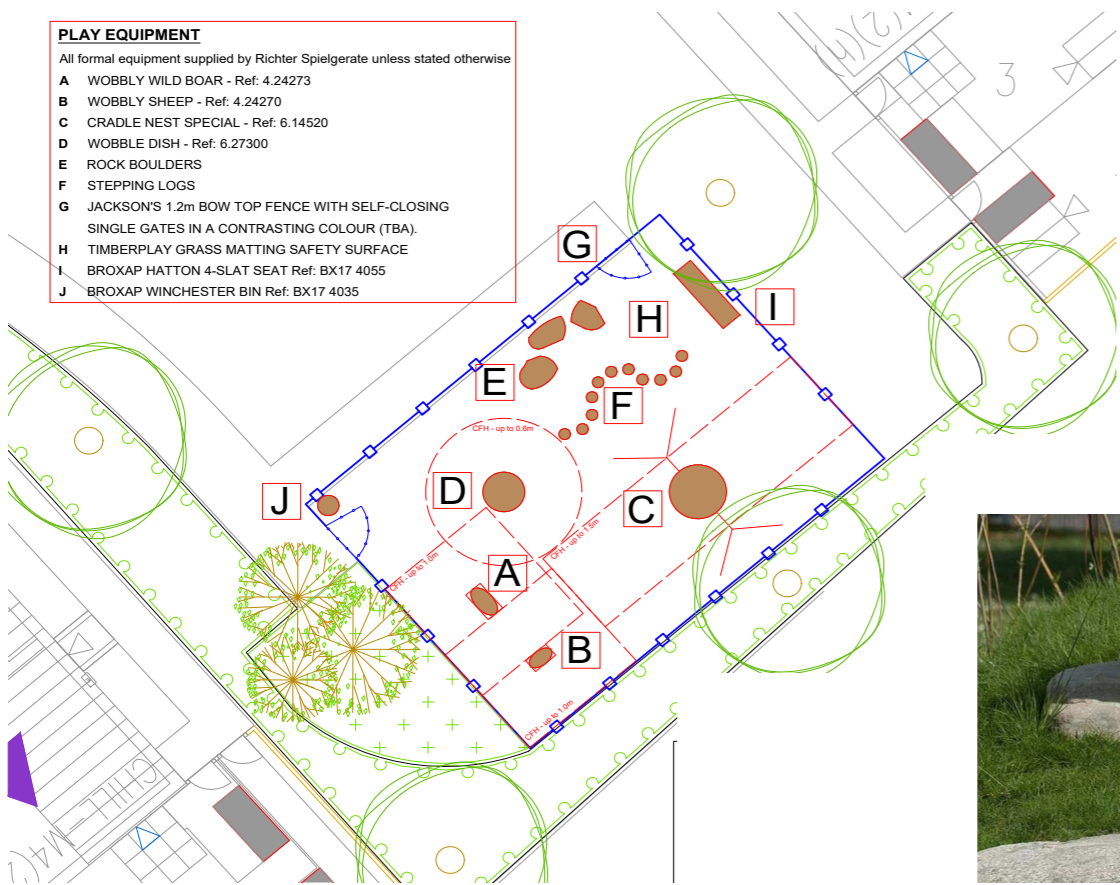




PLAY EQUIPMENT

All formal equipment supplied by Richter Spielgerate unless stated otherwise

- A WOBBLY WILD BOAR - Ref: 4.24273
- B WOBBLY SHEEP - Ref: 4.24270
- C CRADLE NEST SPECIAL - Ref: 6.14520
- D WOBBLE DISH - Ref: 6.27300
- E ROCK BOULDERS
- F STEPPING LOGS
- G JACKSON'S 1.2m BOW TOP FENCE WITH SELF-CLOSING SINGLE GATES IN A CONTRASTING COLOUR (TBA).
- H TIMBERPLAY GRASS MATTING SAFETY SURFACE
- I BROXAP HATTON 4-SLAT SEAT Ref: BX17 4055
- J BROXAP WINCHESTER BIN Ref: BX17 4035



1046-02 - LAP Proposals



1046-01 - Landscape Proposals



- EXISTING TREES & HEDGES RETAINED AND MANAGED
- EXISTING HEDGE INTER-PLANTED
- PROPOSED TREES
- PROPOSED MULTI-STEM TREES
- PROPOSED SPECIMEN SHRUBS
- PROPOSED HEDGE
- PROPOSED PRE-GROWN HEDGE
- PROPOSED SHRUBS & GROUND COVER
- PROPOSED CLIMBERS
- PROPOSED GRASS TURF LAWN
- PROPOSED GRASS SEED AMENITY AREAS
- PROPOSED WILDFLOWER MIX
- PROPOSED BULBS
- PROPOSED GRAVEL
- PROPOSED PERMEABLE GRASS PAVING GRID - SUREGREEN PP40 in green (OR SIMILAR APPROVED)

5.11 Ecological Mitigation Strategy

The existing habitats within the proposed development footprint are generally of low ecological value, with low botanical diversity. Habitats of the greatest ecological importance in the context of the site are the mature trees and boundary hedgerows. All of the boundary hedgerows and trees are being retained within the development proposals.

Additional trees are to be planted within the development proposals. The trees will include a variety of species, including flowering and fruit-bearing species, which will provide opportunities for a range of wildlife including birds, mammals and invertebrates. Please see the Landscape Proposals produced by Bridge Design Associates for further details.

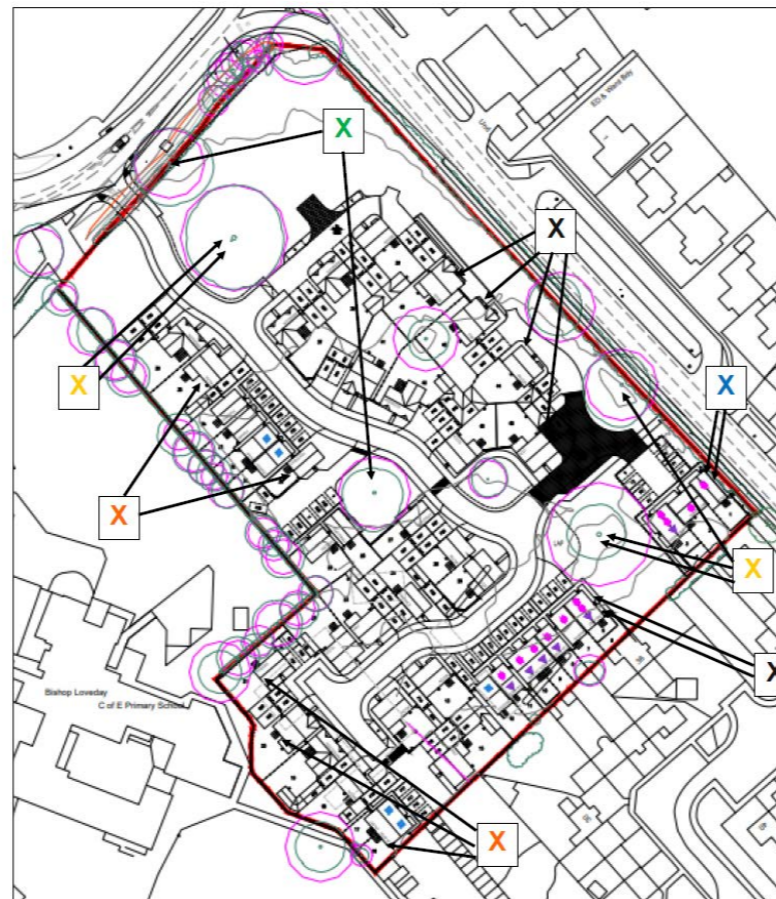
A wildflower seed mix should be sown in suitable areas of the site (e.g. within the northern and easterly areas of the site) to provide a nectar source for pollinating insects. The seed mix used will contain a variety of native wildflower species and grasses, such as Emorsgate Seeds EM3 – Special General Purpose Meadow Mixture or Emorsgate Seeds EM10 – Tussock Mixture (dependant on location and local conditions). Where seeding onto bare soils this will be done after appropriate soil preparation has first taken place, ensuring the prior removal of perennial weeds, in line with Natural England Technical Information Note TIN067.

Once established, the sward will be subject to traditional meadow management to maintain a floristically-rich, healthy sward. An annual 'hay cut' will be undertaken during mid to late August to a height of no less than 100mm. Arisings will be left to dry in place and shed seed for 1-7 days before being removed from site. However, a proportion

will be retained and used to create compost piles within suitable undisturbed areas of the open space, e.g. the northern and eastern areas of the site; to add additional habitat for wildlife such as invertebrates, amphibians and reptiles.

A grass cutting regime will provide other benefits such as:

- Encouraging flowering wild plants, which provide a rich nectar source attracting various butterfly, bee and moth species, which in turn will provide an invertebrate food source for bats.
- Creating aesthetically pleasing habitats for residents.
- Providing a source of food for seed-eating birds that may be present within the local area (e.g. blue tit, great tit, robin and house sparrow).



Bird and bat box location plan



WoodStone Swift Nest Box



Vivara Pro Seville 32mm WoodStone Nest Box



Ibstock Enclosed Bat Roosting Unit C/Schwegler 2FE Wall-mounted Bat Shelter



Eco Kent Bat Box



Vivara Pro WoodStone House Sparrow Nest Box

Ecological mitigation and enhancements



5.12 Drainage Strategy

Flood Risk

The site is within Flood Zone 1 so not at risk of flooding and residential development is suitable for this site.

Surface Water

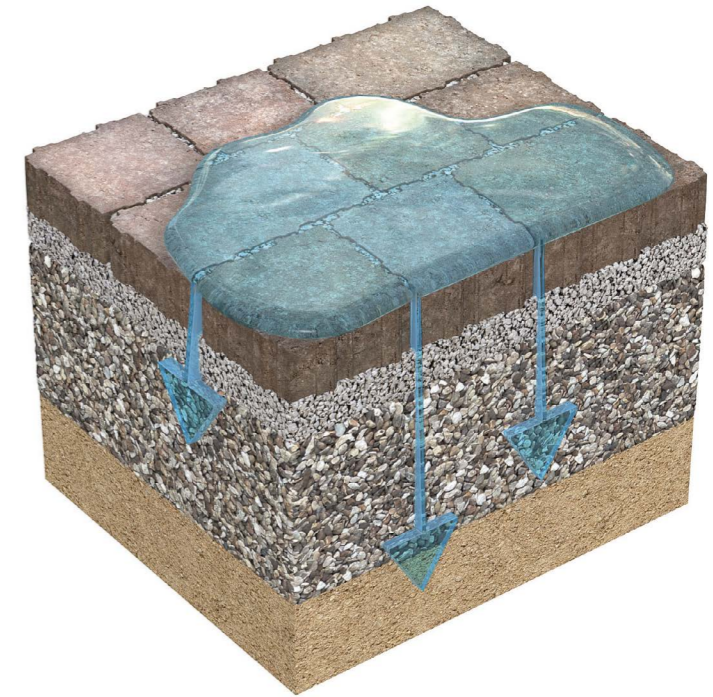
Surface water for the scheme shall be managed via infiltration to ground. This will be managed via porous paving to the main access highway and will be offered for adoption to Oxfordshire County Council.








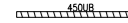
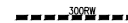


All domestic surface water shall be managed via private cells. In all cases the system will be designed up to the 1 in 100 years event, plus 40% climate change.

Foul Water

All foul water will discharge from site via gravity to the existing adopted system within Oxford Road. All main foul drainage shall be offered for adoption to Thames Water.

Refer to 2192-100 Engineering Layout for further details.



-  Foul Water Sewer/Lateral Drain (adoptable)
-  Foul Water Manhole (adoptable)
-  Adopted Foul Water Sewer (existing)
-  Surface Water Sewer (adoptable)
-  Surface Water Manhole (adoptable)
-  Building D.P.C. Level
-  Proposed Finished Ground Level
-  Additional Underbuild (below d.p.c. as shown)
-  Retaining Wall - (Height shows difference in levels - finished level at bottom and top).
-  Steps (to be Part M Compliant)
-  Porous Paving (adoptable)



5.13 Appearance

The street elevations shown here demonstrate how the scheme will appear from the public realm.

Materials distribution coupled with boundary treatments and landscaping will provide vitality to the streets and spaces that the buildings enclose.

Refer to 0737-103 for street elevations and 0737-HT Booklet- Issue 1 for floor plans and elevations of each building.



6. Conclusion

This Design Statement of Compliance/Design and Access Statement has been prepared by Focus on Design in support of an application for the approval of reserved matters on behalf of Green Square Accord.

The SOC provides a summary of how the proposed development aligns with the outline design principles and explains the reasons wherever the proposals differ to the approved framework.

This analysis is intended to provide the local authority with a better understanding of the principles that have underpinned the design of the proposal, following the and to indeed echo, the spirit of the OPP and the excellent opportunities the site presents.

As discussed in 5.1 it should be noted that the omission of the modest footpath link through eastern perimeter block was felt necessary to aid not only the reducing of potential security risks, but also to make the scheme more robust and legible by achieving a perimeter block layout to this part of the site.



F O C U S
O N D E S I G N

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Pill, Bristol.
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