

# RESERVED MATTERS APPLICATION: LANDSCAPING SCHEME FOR THE GREEN ROUTE (Public Right of Way)

**KINGSMERE, SW BICESTER.**

## SUPPORTING PLANNING, DESIGN AND ACCESS STATEMENT

### **Background**

Countryside Properties (Bicester) Ltd was granted outline planning permission (06/00967/OUT) for the development of Kingsmere, South West Bicester, Oxfordshire, on 27 June 2008.

Permission was granted for (description of development):

*Up to 1585 no. dwellings; health village to include health and employment uses and elderly persons nursing home; B1 and B2 employment uses; local centre comprising of shops, a pub/restaurant, a children's day nursery, offices and a community centre; 2 no. primary schools (although final approval was for 1 primary school) and 1 no. secondary school; a hotel; a sports pavilion; formal and informal open space; a link road between A41 and Middleton Stoney Road/Howes Lane junction; associated new roads, junctions, parking, infrastructure, earthworks and new accesses to agricultural land.*

The reserved matters planning application hereby submitted is for the landscape scheme for an area of structural landscaping within the Kingsmere site. Please refer to the location plan (red line boundary) on plan drawing number DFD/BIC/L17/REV K. The application is submitted pursuant to Condition 1 of Outline planning permission 06/00967/OUT (landscaping was one of the matters reserved for future consideration).

The overall site area for this Green Route is 0.857 ha (8568.45 square metres).

The landscaping scheme is shown on plan drawing numbers:

- DFD/BIC/L17/REV K

The Green Route includes a LEAP and two LAPs. Details of these play areas are shown on the following plans:

- DFD/BIC/L40 (LEAP) Rev F
- DFD/BIC/L47 (LAP 1) Rev F
- DFD/BIC/L48 (LAP 2) Rev F

Several roads cross the Green Route and the details of these are shown on the following plans:

- 1903-GW-SO-03-B
- 1903-GW-SO-02-A
- 1903-GW-SD-01-A
- 1903-GW-GA-03-C
- 1903-GW-GA-02-A

The plan entitled “Strategic Cycleways 1, 2 and 3 Plan A4166” is an Oxfordshire County Council (OCC) plan which shows the lighting column arrangements running within this Green Route.

Further plans are submitted for information only, relating to the drainage runs that affect the design of the Green Route.

### **Previously submitted landscape schemes**

Pursuant to Clause 17.1 of the Section 106 Agreement, Countryside Properties (Bicester) Ltd was required, prior to implementation of the (Outline) Planning Permission, to submit and obtain approval in writing for a scheme of landscaping for areas of structural planting.

Whilst this Green Route is not identified as an area of Structural Planting within the Section 106 Agreement (06/00967/OUT Structural Planting Plan), it was always Countryside Properties (Bicester) Limited’s intention to provide this landscape area as part of the strategic structural planting for the site (and a scheme was submitted and approved pursuant to clause 17.1 and the area was subsequently covered in the approved Kingsmere Design Code; see below).

A scheme relating to the provision of LEAPs is required to be submitted to and approved by the District Council pursuant to Clause 20.1 of the Section 106 Agreement. The location of the LEAP is identified on the Open Space and Children’s Play Areas plan within the 06/00967/OUT Section 106 Agreement.

Via letter dated 22 March 2010 we submitted details of the landscape scheme for the Green Route (to which we refer as SL 24) to Cherwell District Council (CDC) for comment. CDC wrote to us to confirm approval in principle of the scheme shown on plan drawing DFD/BIC/L17 Rev A, via letter dated 31 March 2010.

### **Comments on the Landscaping Scheme**

The landscape scheme submitted here complies with those details and design approved pursuant to the Clause 17.1 submission (except where noted below). The species of trees and shrubs proposed are all compliant with the Design Code and correspond to those previously approved.

Since the Clause 17.1 submission, the scheme has been updated to include:

- The location of lighting columns. These have been shown to accord with OCC's requirements (Plan Drawing A4166). Some trees have been relocated to ensure that no trees are within 5 metres of lighting columns, as required by OCC. I attach a copy of a previous letter sent to you recently (dated 10 January 2014) with regard to the design of lighting columns.
- We now have more details for the roads crossing the Green Route, and so the landscape scheme has been amended to reflect the road design information (see further comment re roads below). A 600 high knee rail (staggered) has been provided where roads cross the Green Route to guide pedestrians to cross the roads at one location and help warn pedestrians that they are approaching a road. This arrangement has also been proposed on the Greenway scheme (SL6).
- The scheme has been amended to include the location of two LAPs. These were not shown in the Clause 17.1 submission, but are required as identified in the approved Kingsmere Design Code (see figure 3.8 on page 44 of the Design Code).

No residential layouts have been approved adjacent to the Green Route to date. However, two parcels (referred to as Parcels C and D) have recently been sold to Persimmon who are currently in the process of layout design.

Please note that the landscape scheme submitted shows the location of an electricity sub-station adjacent to the Green Route and Secondary Street crossing it. This does not form part of this REM application; it will be subject to a separate REM application to be submitted to you shortly.

The submitted plans show the approved landscape scheme for the Pingle Brook open space where this Green Route meets it. It also shows the Greenway (SL6) which crosses the Green Route. The Greenway (SL6) has been the subject of a separate REM application (13/01019/REM) which was withdrawn) and is now the subject of a revised REM application sent to you recently.

The landscape scheme under consideration here respects the as built drainage routes (and easements); the drainage routes in turn accord with the approved surface water and foul drainage strategy for the site. The "as built" drainage drawings are included within this submission for information only.

### **Comments on the Play Areas**

The scheme includes two LAPS and one LEAP.

The location of the LEAP play equipment accords with that shown on the Clause 17.1 submission. The landscaping to the southern boundary of this LEAP area has been amended, but this has been done to enable the incorporation of LAP 2.

The equipment proposed in all play areas has been agreed with Playdale, the equipment providers/contractors, and they have confirmed that the play areas meet relevant ROSPA standards and safety specifications, and that the play equipment provides the relevant play values.

Activity Zones are all contained within the fenced play areas.

Wetpour is provided to meet manufacturer's requirements, although we have extended the wetpour for the Single Mast Activity Net within the LEAP up to the railings to avoid small areas of grass between the wetpour and railings.

LAP 1 has been located away from the Secondary Street and Sub-Station for safety and security.

### **Highway crossings**

The Green Route is crossed by (from west to east):

- The Spine Road: This already has REM approval and has been constructed.
- A Secondary Street: This will soon be the subject of two REM applications. The first, for the highway south of the Green Route, by us. The second will form part of the REM submission to be made by Persimmon for residential development on land parcels C and D
- Two Minor Streets which cross the Green Route both sides of the LEAP: These streets would need to be provided by the developers of residential parcels adjacent to the LEAP.

Both the design of the Secondary Street and the two Minor Streets, where they cross the Green Route, have obtained technical approval from OCC. The Technical Audit Certificate is attached to this Statement.

### **Compliance with the Design Code**

The design and access principles for this area have already been considered via the Outline Planning Application and approved Kingsmere Design Code (July 2008).

The scheme design accords with the mandatory requirements contained within the Design Code (see Figs App 1.6 to 1.8 on pages vi and vii of the Design Code).

We can confirm that the planting proposed is Design Code compliant.

With regard to Public Art, at previous Public Art Steering Group meetings it was agreed that the monies dedicated to the provision of Public Art on the Kingsmere site (via the Section 106 agreement) should be located to the major opportunities identified within the Design Code (figure 3.34, page 76) and at the A41 junction with the spine road, rather than at LEAP locations.

A "Major opportunity" is identified at the eastern end of the Green Route but this is within Pingle Brook Open Space. This art has already been provided in the form of benches.

There is a "Minor opportunity" for public art where the Green Route crosses the Greenway. Whilst not identified by the Public Art Steering Group as an important location for public art, there may be the opportunity to revisit this location for artwork in the future should the Public Art Steering Group or Cherwell District Council wish to do so and monies are available.

## **Implementation**

There are no triggers within the Section 106 Agreement which specifies when this landscaped area should be provided.

Notwithstanding the above, our current intention is to start laying out and landscaping the area as soon as we obtain Reserved Matters approval, which we hope will be the next planting season, in the Spring of this year. We would hope that this is a straight forward application, the scheme having already been subject to consideration and comments, and that REM approval can be granted in good time. With an REM approved scheme Persimmon can plan their residential frontage onto this Green Route with more confidence.

The Section 106 Agreement requires that the LEAP associated with this Green Route be provided by the 1,000<sup>th</sup> dwelling occupation. However, bearing in mind the Persimmon development likely to occur in the near future, we would want to provide this LEAP within the year, well ahead of that 1,000<sup>th</sup> occupation trigger.

## **Details subject to conditions/further consideration**

**Commuted sums:** Whilst our initial estimation of commuted maintenance sums was passed onto CDC officers pursuant to clauses 16.7 and 17.1 of the Section 106 Agreement, these will have to be revisited once the landscape scheme has obtained Reserved Matters approval. Once approval is granted for this REM application, we will submit to both CDC and OCC our revised calculations for commuted maintenance sums. We will liaise with Council officers during the period within which this application is under consideration.

**Maintenance Access:** We suggest that the location and details of access points into the green route for maintenance vehicles/machines be agreed with both CDC and OCC officers pursuant to further discussions (this can be covered by condition if necessary).

## **Consultation**

The application accords with those key principles which have already been subject to consultation via the outline planning application process.

Landscape principles have also been the subject of further consultation via the approved Kingsmere Design Code process.

Consultation will be completed via the Council's notification/consultation regarding this application.

## **Conclusion**

The submitted proposals accord with the design principles contained within the adopted Design Code for Kingsmere. The landscape scheme has already received "in principle approval" pursuant to clause 17.1 of the Section 106 Agreement, although further changes have been made since then to respond to OCC requirements regarding lighting, to reflect agreed highway design, and to add two LAPs.

We hope therefore that the landscape scheme and design of the play areas, meets officer requirements, and that this application will receive favourable consideration.

SC/SP 14/01/14