**From:** Tim Screen   
**Sent:** 07 December 2018 15:32  
**To:** Maria Philpott  
**Subject:** 18/01333/F - Bicester Heritage Buckingham Road Bicester

Maria

Planting Proposals Drg. No. ASA-561-DR-001

1. It is impossible to determine where the species of the trees are to be planted from the drawing. If there a tree deaths/defects on site, the LA- consented drawing must provide the necessary guidance on replacement tree planting.
2. For me the landscape setting with the historic features (mounds, etc.) is important. This includes existing retained trees, as surveyed under BS5837. The existing trees in the areas to the south of unit C are not indicated on the landscape proposal (they are integral to the landscape setting and therefore must be included in the landscape design proposals. The trees provide a design constraint on the cultivations beneath them because of their designated root protection areas e.g. the GM2 pollinator mix is inappropriate if the existing ground flora can be utilized without causing disturbance to the tree roots through ground cultivations within the root protection area. In fact all retained trees on the site boundary and the interior must be indicated on the landscape proposals because of the landscape design constraints, amenity and visual containment they provide.
3. The amount a vehicle parking spaces in the area south of unit C creates visual harm. I recommend the parking area is visually mitigated by a clipped hornbeam hedge.
4. The density of the fastigiated tree planting on the southern boundary is too high, producing spindly trees as they grow towards limited available light. They are going to be planted too close the edge of the maintenance path and tree roots will lift the path surface.
5. We are relying on the he existing tree structure on Skimmingdish Lane to provide the visual mitigation for the units, however it this is reduced or removed by the County the units will be exposed. Because the width of this ‘corridor’ is narrow, between 2 and 4 m. I recommend a single row planting of shade-tolerant hedgerow species that can be easily accessed for maintenance by a landscape contractor (for siding and topping with machinery, as appropriate). Therefore delete the ‘full sun’ specific Rosa canina from the mix in favour of Viburnum opulus. Shade tolerate trees are to be planted within the hedgerow at irregular spacing of 7, 9 and 15 metres. Recommended tree species: Sorbus torminalis and Acer campestre.
6. The standard tree schedule indicates Alnus gutinosa which is acceptable in open areas, near water, but given it propensity to naturally leans in one direction is therefore not suitable for planting near paved parking/pedestrian areas. The three tree groups should be replace with a single large feature tree as indicated:
7. The outlying space between unit G and H is to have a Quercus ilex
8. The outlying space east of unit F to have Quercus ilex
9. Tree pit details are very important to ensure the tree are planting in accordance with current recognised industry standards. The landscape consultant is to provide this information.
10. In conclusion there is limited, unifying landscape structure throughout. The hornbeam hedge theme should be applied to parking area west of unit C, south of unit C (as discussed) , a single tree and low Lonicera pileata hedge to the end of the parking bays of unit 143. A similar treatment to unit 143 is to be indicated at the eastern end of unit E and west of unit D. This is also the case for the eastern and western ends of unit A parking, and the eastern end of the eastern end of H. Also to be applied at the southern end of the parking bay to the east of unit D. The trees should be fastigiate for the limited space available for the lateral spread of tree canopies. The cultivars from the list of trees proposed are acceptable, but only if they are able to cope with dense shade from the buildings, other species/cultivars may have to be considered.

I look forward to the revised landscape proposals – supplied plant sizes, planting densities and meadow grass mix to be indicated.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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