

BARRATT DAVID WILSON HOMES

WHITE POST ROAD, BODICOTE

**S106 PLANNING OBLIGATIONS
OPEN SPACE & CAR PARK SPECIFICATION REPORT**

PLANNING

March 2020

CLIENT Barratt David Wilson Homes

PROJECT White Post Road, Bodicote

REPORT TITLE S106 Open Space & Car Park Specification Report

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
As above	11/03/2020	Draft first issue	LT	AC/PG
P2	11/03/2020	Timetable information added	LT	AC/PG

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Drawings:

1. Drawing '2832-5-2-DR 5000 Landscape Masterplan' David Jarvis Associates Ltd. (03/03/20)
2. Drawing '2832-5-2-DR 5001-5015 Landscape Proposals' David Jarvis Associates Ltd. (03/03/20)
3. Drawing '2832-5-2-DR 5016-5018 Hard, Boundary and Furniture Proposals' David Jarvis Associates Ltd. (03/03/20)
4. Drawing '17854 Bodicote LAP, LEAP & MUGA' Covey Design (Feb 2020)
5. Drawing '957-05-13 Engineering Layout, Levels and External Works Car Park' – Infrastructure Design Limited (Jan 2020)

1. INTRODUCTION

Planning Context

- 1.1 This report provides the layout and specification information for the Open Spaces and Car Park at White Post Road, Bodicote pursuant to clause 3.1, Schedule 2 of the Section 106 agreement dated 20th November 2017 which states:

‘Prior to the commencement of development to submit to the Council the Car Park Specification for approval and not to commence development until the Council has approved in writing the Car Park Specification.’

and clause 3.7, Schedule 2 which states:

‘Prior to the commencement of development to submit to the Council for approval the Open Space Works Specification the Bridleway Scheme the Bridleway Specification and the Management Plan, and not to commence development until the Council has approved in writing the Open Space Works Specification the Bridleway Scheme the Bridleway Specification and the Management Plan.’

Scope and Purpose

- 1.2 This report covers the open space specification which details the layout of the open spaces and play areas as detailed on drawings ‘2832-5-2-DR 5000-5018’ and ‘17854 Bodicote LAP, LEAP & MUGA’.
- 1.3 The construction details and layout for the car park are included in drawing 957-05-13 and a table of construction materials and timescales is provided in section 2.

2. CAR PARK SPECIFICATION

Hard Landscape Surfacing	Material Specification	Material Build Up / Construction
Car Park Circulation	Asphalt Road Surface	
	Edging	Concrete EF Edging 150 x 50mm set in a GEN2 Concrete bed and surround
	Sub Base	Granular sub-base material Type 1 to clause 803 Table 8/2 MCHW1 Series 800. Thickness depends on CBR values
	Binder Course	Dense Bituminous Macadam (100/150 pen paving grade bitumen) with crushed rock aggregate to BS 4987 (Group two mix) – 80mm thick (0/20mm size to clause 6.5) Optional for when required as a running course by construction
	Surface Course	Stone Mastic Asphalt (SMA) 30mm thick 10mm aggregate, shall comply with BSEN 13108-5:2006
Car Park Bays	Porous stone with Ecogrid E40	
	Edging	Concrete EF Edging 150 x 50mm set in a GEN2 Concrete bed and surround
	Sub Base	Type 3 reduced fines 200m depth
	Base	Terram 1000 with Ecogrid screed layer (fine stone) 40mm depth above
	Surface	Ecogrid E40 with 6-20 angular stone infill
	Accessories	Marker infills for bay demarcation

Car Park Timetable

- 2.1 The transfer of the completed car park to the management company shall take place prior to the occupation of the 221st dwelling on site at approximately June 2023.