

Our ref: JLH/CA10769/Letter 001-2016

Date: 16th March 2016

Your ref: 17/03/2015

C Morrey (Arboricultural Officer)

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxfordshire

OX15 4AA

Dear C Morrey

Site: OS Parcel 7400 adjoining and south of the Salt Way, Bodicote – Response to Arboricultural Comments dated 17.03.2015

Further to the comments received in March 2015 on the Tree Survey Report, prepared by Wardell Armstrong LLP (reference CA10769-004) dated November 2014, we write to clarify that the tree referenced T142 (a category ‘A’ lime tree) under Section 7.2.1, will be retained but there may be minor encroachment of the root protection area.

Since the Tree Survey Report was prepared in October 2014 there have been minor amendments to the submitted Development Framework Plan (DFP) (revised Application Drawing JJG043 – 035- Rev P). The amendments cover:

- Increase in land reserved for primary school education;
- Provision of secondary school land to facilitate the expansion of Blessed George Napier School north of Salt Way; and
- Re-arrangement of northern play space and green corridors to accommodate additional education land.



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We have amended drawing number 001 of the October 2014 Tree Survey Report which shows the Tree Plan over the current DFP revised Application Drawing JJG043 – 035- Rev P (refer to 001 Rev B – 16.03.16). Following a review of this revised plan it can be confirmed that no additional trees have been identified to be lost or retained as a result of the minor amendments to the DFP. Therefore the following text, as stated under Section 7.3.1, remains appropriate:

“7.3.1: It is observed the RPA of only one tree (A category T142) located on the western boundary is compromised directly by the development proposals. However due to the minor encroachment, it is considered this tree will not be affected by the works provided suitable protection is implemented to ensure the remainder of the RPA is not compromised further (ref 7.5).”

A finalised Tree Protection Plan will need to be produced at the detailed design stage and Section 7.8 of the Tree Report summarised the constraints to be addressed by an Arboricultural Method Statement.

“In summary the following constraints should be addressed by an AMS following planning approval:

- *Cutting back of tree canopies and tree removal where required.*
- *Location and installation methods of utilities where required.*
- *Final positioning and specification of protective fencing (barriers)”.*

We note that several planning conditions are recommended to ensure that full arboricultural matters are addressed at the detailed design and site supervision stage.

Yours sincerely

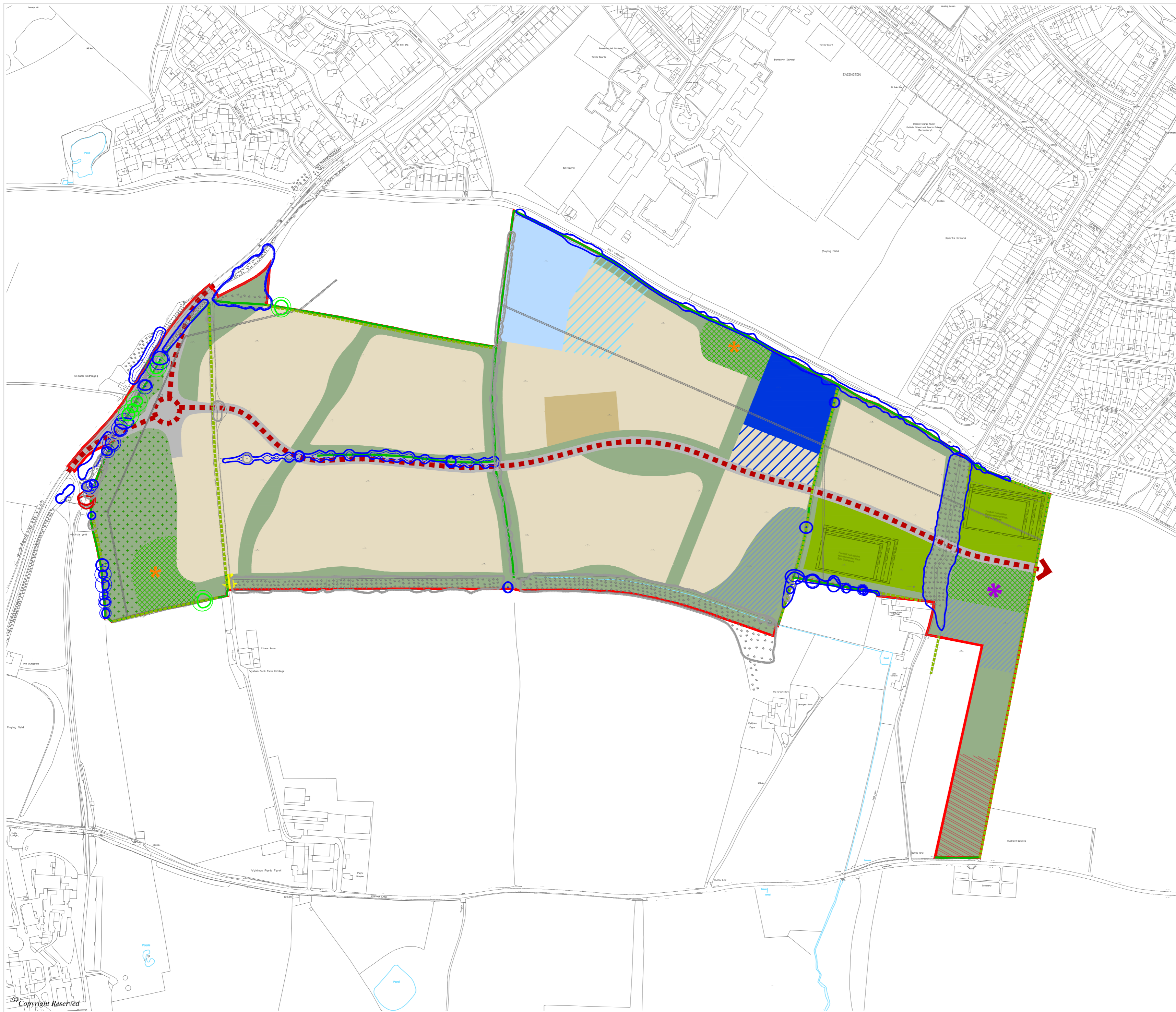
for Wardell Armstrong LLP

Jo Honour

Associate Director

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Enclosure: Tree Plan Layout – Drawing Number 001 Rev B



DO NOT SCALE FROM THIS DRAWING

- NOTES**
- Drawing is based on Greenhatch Group topographical survey, drawing number 17711 OGL Rev 1, dated December 2012.
 - Roundabout details taken from Jubb Consulting drawing number A_003.
 - Proposed masterplan outline is taken from drawing JYG043-035 Rev P - dated 15-03-2016.
 - AP - Approximate Location

- LEGEND**
- Site Boundary
 - Proposed Roundabout
 - Proposed Masterplan Outline
 - Hedge
 - Young Plantation
 - Canopy Spread - Category A Tree
 - Minimum RPA - Category A Tree
 - Canopy Spread - Category B Tree
 - Minimum RPA - Category B Tree
 - Canopy Spread - Category C Tree
 - Minimum RPA - Category C Tree
 - Canopy Spread - Category U Tree
 - Minimum RPA - Category U Tree
 - Green Space, Recreational Allotments and SUDs

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
B	Masterplan updated to David Locke Associates plan JYG043-035 Rev P dated 15-03-16.	16/03/16	RLH		
A	Masterplan updated to David Locke Associates plan JYG043-035 Rev O dated 11-02-16. (N.B. removed from drawing)	14/02/16	RLH	JLH	JLH

CLIENT
GALLAGHER ESTATES

PROJECT
**WYKHAM PARK FARM
ARBORICULTURAL SURVEY**

DRAWING TITLE
TREE PLAN LAYOUT

DRG No.	SCALE	DATE
001	NTS (A2)	06/08/14
DRAWN BY	CHECKED BY	APPROVED BY
KY		

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- WEST BROMWICH TEL 0121 580 0909
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