

From: Tim Screen
Sent: 04 August 2023 16:55
To: Linda Griffiths
Cc: Charlotte Watkins
Subject: RE: 22/03868/OUT

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Linda

Having considered the developer's additional information as a result of Judith Ward's email of 27.02.2023, I respond as follows:

Setting aside the additional LVA narrative, which incidentally should have been included in an Addendum to the LVA, I confirm the 'Explanation of the spatial relationship of the site in the context of surrounding development' does not adequately address the proposed developments relationship in the text/narrative. The visual mapping also should explain better the relationship with informative text.

Landscape Strategy's rural landscape contextual analysis is acceptable. However, the additional LVA notes do not confirm how the Landscape Masterplan was informed by the Landscape and Visual Receptor analysis and results. For example the explanation of Landscape masterplan must clarify the additional mitigation planning on the boundary of the site to justify the reasoning behind the analysis of EPD viewpoints (visual receptor experience). The latest advice from the Landscape Institute GLVIA 3 Notes and Clarifications Draft Technical Guidance Note 5/23:

The LVIA should set out how the landscape (or townscape or seascape) and visual context of the development has influenced the design of the development and what design changes have been made to mitigate adverse landscape and visual effects and provide landscape and visual enhancements.

I recommend that the analysis should include a plan of the site indicating graphically the most visually sensitive area (boundaries) where the most visually sensitive EPD viewpoints apply, and therefore the reasoning (in text) behind the additional mitigation (of visual impacts) planting.

Also the recent LVA response does not assess the cumulative landscape and visual effects of the proposed development and the adjacent Redrow development. This should be addressed in the LVA addendum.

I refer you to the proposed cross-sections of the LS on page 16. I note that the verges are not wide enough to accommodate the trees. There should be at least 2 m between the edge/kerb of the pedestrian route and the stem of the tree. Ensure that a root deflector can be installed to prevent heave and structural damage caused by spreading tree roots. It is important to consider street trees. The 'right tree in the right place' is crucial for peri-urban GI and the benefit to the environment, visual amenity and wildlife. In this regard the landscape consultant should consider <https://www.tdag.org.uk/tree-species-selection-for-green-infrastructure.html> (Trees Design Action Group's tree species selection). OCC Highway should recognise the benefits of street trees and adopt them.

Viewpoint Analysis – desktop.

EDP 1 Agreed as long as the proposed structure woodland is clarified properly on the masterplan.

EDP2 Agreed as long as the proposed structure woodland is clarified properly on the masterplan.

EDP3 Agreed as long as the proposed structure woodland is clarified properly on the masterplan

EDP4 Operation Year 1 the views of the buildings evident though the existing trees on the western boundary more so in winter than summer. A wire frame visualisation is required because I think the significance of effect is High M. Walking a short distance on this route will bring more of the site into view with a greater impact.

EDP5 The development will be screened by existing tree belt from this viewpoint. I therefore think the LVA operational year 1 response is a generic comment and should be amended. I agree a 15 year response the significance of effect will be Low, Moderate/Minor Adverse as proposed.

EDP6 agree with LVA results

EDP7 agree with LVA results

EDP 8, 9, 10 and 11 agree with results. The area being views experienced by road users mainly concentrated on driving so low/ medium sensitivity.

I conform general agreement with the weighting accorded to visual receptor experiences EDP 12 -19.

The above matters are to be addressed through the mechanism of a LVA addendum to the original LVA, with an overall conclusion. We can then judge the validity of the development in terms of landscape and visual.

Play Area Provision:

The proposed play area is well under the standard required for a 65 units, in the context of the design of the masterplan. There is insufficient space! A combined LAP/LEAP play area facility is required given the policy trigger of 10 units for a LAP and 50 units for a LEAP – refer to Policy BSC 11: Local Standards of Provision- Outdoor Recreation Table 7. A centralised area will enable parents and child carers to keep an eye on the children of different ages: the age range for LAP and LEAP combined is 2 – 8 years. 3 items of play equipment for 2- 6 year olds and 5 items of play equipment for 4 - 8 year old children.

There should be a 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.

In respect of the non-equipped landscape area of 3500 sq. m 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 (to minimise associated noise for residents). The landscaped area around the equipped activity zone could be used to incorporate this buffer.

The Criteria:

- Play areas are to be well overlooked. They should be located within the 400m walking distance of all new homes within the development and close to pedestrian and cycling routes.
- In respect of Health and Safety public play space and play equipment are to be designed to the most current safest, standards possible, to minimise the risks for children. Refer to Play Safety Forum: Managing Risk in Play and RoSPA.
- The location and design of play areas is to consider the risks to children's safety in relation to any areas of water including features forming part of the SuDS system

- All play surfaces, gate openings are to be accessible for disabled children, parents and carers with limited mobility. Each public play space should accommodate play equipment specifically designed for disabled children.

Furthermore:

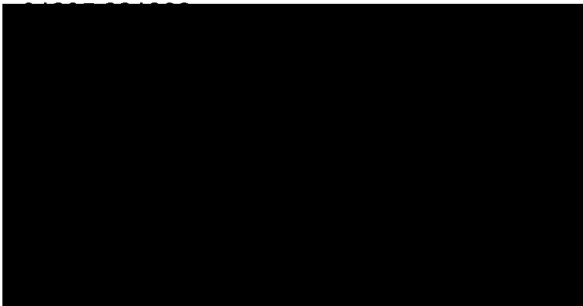
1. Play areas are to be constructed from robust and durable materials to last into the future. Full construction details are required for planning approval under reserved matters. Valid suppliers' guarantees for play equipment, furniture and safer surfaces should be provided.
2. There is to be no underground or above ground utilities for play areas given the potential disruption to children's physical and social development when a play area has to be closed for essential maintenance and refurbishment of such utilities.
3. The public play space locations are not to be used for constructor's compounds, contractor parking, or storage of building materials. This is to prevent the contamination and compaction of topsoil and subsoil, resulting in a health risk for children.

The developer must confirm agreement to Items 2 and 3 and ensure this is followed through at (detailed design) reserved matters and the construction phase.

Kind regards.

Tim

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From: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>

Sent: Thursday, August 3, 2023 9:35 AM

To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>; Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>

Subject: 22/03868/OUT

Importance: High

Tim and Charlo•e – Good Morning

I refer to the above men•oned applica•on.

Charlo•e – I have never received ecology comments – do you have any?

Tim – this was one that Judith was dealing with and following her consulta•on response in February, we received addi•onal landscape info on 31st May 2023 on which Judith was re-consulted. However, we never had any further comments from her. There are public rights of way within the vicinity of the site and it can be seen from Bloxham Road, par•icularly in winter when the trees are not in leaf. Please could you have a look at this and let me have any thoughts ASAP.

Thanks ever so much.

Kind Regards

Linda

Linda Griffiths BA (Hons) MRTPI
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Cherwell District Council