

Dear Linda,

I am commenting on the above application from an arboricultural aspect.

I have studied the plans and the Arboricultural report.

Site – Tapper Farm - Bodicote

Proposal – to demolish existing buildings and building 46 dwellings

I object to the current layout due to proximity to both on and off site trees.

Please note my observations:

1. An arboricultural report was produced by Focus Environmental Consultants dated May 2021.
2. The proposed layout has not fully considered the current and future impacts of the on and off site trees.
3. Shadowing is a major issue for residents to enjoy the amenity of their home. In the tree report a simple shadow spectrum was illustrated in the Tree Shadow Plan.
4. It was noted that only estimates were used for the trees outside the site, most of which are in the neighbouring school. For a project of this size and importance efforts should have been made to gain access, which I am sure would have been permitted. Also where accurate measurements were prevented due to ivy coverage then works should have been carried out to remove the ivy as recommended in the original tree report by AWA.
5. The Root Protection Area (RPA) parameters applied to the proposed layout limits the future development of the trees. The maximum limit of 15 meters RPA should have been applied to allow for future growth of the protected trees.
6. All RPAs have been applied as circles and have not allowed for pre-existing site conditions, ie buildings and roads. As per clause 4.6.2 of BS5837 :

4.6.2 The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

This reflects mainly to the oak tree T3, beech trees T4 and T40.

7. I have used the measurements provided to provide the following shadow modelling for various times of the day, based on the 21st June.

9:00 am



12:00



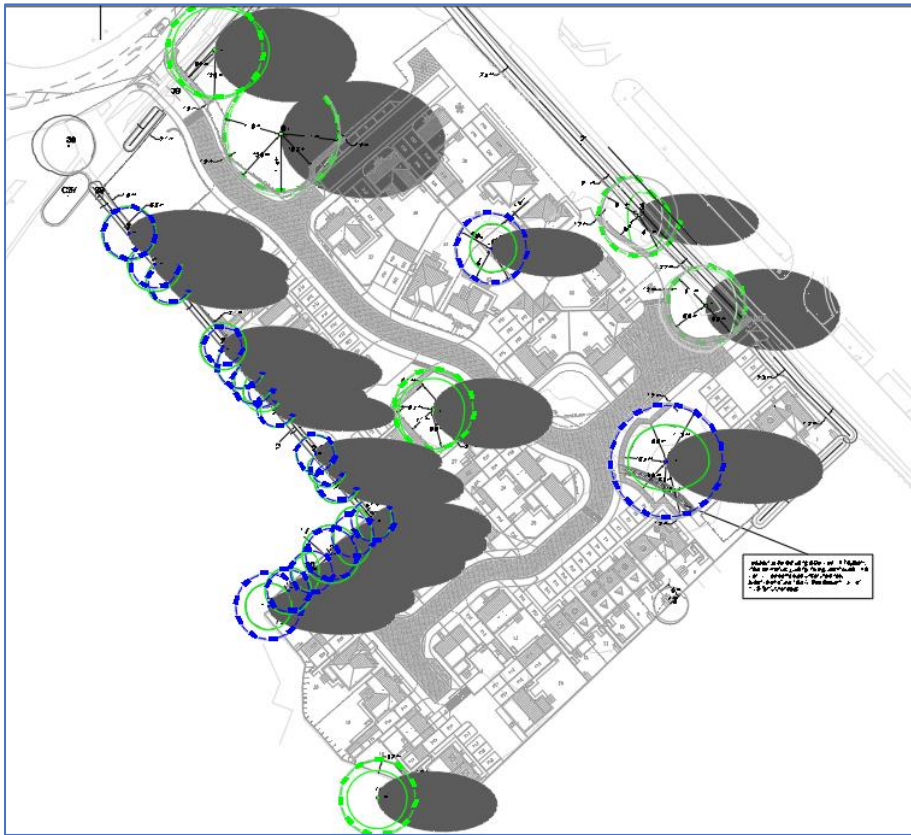
13:00



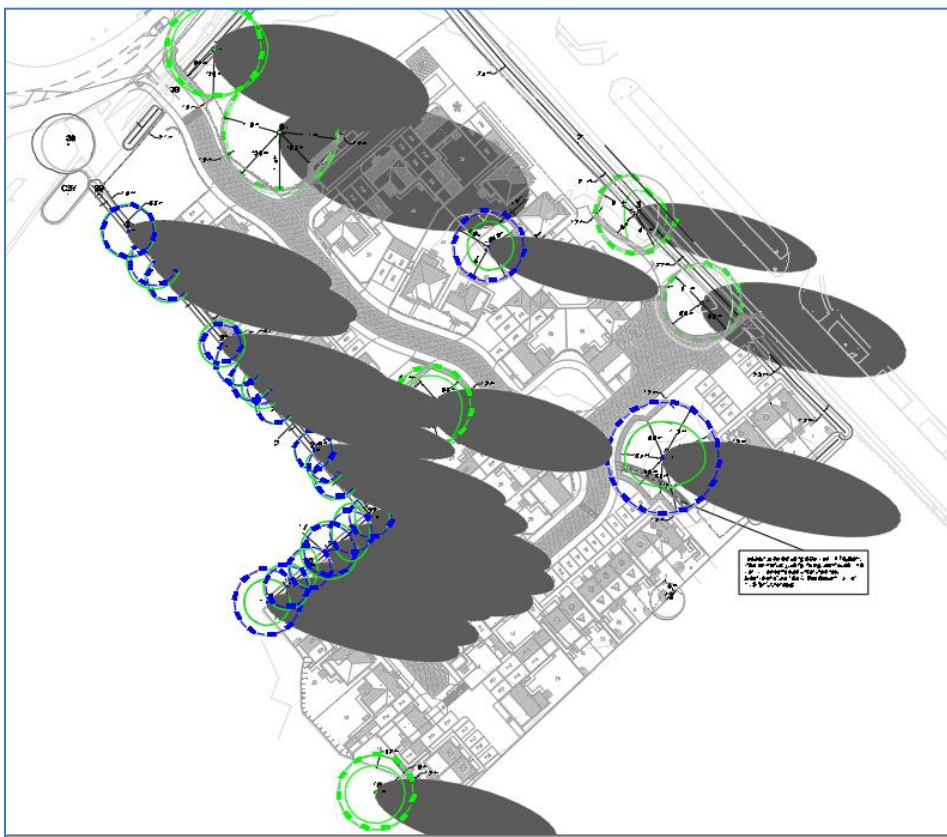
15:00



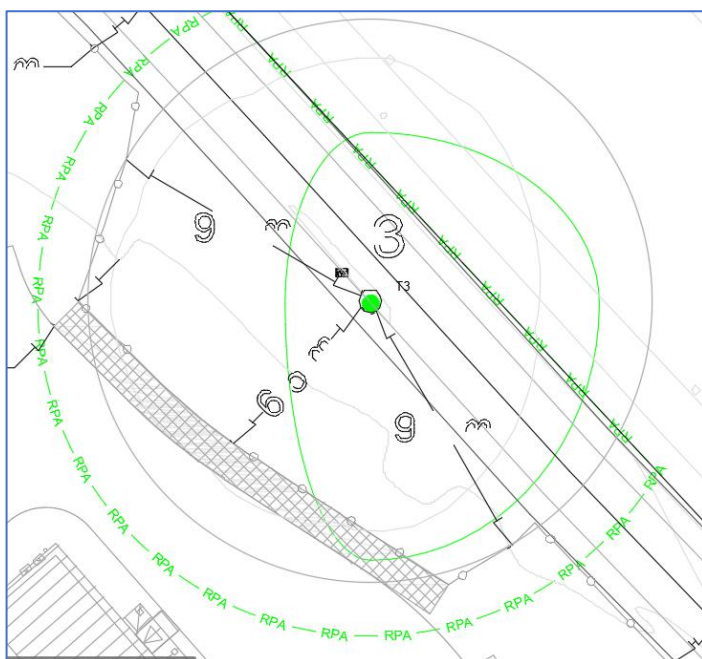
17:00



18:00



8. The above shadow modelling clearly illustrates the impacts to the proposed locations of properties 21 to 36, where they are in shade from midday onwards. Although comments were made about the shadowing impacts in 3.5.2 of the tree report no mitigation recommendations were made.
9. A simple fix to this problem would have been to use the existing access road, which runs along the boundary under the canopy of the neighbouring trees, to service the site and move the properties further back from the trees.
10. As has been mentioned earlier the RPA of some trees has not been properly plotted in line with recommendations of BS5837. By offsetting the RPA of the category A oak tree T3 the % encroachment of the hard surface has increased dramatically.



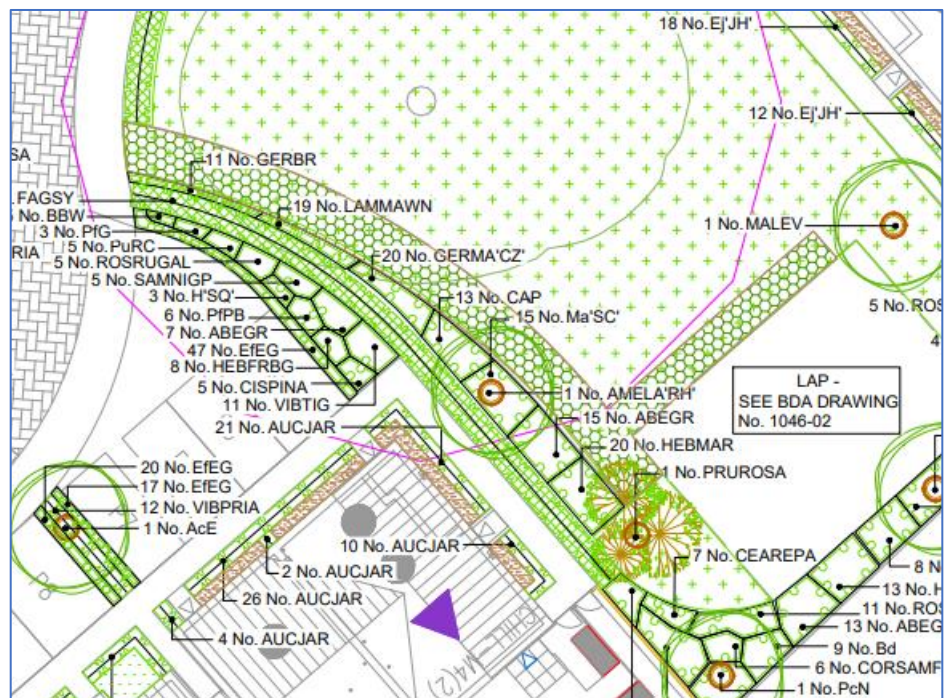
11. Severe pruning is proposed to the category A beech tree T4 due to the encroachment of the proposed new road. This is not acceptable for a tree of this significance.



12. The plan below illustrates the required RPAs (in red) to allow for future growth of the trees. Also it is not possible to ensure the TPO tree T8 is properly protected in the long term being located in the rear of 4 separate gardens. It should be in an open space. The RPA of these protected open space trees should be protected by railings to ensure vehicles do not use those areas to cause compaction.



13. It is important that the soft landscape design is carried out in conjunction with the Tree Protection Plan and Arboriculturist. There is no point in installing a no dig path and then digging into the ground to plant a multitude of shrubs with the RPA.



14. The outline application can still be achieved by creating a layout which considers the trees and their future growth. There are a lot of large detached houses, which take up most of the space. By revisiting the size of properties the proposed number can still be achieved whilst still protecting the trees and avoiding future conflicts.

Regards

Patrick

Patrick Prendergast

On behalf of Cherwell District Council