**From:** Jon Brewin
**Sent:** 20 October 2015 10:09
**To:** Andrew Lewis
**Cc:** Tim Screen
**Subject:** [15/01267/REM] - Parcel B6 Adj To Camp Road And Gordon Road Upper Heyford

Andy,

Whilst the design attempts to retain the most valued and significant trees present on site, the specification and location of the vehicular access points and residential parking bays off Camp Road compromises these same trees and significantly threatens their immediate and long-term health & well-being.

The proposed access points and bays appear to encroach well within the identified Root Protection Areas of all the retained trees, most notably being the ash tree T39 which has its RPA encroached upon by up to 50% on the south side. This is completely unacceptable and against recommendations contained within BS5837:2012

This tree as well as T46, 47,48 and 49 are all also exposed to varying, unacceptable levels of encroachment or long-term damage through excessive alterations to ground levels within or adjacent to their respective RPA’s.

The best way to address this situation and to protect these trees is to allow pedestrian access only from Camp Road and re-route all vehicular traffic to individual garages and parking bays to the rear of the respective plots. This would allow the plots themselves to brought forward slightly closer to the trees improving the visual appearance of the development and protecting the long-term benefits of the trees.

T47 & 48 could be included within a much larger open space area by pulling the adjacent parking bays to the southern boundary; to be accessed from Gordon Road and then pushing the adjacent green space further north to connect with the small open space area around the base of the two trees.

T39 has to date had a great deal of time and effort put into ensuring its retention and long-term health; this includes report writing, site monitoring and hand digging and installation of services. This proposal is counter-productive to such efforts, ignores the risks presented and will inevitably significantly compromise this tree.

T49, whilst identified as a Category ‘A’ tree, should be removed from the scheme as it’s value is questionable in my opinion and it will not survive the proposals outlined due excessive ground disturbance. The area it currently occupies should be allocated to the adjacent T48 to  improve the survival chances of a tree with greater amenity value.

Pedestrian access from Camp Road would require less amendments to existing ground levels and the majority of pedestrianised surfacing could be achieved through a ‘reduced dig’ approach.

**Please be advised that the specified RPA’s for each of these trees is the absolute minimum RPA required to ensure continued tree health. With this in mind, it must be made clear that there is to be no unjustifiable encroachment, alteration of soil levels  or excessive root pruning undertaken in the RPA’s of these retained trees.**

The SW section of the development indicates the removal of trees G987 & T986 both allocated category ‘B’ status and both presenting a material constraint to the development. The value of this collection of four trees has been  raised considerably following the agreed removal of the line of sycamores nearby identified as G397; as a result, the four trees must be retained and allocated suitable space to allow for full, unhindered development into maturity. Plots 170 – 171 are the plots which I believe compromise these four trees and are the plots that need to be removed.

There are sections of the landscaping that fail to provide sufficient space for the establishment and full development of the proposed new-plantings particularly to the south of the site where the distance between tree and boundary is completely inadequate and will result in either premature tree removal or direct structural damage to boundaries.

Regards

**Jon Brewin**
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