

Rachel Tibbetts

From: Caroline Ford
Sent: 13 May 2022 11:42
To: DC Support
Subject: FW: 21/01630/OUT - Land at North West Bicester, Home Farm, Lower Farm and SGR2, Caversfield

Please can you record and scan onto the above?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 12 May 2022 17:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: 21/01630/OUT - Land at North West Bicester, Home Farm, Lower Farm and SGR2, Caversfield

Hi Caroline

Further to our discussion yesterday please consider my response.

LVIA

I generally agree with the findings of the LVIA.

Because we are relying on the establishment of the structural vegetation of the northern boundary to provide visual mitigation it would be appropriate that this planting is done at the earliest opportunity during the forthcoming planting season, and the developer to maintain and establish it as construction commences.

Play Area Flood Risk

As discussed, in respect of play area ref. 04 far southern extremity of the western parcel shown on the illustrative masterplan, it appears that the play area may be subject to flooding in 1:1000 event - refer to Flood Risk Assessment. As such events become more prevalent, this will mean the play area is unusable, a risk to children's health, and subject to cleaning and repairs before it is ready for to be used again. The play area should be relocated away from the flood zone to avoid these problems.



The DAS indicates the area of minimum natural green space required under Policy BSC 11: Local Standards of Provision- Outdoor Recreation Table 7. The retention of woodland and hedgerows and their green buffers within the context of the development design layout more than meets the open space requirement for this development and positively contributes to the acknowledged 40% green infrastructure of the Ecotown as a whole.

530 residential dwellings triggers, in accordance with the above policy, LAPs, LEAPs, NEAPs and MUGA. The LAP and LEAP are to be located 400 m from the farthest extent of dwellings. The NEAP and MUGA 1200 m from the farthest dwelling. There is already a MUGA built in phase 2 of the Exemplar which is within 1200 m walking distance. It is deemed unnecessary to have another MUGA because this complies with the original Ecotown Masterplan. The play areas within the western parcel meet the 400 m walking requirement and 3 play area locations are appropriate except for the play area location which may flood – refer above – this play area should be relocated.

The 2 play areas in the eastern parcel is also within the 400 m walking distance requirement. The southern-most play area should be a NEAP for older children and this will be within the 1200 m for dwelling on the extremity i.e. the western parcel.

The western parcel's central square play area is a LAP close to housing for accessibility for 2 - 6 years, parents and carers and allow for good surveillance.

The play area in the woodland is not covered by adequate surveillance. This play area may have a social behavioural problem associated with it, especially if the older children are unaccompanied by adults. I recommend an enhanced LEAP with additional area and challenging play equipment for 4 to 8 year old children within an area of 400 + sq metres of play activity, depending of the landscape context.

The western play area near the 'new' structural landscape/site boundary should be a LEAP to ensure the provision for 4 to 8 year olds.

Standard Requirements

(assuming the small play areas are LAPs)

LAP - Minimum 100 sq. m equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 2 to 6. 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.

The equipped activity zone should be located a minimum of 5m from the nearest dwelling boundary. The landscaped area 300sq. m minimum around the equipped activity zone could be used to incorporate this buffer.

A minimum of 3 individual items of play equipment for a range of different play experiences and/or single multi-functional play units. The design should incorporate both urban (steel) and natural (timber) elements.

LEAP - Minimum 400 sq. m (600 Sq. m for LEAP+) equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 4 to 8. The size of the equipped activity zone should be a minimum of 20m x 20 m. The size of the landscaped area of 3200 sq. m (4800 sq. m for a LEAP+) (incorporating the equipped activity zone) will be informed by the development context (acknowledging activity zone buffer requirements) and local design guidance.

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.

A minimum of 5 (7 for a LEAP+) individual items of play equipment for a range of different play experiences and/or single multi-functional play units. The design should incorporate both urban (steel) and natural (timber) elements.

NEAP - Minimum 1000 sq. m equipped activity zone comprising an area of play equipment and structures and a hard surfaced area of at least 465 sq. m, set within a landscaped area designed to provide a safe area for alternative play for children aged 8 to 12. The size of the equipped activity zone should be a minimum of 31.6m x 31.6m. 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.

The equipped activity zone within the landscaped area should be located a minimum of 30 m from the nearest dwelling boundary. The landscaped area minimum 7500 sq. m around the equipped activity zone could be used to incorporate this buffer.

A minimum of 8 individual items of play equipment for a range of different play experiences and/or single multi-functional play units. The design should incorporate both urban (steel) and natural (timber) elements.

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.
- 4.

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.

Commuted sums

Commuted sums for 15 year landscape maintenance, subject to indexation. The sums are used for the ManCo's Forward Funding and Default Calculations.

Hedgerows, existing and new (£26.60 per linear metre)

Mature Trees (£280.04 per tree)

Mature Woodland (£46.97)

New Woodland (£35.02)

LAP (£36,135.03)

LEAP (£159,582.99)

LEAP+/plus 50% (£229,593.90)

NEAP (£388,276.31)

Informal Open Space (£12.65 per square metre)

Balancing Pond/s (£66.05 per square metre)

Swale (£120.32 per linear metre)

Orchard (£26.86 per square metre)

Allotment (£7.16 per square metre)

For the employment of a landscape/ecological consultant for twice yearly monitoring over 15 years of the informal open space in accordance with the landscape and ecological management plan

(LEMP): £15,000

Landscape Officer's management of landscape and ecological consultant contribution - 10% of £15,000: £1,500

Please let me have your questions.

Best regards

Tim


Tim Screen CMLI

Landscape Architect

Environmental Services

Environment & Place

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