

## Lynne Baldwin

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**From:** Nathanael Stock  
**Sent:** 07 November 2021 23:22  
**To:** DC Support  
**Subject:** FW: 21/02893/REM - OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris  
**Attachments:** LANDSCAPING - General Guidance.doc; 2018 - TECHNICAL SPECIFICATIONS - FINAL.pdf

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**From:** Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>  
**Sent:** 02 November 2021 10:55  
**To:** Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>  
**Subject:** 21/02893/REM - OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris

Hi Nat

My comments in relation to the above development for your consideration.

### Notes on Landscape and Visual Matter

Comments duly noted with my only observation being that the southern and western boundaries will require more native trees for the enhancement of the development's visual mitigation and amenity based on the an element of doubt caused by the Planning Inspector's comments:

32. From my own observations I find that the appeal site is most prominent when viewed at just over 1km away from the south along D'Arcy Dalton Way. This is particularly important given that at this point the appeal site would not have a natural edge to its southern boundary. However, the scheme does include mitigation along this edge in the form of tree planting. I would argue that most of the planting will be regularly maintained low level native hedge with incidental trees that would not reach the stature and screening required. The location and aspect of the allotments will constrain the height of the hedge and the planting of additional trees because allotment holders do not wish their plots be to overshadowed. The allotments should be relocated to allow for the southern boundary to have a similar landscape character to that of the western edge.

### Landscape Strategy

The landscape management should be read in conjunction with CDC's Landscape Technical Specification to enable Landscape Services' landscape officers to monitor that standard of maintenance in accordance with the technical specification. It is essential a comprehensive LEMP is provided to ensure the ecological 'non-go' area is maintained and the successful establishment of the landscaping to mitigation potential visual harm and integrate the development into the rural surroundings.

### LAP

1. Proposals Plan 1 of 3 it is a concern that there are no movement-generating equipment such as a slide and a swing. These items should be included to improve the play experience. The swing to have bucket seats. The slide to be north-facing to reduce the harmful effect of solar heat on steel, which could be hot enough to burn a child's skin.
2. There should be another entrance to the play area for safety reasons: another point of 'escape'. The self-closing gates should open outward away from the play activity area to reduce accidents.

This will mean the entrance arrangement will need to include a transition/holding area for users, buggies, pram wheelchairs so that the play area gate does not open onto peripheral path restricting movement or causing an accident. The design must ensure that there are no protruding fence edges into the area of play.

3. The boulders should be located on a flat surface and not on the slope of the mound or at the base of the base the mound because children fall or roll down the slope into them. Boulders should be large enough to be located to ensure that there are no finger or limb trapping spaces between them.
4. The proposed hedge should not be too dense in order to allow for surveillance from outside the LAP for the reasons of children's safety. I suggest Amelanchier lamarckii which has an open, airy structure and will allow views of the play area through its canopy.
5. Details of the play area are required in terms of layout/circulation/fall height, play equipment (with installation), fencing, gates, safer surfaces, seating, signage and litter bins. Compliance with BSEN 1176 is essential.
6. Construction details of the safer surfacing, paths and edging details: timber edging, hoggin and gravel are inappropriate and will not be permitted because of safety and maintenance issues.
7. No utilities are to go through the play area – to be confirmed.
- 7 The hedges on the peripheral open space should be protected with post and wire fencing to prevent trampling and desire lines developing. Gappy hedges are unsightly.
- 8 If a hedge abuts a pedestrian path adjacent to a highway it may be trashed and the soil medium compacted. I recommend the hedge is foreshortened to allow for clear surveillance of the road/traffic for the safety of children and parents.

#### Landscape Proposals

1. All trees should be at least 2 m from the edge of paving and root deflectors installed and indicated as such on the planting proposal plans.
2. There is no secured maintenance access for the restricted ecological area. This area is of ecological importance and therefore should be included in an overall LEMP report for the green space.
3. The allotment holders should have a 3 m wide access route to enable the delivery of bulk supply of compost and manure close to be deposited on hardstanding near the allotments. The proposed access route that meets the western boundary should be realigned to allow for the delivery of manure etc.
4. The access off the car park must be controlled with a lockable field gate to prevent unauthorised trespass onto the open space. This 3 m maintenance, allotment route should have detailed construction proposals that indicate a macadam surface with concrete kerb edging. The appropriate CBR/weight bearing is required to allow landscape maintenance vehicles (transit van and trailer, tractor with trailer) to use it.
5. The car park will be unsecure against unauthorised access to the open space, therefore requires robust estate railings around its perimeter with low level groundcover beneath it to ensure clear natural surveillance. A 1 m wide mown grass verge between the path that runs parallel to the car

park of the edge of the car park is necessary to ensure that cars do not park over the path with the wheels against the kerb which will restrict pedestrian access. The estate railing fence should be erected to the outer edge of the path with a steel pedestrian gate at the northern access and another steel pedestrian gate at the western access.


6. The trees proposed for the orchard are not proposed to be grafted to dwarf rootstock to keep the growth of the trees to a manageable size where pruning and fruit picking can be done from ground level.
7. The relevant British Standards should be clarified within the planting specification and aftercare proposals provided - refer to crib sheet enclosed. I await the Management Plan to accompany the landscape proposals.

I look forward to the revised proposals in due course.

Best regards

Tim

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