

From: Tim Screen
Sent: 20 October 2020 15:22
To: Bob Neville
Subject: RE: 20/02227/OUT - The Beeches, Heyford Road, Steeple Aston

Hi Bob

Re: Landscape Strategy

As discussed, 10 dwellings trigger a LAP. There is sufficiently enough space to accommodate a LAP on site. The minimum activity area is 100 m² with 300 m² of landscape buffer. The minimum depth of buffer from an active frontage is 5 m. The minimum number of pieces of equipment for 2 – 6 year old children is 3. Steel Bowtop play area fencing with self-closing gates are required. Non-toxic and non-spiny plants are required for visual mitigation and amenity. A proper wetpour surface with contained pcc edges are essential (construction details are essential) The commuted sum for 15 year maintenance is £30,702.02.

The incidental POS is calculated in accordance with Table 7: Local Standards of Provision - Outdoor Recreation General green space (parks and gardens/natural semi-natural/amenity green space). The minimum amount for 10 dwellings is calculated to be 0.0685 ha (2.75 x 25) / 1000. Total no. of people is 25 (2.49 average per 10 dwellings). The commuted sum is £9.82/m².

Hope this helps (let me know if you have any questions).

Best regards

Tim

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