

Rachel Tibbetts

From: Caroline Ford
Sent: 02 September 2021 11:33
To: DC Support
Subject: FW: 21/02339/REM - Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

Caroline Ford BA. (Hons) MA MRTPI
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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 24 August 2021 16:14
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: 21/02339/REM - Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

Hi Caroline

Please note my observations (below) under my 21/02229/OBL and 21/02337/DISC emails are relevant to this application.

Play Space Strategy

Consider a combined LAP/LEAP in the locations where LAP and LEAP are as close together as indicated. In this case it is more appropriate and beneficial for parents of different aged children to have a combined LAP/LEAP where surveillance and control of children is easier from a stationary seated or standing location.

1. Provision: LAP/LEAP Combined
2. Age range: 2 -8
3. Minimum Area of Equipped Activity Zone: 500 sq m

4. Minimum Play Area Requirements: Minimum 500 sq. m equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 2 to 8. The size of the landscaped area (incorporating the equipped activity zone) will be informed by the development context (acknowledging activity zone buffer requirements) and local design guidance.
5. Dimension Guidance of Non-equipped Landscape Area: 3500 sq m
6. Minimum Activity Zone Buffer: The equipped activity zone within the landscaped area should be located a minimum of 10 m from the nearest dwelling boundary and 20 m from the nearest habitable room façade. The landscaped area around the equipped activity zone could be used to incorporate this buffer.
7. Planting area mixes specific to play areas for an enhanced perceptual experience is necessary. Non-toxic plants, no thorny or spiny plants to be specified. Refer to Poisonous Plants A guide to parents & childcare providers by Elizabeth A. Dauncey

Footway and Cycleway Links

I recommend a mown path on either side of the swale and balancing pond near the eastern site boundary. The paths would converge south for the swale and link with the paved route that reaches Middleton Stoney Road. Balancing ponds can have the excavated material deposited around the edges, mounding up the finished levels which can look quite unnatural, and with the tight, confined space this will be inappropriate for a path. I recommend some amendment to the design to allow for a mown path or paths, to be confirmed by a cross-sectional details.

Northwest area south of the access road. Should have a mown path link between the access road and the paved path The layout should be amended to accommodate this.

Detailed Surface Water Drainage Scheme

The SUDS basins are standard engineered features that require an integrated landscape approach. Let's see some design flare similar to the original landscape/SUDs design for the Exemplar site.

General Comments

Hedges along the edge of POS will obscure important surveillance of areas such of water (SuDS) and play areas. I recommend a low knee rail with landscape maintenance access locations, combined with low groundcover planting to prevent the mowing and strimming of grass right up to the fence posts.

Regards

Tim

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