**From:** Tim Screen
**Sent:** 16 October 2015 11:55
**To:** Andrew Lewis
**Cc:** Jon Brewin
**Subject:** 15/01267/REM - Parcel B6 Adj To Camp Road And Gordon Road Upper Heyford Park

Andrew

Further to considering the landscape proposals I respond as follws.

Landscape Proposals Sheets 1 and 2/ Drawing no. HEYB603 -100 Rev A

I am very concern for the proposed removal of 4 prominent maple trees, west exiting house, number 562. The proposed layout of plots 170 – 178 completely ignore  these trees and associated green space. I stress that these tree are worthy of retention and the housing layout must be revised to accommodate them.

The car parking for plots 286 -289 will have a detrimental visual impact on Camp Road, and the highway access to them cuts through the verge/green corridor, and the RPA of the retained Ash tree. Adverse ground level changes around the tree will result. With a revised housing layout these parking bays should be situated off the highway to the rear, with trees/landscaping to provide mitigation from residencies immediately south. Access to the parking courts is to be from the highway immediately south of the site. The house frontages are to be aligned  with unit 291, but kept well away from the RPA.

The parking should be behind formal hornbeam hedging to improve the  visual amenity for residents on the new residential parcel to the south and for street users.

The east elevation with parking bays 291 – 296 will present a harmful impact and effect on users of the street. If it is this parking is not relocated within an improved layout, then tree and shrub planting is required between the bays for the purpose of mitigation and amenity. We will require the tree pit details for hard surface areas.

The Maples are isolated by pockets of green space, but in actual fact they must be integrated with a more substantial green areas/pedestrian corridor. These trees, like the Ash, will be subject to detrimental level changes, and so it is important to ensure that the integrity of the green corridor/verge is maintained.  It is important to retain surveillance for pedestrians and vehicle users and in this respect the proposed hedge to the south is to be deleted adjacent to the footway and the foot path divided into two routes from the central path to address for potential desire lines. The feature tree Quercus rubrum to be positioned to the centre of the green corridor. The Scots Pines, proposed to be planted symmetrically, are acceptable.

Hedges

On the frontage of the development replace the potential untidy and overgrown mixed hedgerows with a more formal hedge of Portuguese Laurel (Prunus lusitanica), similar to that planted on the previous Bovis development for continuity of character on Camp Road.

Remove the risk of extensive cultivations and damage to established Ash and Maples by deleting the hedges under trees. Hedge planting to the north of plot 291 cannot be attempted until the builder rubble contamination has be removed off site.

Southern elevation

Delete the potential vigorous and thorny native hedgerow from the wall adjacent and footway because of overhanging thorny branches to the footway and potentially structural defects occurring to the wall. Either increase the distance between the wall and the footway to 2m, with a 1m turf strip to the footway and wall shrubs and climbers planted at formal spacing, say . The existing hedgerow identified on the drawings does not exist. Props

Delete the native planted buffer to the base of the buildings because of shade and light reduction and structural damage issues.  Climbing and wall plants should be planted – revised proposals are necessary.

Proposed Trees

Please ask the developer’s landscape architect to consider the tree planting proposals.

Delete all the trees on the southerly elevations because they are too close to the footway, too close the buildings and gardens, over-shading light reduction and structural damage: the Fagus sylvatica, Silver Birch and the Scots Pine. There must be at least  2 m between the tree and the wall foundations.

Create a theme of Silver birch (Pp) at regularly intervals along the hedged frontages to Camp Road:

Add another Bp within the hedge north of plot 290 and 291.

To the north of plot 285 replace Corylus colurna with Bps and add another Bp between them, within the hedge.

To the north of plot 278 add 3 Bp trees, equally spaced within the hedge line to continue the theme. A root barrier is necessary to protect the paved surface/drive

The hedge opposite plots 273 – 4 plant 2 Bps

Verge to the north of Plot 274 -276, plant 3 Bp at least 2.5 m for the edge of the kerb, and install root deflectors.

Remove Fraxinus excelsior from the planting list because of the possibility of spreading  Chalara fraxinaea disease (Ash Dieback).

All trees are to be supplied as 16 -16 cm girth for the initial visual impact and amenity they provide.

Specification Notes

Under E, the BS codes the latest BS for trees is to be included and adhered to: *BS8545: Trees from nursery to independence in the landscape – Recommendations.*

Please let me have your questions on the above matters.

Regards.

Tim

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