscape Management Plan:

*‘Plant materials shall be watered immediately after planting. Carry out regular feeding and watering throughout the growing season to promote healthy growth, taking care not to over water or over feed using a fine hose or sprinkler until full depth of topsoil is saturated.’*

R&S have no concerns wit the position of the planters and do not believe they will restrict vision for road users.

* Landscape proposals 1 of 12 – the use of a tree at 0.98m from a wall is discouraged not only for potential future soil shrinkage, which it is not considered a root barrier would necessarily prevent, but also because there may be future direct pressure to prune the tree from the adjacent property. Planting within such close proximity to a wall/ structure is not sustainable.

The tree has been moved 2m away from the garden wall.

* There are still concerns regarding the overhang of trees to play features and the equipment and the likely bird detritus.

The one tree which overhangs an item of play equipment in the Eastern POS has been moved.

* Has any thought been given to an alternative to the Tilia Cordata along the spine road but within the central space? As per my email of the 13/03/2018, I had requested a more meaningful larger native tree species given there is space to accommodate this within this area?

Tilia Cordata is a native tree which grows to at least 12m high and 8m spread.  Unfortunately these trees have now been ordered and therefore can not be upscaled, however we believe the size planted conforms to the D&AS requirements.  Furthermore these trees will be planted as early as possible on site to allow them time to develop.

Kind regards,

Ben Stonyer

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