

Rachel Tibbetts

From: Caroline Ford
Sent: 21 November 2019 10:08
To: DC Support
Subject: FW: 19/01036/HYBRID - Bicester Eco Town Exemplar Site Phase 2, Charlotte Avenue, Bicester

Please can you record and scan onto the above?

Thanks

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 20 November 2019 17:18
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 19/01036/HYBRID - Bicester Eco Town Exemplar Site Phase 2, Charlotte Avenue, Bicester

Hi Caroline

Not a problem. I confirm that my previous comments relate to the application site to the south of Charlotte Avenue, so I will concentrate on the building to the north of Charlotte Avenue and parking area and landscaping proposed to the south, close to the energy centre.

In consideration of Landscape GA plan ADP-00-GF-DR-A-L-100 S2 P2

There is currently very little scope for structure planting within the large expanse of hard area/car parking to the north side of the building without any relief on terms of amenity and environmental benefit (shading and cooling) amelioration. I would encourage the use of feature trees within the car park and formal hedging on the northern boundary

The community garden requires additional landscape design.

I am pleased to see a good proportion of street tree planting, especially the line of trees interplanted between seats north of the Energy Centre. However, I am concerned about bird droppings onto seats and recommend fastigiate trees to reduce this problem (to prevent overhanging branches). Also the seats to have armrests to prevent skaters from using them (although this is also dependant on the smoothness of the surface paving).

I look forward to the submission of detailed hard and soft landscape proposals.

Please let me have your questions.

Regards

Tim

Tim Screen CMLI
Landscape Architect

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 06 November 2019 13:26

To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>

Subject: RE: 19/01036/HYBRID - Bicester Eco Town Exemplar Site Phase 2, Charlotte Avenue, Bicester

Hi Tim,

Hopefully you received a second consultation on the above as unfortunately the first re-consultation went out without the updated description of development on. I think your comments in your first paragraph relate to a building to the south of Charlotte Avenue? This side of the road is now in outline only so we don't need to worry about the design of that side of the road now – the only full element of the scheme is the building to the north of Charlotte Avenue but there is a parking area and landscaping proposed to the south close to the energy centre.

Apologies this wasn't clear but is it possible you can advise me if you have any comments on the elements that are sought in full now?

Many thanks,
Caroline

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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>

Sent: 30 October 2019 16:41

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: 19/01036/HYBRID - Bicester Eco Town Exemplar Site Phase 2, Charlotte Avenue, Bicester

Caroline

RE: Development of a new Local Centre comprising Retail, Commercial and Community floorspace (flexible Use Class A1/A2/A3/B1/D1), and 38 residential units (use class C3) with associated access, servicing, landscaping and parking

The impact of visually onerous wall on the River Corridor Leap requires visual mitigation with and fine and attractive living wall and perhaps a mural. The gabion retaining wall that defines the western application site boundary should be replaced with a structurally sound and visually attractive wall/planted feature with irrigation to establish the plants. Of course maintenance access requirements and risk assessments are crucial to the establishment of this feature.

The original landscape drawing ADP-00-GF-DR-A-L-1000 indicated an appropriate number and location of proposed trees. The revised landscape scheme must adhere to this requirement, where possible.

Regards

Tim

Tim Screen CMLI
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