

Caroline Ford

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From: Tim Screen  
Sent: 02 September 2019 16:23  
To: Caroline Ford  
Subject: 15/00138/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Caroline

As discussed.

North Frontage Soft Landscape Plan Final Scheme PL402 P04

The 3 Fastigate Oaks proposed for the north frontage are too close the dwelling's foundations. A structural engineer should advise of the appropriateness of these trees. Soil shrinkage may occur and building foundations fail. In order to reduce this risk (reduce the water uptake) the central tree should be deleted and remaining trees re-positioned to align with the walls of the adjacent dwelling; positioned 8 m apart and 4 m from the foundations (vis-splay permitting).

The hedgerow mix planting abuts the edge of the footpath and the road. The overgrowing stems will impede people's access along the footpath.

I would suggest that a 1m wide mown grass verge is incorporated between the footpath to the bus stop and the edge of the mix, and also the road and the mix.

South Frontage Soft Landscape Plan Final Scheme PL401 P05

I think a formal hedge will be more appropriate with the arc of fastigated oaks. A single species formally clipped *Carpinus betulus* (hornbeam) hedge is recommended. The hedge is to follow the arc of the trees, but avoid cultivating and damaging the establishing tree roots. Plant in a double-staggered row, 45 cm plant spacing.

I look forward to the revised drawings.

Regards

Tim

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