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From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: Wednesday, December 11, 2019 5:08 PM

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: New comments for application 19/00616/OUT

New comments have been received for application 19/00616/OUT at site address: OS Parcel 9507 South Of 26 And Adjoining Fewcott Road Fritwell

from DAVID WILLIAMS

Address:

17 Hodgson Close, Fritwell, Bicester, OX27 7QB

Comment type:

Objection

Comments:

Predictably a Biodiversity Impact Assessment (BIA) results in a metric that produces a single point net-gain. The net-gain being attained after the introduction of enhancements. Interestingly, the introduction of water features is suggested although no details are supplied.

The marginal net-gain will have been achieved through enhancements including new tree planting; some of which populates the communal spaces (adopted?) and some within front and rear gardens. A standard planning condition issued by the LPA offers a legal instrument to prevent homeowners removing new trees within a period (typically 5 years) but after that? So, the net-result will be, trees failing due to poor maintenance (not being watered, stakes and ties being left in-situ for too long etc) AND, homeowners simply deciding they don't like or want the trees for whatever reason. Based on my experience of landscaping on new developments, even those trees planted on communal areas will suffer chronic neglect resulting in a high percentage of failures.

Developer tree planting in domestic gardens spaces is well known to be poor landscape design. Placing green tree symbols in a few gardens simply an ineffectual lazy approach. Hopefully the LPA tree officer has flagged this and raised an objection.

Unfortunately, the bottom-line is that a marginal net-gain on paper, will eventually become a significant net-loss in practice.

For the reasons discussed above along with highway and traffic volumes/safety concerns / encroachment outside of the village boundary concerns previously voiced, we object to the proposed development and respectfully request that the Council refuse consent.

Case Officer:

James Kirkham

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