

From: Tim Screen

Sent: 17 March 2022 18:26

To: James Kirkham

Subject: 21/02180/REM - OS Parcel 9507 South Of 26 And Adjoining, Fewcott Road, Fritwell

Hi James

I discern no changes to the landscape proposals since my comments of 17th August. I would hope the developer considers them.

A seat under the existing tree is usually subject to additional cleaning because of bird droppings. The installation of the seat will involve cutting into the tree's root system. I recommend that the seat is delated from this location and relocated on the plan enclosed. The seat should stand on a paved surface with PCC edging to prevent mower and strimmer damage to its structure. The paving specification should be confirmed.

I am concerned that when comparing the Lockhart and Garratt Arboricultural impact Plan with the Detailed landscape Design Overview the landscape proposals do not accurately indicate the positions of hedgerows 23 and 20, nor the positions of the retained trees around the perimeter of the site. The arboricultural plan should be used as the constraints/base layer to the landscape proposals.

Fritwell Road Hedgerow and Highway Vis-splay

There is a dense overgrown hedgerow on Fritwell Road, east and west of proposed highway access which appears on the landscape proposal to have the canopy raised to allow for the tilling of the soil which will damage the hedgerow's root system for overseeding wildflowers; it is more preferable to retain this vegetation/structure to screen the dwellings from the road. The 'open space' west of the highway access, is not very useful for the general public. It is important to ensue that the highway vis-splay is accommodated with the removal of existing hedgerow and the deletion of the proposed scrub thicket on the corners of the access.

In respect of the dwelling immediately west of the highway access It is important to define the future ownership and maintenance responsibility of this hedgerow. The feature wall will require appropriate depth of concrete foundations to ensure of it structural integrity in respect of the water demand of the hedgerow. Furthermore, the trenching will result in substantial damage to the hedgerow's roots.

I recommend that the plots northern boundary is realigned to accept more garden land between the dwelling's northern elevation and the hedge, but that the feature wall is replaced with a 1 m high close boarded fence that does not conflict with the view.

The small open space to the west of the retained paddock is practically unusable as public open space, and well hidden. The adjacent garden space is very small compared to the rest of the gardens and unauthorised garden grabbing may occur. I would recommend that the area is given over to garden and the hedgerow managed by the resident.

Open Space

The southwest-facing brick boundary wall to the garden will be hidden by native scrub proposed. I have concerns about this, both in terms of structural integrity of the wall once the scrub has established, taking out moisture from the soil, causing it to shrink, and the overshadowing of the garden from the mature height of the scrub shrubs. Access to inspect and maintain the wall is also important for the resident. I would prefer to see low-ground cover (*Vinca major*) interplanting with 5 irregularly placed *Corylus avellana* (Hazel) in place of the native scrub. This wall could become the feature (stone) wall for the general amenity of the open space.

The native scrub planting appears to be appropriate on the western boundary of the open space. This will entail much clearance of already developing natural scrub. The proposed tree species and locations are acceptable.

I suggest for visual interest and distinctiveness a circle of trees of similar species are included with the open space – refer to enclosed plan.

Root Deflectors

Tree root deflectors are to be indicated on the landscape proposals to be installed to protect the constructed kerb and paved edges from root damage.

Ornamental Bed 1

The *Hypericum* can suffer from unsightly rust – replace. The *Ceanothus* is a very fast and competitive grower, and will overwhelm the Lavender. The species mix should be appropriate for the north-easterly aspect adjacent to the overshadowing facade of the dwellings. Plant *Sarcococa hookeriana* var. *humilis* and *Lonicera nitida* 'Baggesen's Gold'

The container sizes of the proposed ornamental species should be indicated in the plant schedule to ensure compliance with the National Plant Specification.

Specification

The topsoil depths should be deeper in confined beds and borders due to the restricted volume for root growth and moist retention. Excessive kerb/paved edge concrete haunching will reduce the soil volume and restrict drainage. A free-draining subsoil with 350 mm depth of topsoil is required for those these planting areas. Otherwise a fully comprehensive planting specification.

Best regards

Tim

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