

NW Bicester Fruit Tree Scheme

Objective

Planning condition 35 of planning permission 10/01780/HYBRID requires:

'Prior to first occupation of a residential dwelling a scheme to enable each new resident to choose a fruit tree for their garden or to be provided elsewhere on the site shall be submitted to and approved in writing by the LPA. The scheme shall thereafter be implemented in accordance with the agreed details'

In response to Condition 35, please find the NW Bicester Exemplar fruit tree scheme set out below.

Type of fruit tree

Residents will be able to choose their desired fruit tree, where practically possible, from a list of three types that have been recommended by Just Ask;

- Discovery Apple
- Victoria Plum
- Conference Pear

Each of the above fruit tree varieties are self-pollinating, smaller growing trees, with sweet edible fruit and good disease resistance.

Selection Procedure

As the procedure will vary for different tenures it is important to set out the mechanisms for each, along with a default option. There are occasions where the choice may be limited owing to technical constraints around the potential for root damage and the proximity to surrounding foundation.

Private / shared ownership residents will choose their species of fruit tree at the point they reserve a property

Affordable housing tenants will choose their tree when they accept an allocation

Default option an automatic assignment of a fruit tree to a property will occur as a fall-back position when a unit is complete prior to being sold or allocated, or if a choice has not been made before an agreed cut-off date.

It is important to have a default option to avoid difficulty accessing gardens to plant trees after occupation.

For residents who do not wish to have a fruit tree planted in their gardens or are occupying flats/apartments trees will be planted in communal gardens.

Planting of fruit trees

All fruit trees will be planted by Wilmott Dixon/the chosen sub-contractor and located in the most advantageous position to avoid potential root damage to adjoining foundations.

Dwarf root stocks will be used to ensure the trees do not become oversized.

Resident's maintenance of trees

Residents will be educated on the maintenance of their fruit trees. Just Ask will use the Interim Community Space to demonstrate examples of how to look after the trees, including 'how to / how not to care for your tree' along with other examples. The idea behind this is to ensure trees are being looked after and that residents are getting a good standard of crop.

Fruit trees will be pruned as part of the void process so they are handed over in good condition. These costs will be built into the void process specifically for Bicester.

Maintenance of fruit trees in communal gardens

Fruit trees planted in communal areas / allotments will be maintained as part of the un-adopted land.

Issued by: 21st May 2015

Review date: TBC