

Open Space, SUDS and Play Area Scheme

Heyford Park

On behalf of Elgin Investments LLP

28th April 2021

1. Introduction

This Open Space, SUDS and Play Area Scheme has been prepared on behalf of Elgin Investments LLP.

It is submitted pursuant to discharging the relevant obligation under the S106 Agreement (with reference to the full planning permission ref: 16/02446/F dated 6th April 2020) (“the Planning Obligation” concerning the submission and approval of an Open Space and SUDS scheme as well as a Play Area scheme.

Clause 5 of Schedule 3 of the S106 Agreement requires a Play Area Scheme to be approved by Cherwell District Council.

Clause 32 of Schedule 3 of the S106 Agreement requires an Open Space and SUDS Scheme to be approved by Cherwell District Council.

The public open space will be transferred to Heyford Park Estate LTD upon receipt of the final certificate of completion to be managed by Heyford Park Management Company LTD.

2. Play Area Scheme

The Play Areas within Phase 9, Heyford Park will be provided as per the approved plans submitted to the District Council. Together, the provision includes three LAPs, two LEAPs, one NEAP, one Trim Trail and one MUGA. The details of the play areas are listed as an approved document within the decision notice or as may be amended by any non-material amendments to the scheme which are submitted to and approved by Cherwell District Council.

The play areas throughout the scheme are for the purpose of play and recreation only. No play equipment will be installed over any services and easements without prior agreement of Cherwell District Council.

Play areas will be installed with the residential phases or sub phase to which they relate in line with the phasing plan approved under condition 3, with no more than 70% of the dwellings within a phase or sub phase being occupied until the play areas within that phase have been completed. The Eastern POS as identified on the Phase 9 Public Open Space Plan (Appendix 1) shall be completed before the occupation of the 100th dwelling within the site.

The play areas across the site are designed to be inclusive for all users, containing a range of equipment which is inclusive, with each play area containing some equipment which is suitable for use by disabled users. There are a variety of play options across the site. General design of play areas are designed following ROSPA Equality Act guidance¹ to ensure suitable accessibility for all users.¹

1. ¹ www.rospa.com/play-safety/services/dda#BasicDesignPoints

The play areas will be maintained following their completion, in accordance with the Landscape & Ecology Management Plan approved under condition 5 which will include regular inspections, this responsibility will lie with the developers for the duration of the 12 month maintenance period and until the Certificate of Final Completion has been issued by the District Council and the transfer has been completed to the Management Company, who will then take over the responsibility for the long term maintenance of the play areas.

In summary, the play areas will be inspected weekly by trained operatives to ensure they are kept free from litter and debris, and equipment and safety surfacing will be checked weekly in accordance with the manufacturer's guidance to ensure it remains safe. All furniture will be regularly checked and cleaned, with bins regularly emptied. Paths will be regularly checked to ensure they maintain an even surface (Appendix 2.) Following completion and prior to the opening of a play area they will undergo a RoSPA inspection following this a RoSPA inspection will be carried out annually. More in-depth inspections will be carried out quarterly for each play area. Should any item within the play area become damaged, it will be safely fenced off for repair, if repair is not possible the item will be replaced like for like, unless an alternative is agreed with the District Council. Each play area has a sign with the Management Company details so that any damage can be reported by members of the public.

3. Open Space and SUDS Scheme

Informal Open Space and SUDS within Phase 9, Heyford Park will be laid out as per the approved plans submitted to the District Council. The details of the open space and SUDS have been listed as an approved document on the Decision Notice or as may be amended by any non-material amendments to the scheme which are submitted to and approved by Cherwell District Council.

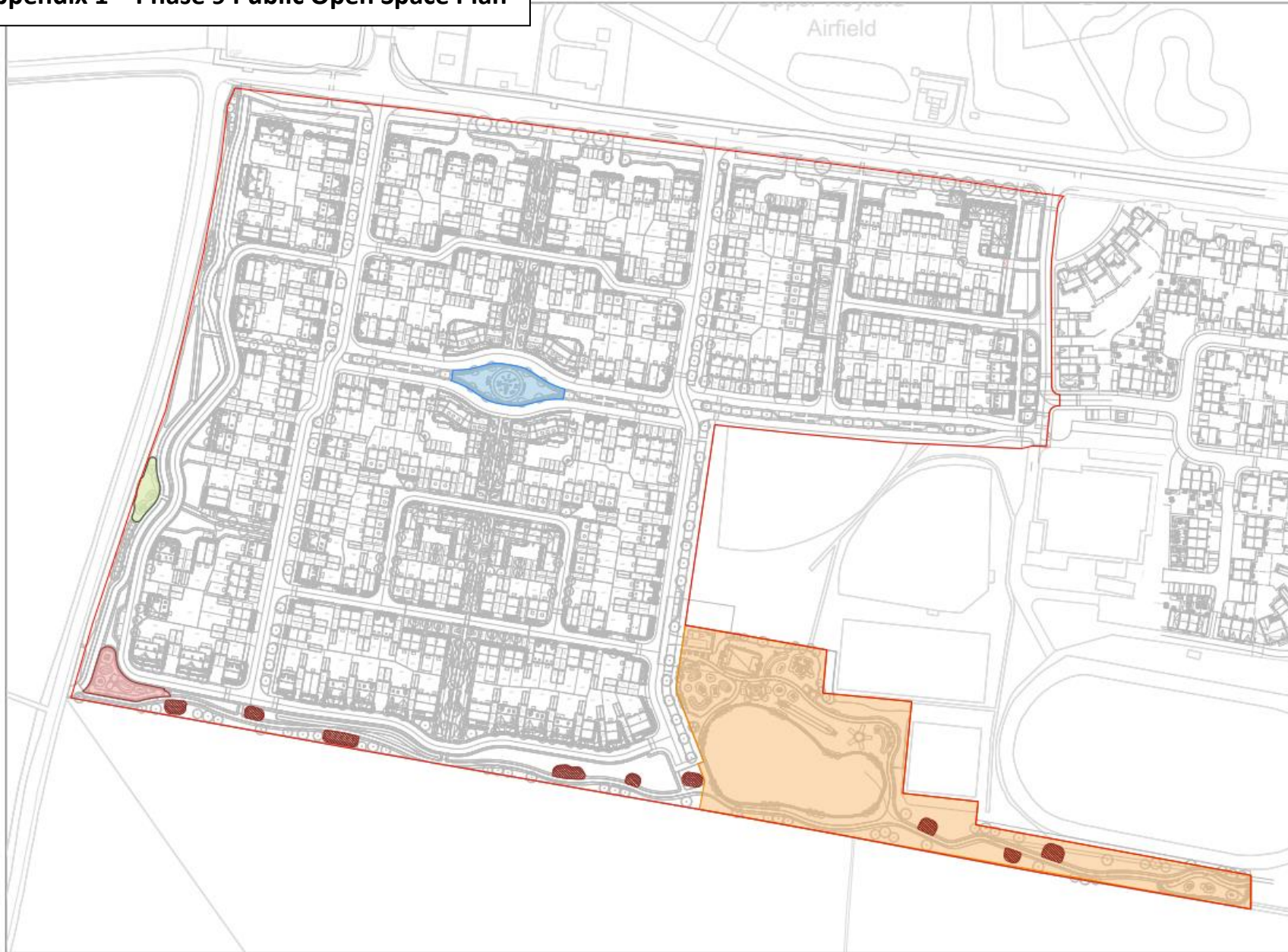
Open Space and SUDS will be installed with the relevant phase of the development in accordance with the approved phasing plan required under condition 3. No more than 75% of a phase may be occupied until that phase's informal open space and SUDS have been completed. The SUDS within the Eastern POS must be completed before the occupation of the 100th within the site.

The informal open space will be maintained following their completion, in accordance with the Landscape & Ecology Management Plan approved under condition 5 which will include regular inspections, this responsibility will lie with the developers for the duration of the 12 month maintenance period and until the Certificate of Final Completion has been issued by the District Council and the transfer has been completed to the Management Company, who will then take over the responsibility for the long term maintenance of the informal open space.

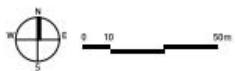
The SUDS will be maintained following completion in line with both the Landscape & Ecology Management Plan approved under condition 5, and the recommendations of the Flood Risk Assessment and Drainage Strategy Compliance Note and SuDS Maintenance Regime approved under condition 11 which will include regular inspections. This responsibility will lie with the developers for the duration of the 12 month maintenance period and until the Certificate of Final Completion has been issued by the District Council. Different elements of the SUDS within the site are to be adopted by different bodies. The swale to the south of the site is to be adopted by Oxfordshire County Council under Section 38 agreement, who will be responsible for its maintenance after the Certificate of Final Completion. The attenuation basins will be adopted by Statutory Water Authority and/or transferred to the Management Company who will be responsible for its maintenance after the Certificate of Final Completion.

In summary, the maintenance of the SUDS will comprise regular inspections for landscape maintenance, routine inspections to assess the need for maintenance and the functionality of the drainage system and engineering inspections that will deal with aspects that are not picked up during the routine inspections to maintain good working order of the SUDS and a pleasant environment.

Appendix 1 – Phase 9 Public Open Space Plan



- KEY**
- SITE BOUNDARY
 - EASTERN PUBLIC OPEN SPACE
 - TRIM TAIL
 - SOUTH-WESTERN LEAP
 - CENTRAL LAP
 - WESTERN LAP



HEYFORD PARK - PHASE 9, PUBLIC OPEN SPACE PLAN



Appendix 2– Weekly Inspections Summary

Item	Check
Signage	Ensure all signs are present, securely fixed and legible?
Gates	Do the gates open and close properly and smoothly, securely fixed to the ground, require oiling?
Pathways	Are surfaces in good condition, free from trip hazards, litter and weeds?
Bins	Securely fixed, in good condition, have they been emptied?
Seating	Securely fixed, in good condition, paint and preservation finishes in good order?
Fencing	Securely fixed, in good condition and free from protrusions?
Equipment	Securely fixed, free from corrosion or decay, move as intended, correctly set and in good condition without damage?
Safety Surfacing	Adequate around equipment, clean and free from foreign objects and debris, free from trip hazards, cracks and holes?
Planting	Is the grass cut and free from litter? Do shrubs need pruning, are they free from weeds and litter? Has any dog fouling been removed? Are trees in good order without any deadwood or broken branches?