-----Original Message-----

From: Tim Screen

Sent: 03 June 2019 17:21

To: James Kirkham

Cc: Caroline Morrey

Subject: FW: 18/02147/OUT - Stone Pits Hampton Road Deddington

James

In respect of the Illustrated Concept Plan Rev D I provide the following comments.

Caroline Morrey and myself are concerned about the close proximity of the dwellings to the trees on the eastern boundary

If the proposed layout plan is approved then the foundations will need to take account of the trees and the soil type to avoid issues of subsidence. If the proposal goes ahead then there may be future pressure for pruning works to the trees due to their proximity. The trees identified above have to potential to get quite large with extensive roots which may influence soil moisture levels and cause structural damage to dwellings. A more comprehensive arboricultural assessment is essential to ensure that appropriate tree works are implemented and enough space is allowed between the dwellings and the boundary to ensure there is sufficient space for tree root development. I would press for the creation of an open space corridor for the benefit of retained trees and residents. A buffer between the hedge and the properties would reduce the potential conflict between the properties and trees.

The trees in question in G1 are:

Crack Willow (tree) - liable to split as the name suggests Field Maple Hazel Cherry (tree) Hawthorn Hybrid Black Poplar (tree) Ash (tree) White Poplar (tree)

Wimborne Close residential receptors require visual mitigation by existing trees and hedging on this boundary. A close-boarded fence alternative is visually very ugly, and should be screened by a hedgerow.

The improved boundary alignment of the northern boundary is acceptable. The boundary should be defined as a mixed native hedgerow and native trees.

I await the landscape proposals.

Regards

Tim

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