

Rachel Tibbetts

From: Nathanael Stock
Sent: 13 May 2022 00:43
To: DC Support
Subject: FW: 21/02893/REM - OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 07 March 2022 14:44
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

Hope you are well . Sorry for the rather late response.

I have gone through a previous checklist and highlighted elements that have not been addressed.

The LAP

The LAP details are required:

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 and 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. INCLUDE A NORTH-FACING SLIDE.
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. REVISED PROPOSALS ACCEPTABLE
3. The boulders should be located on a flat surface and not on the slope of the mound or at the base of 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. REVISED PROPOSALS ACCEPTABLE
4. 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. REVISED PROPOSALS ACCEPTABLE
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. LITTER BIN REQUIRED ALONG WITH A SIGN WITH DEVELOPER'S CONTACT DETAILS. 'NO DOG' CONCRETE SLABS TO BE SET IN PAVING AT THE TWO ENTRANCES.
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. CONFIRM THE CONSTRUCTION OF THE RUBBER MULCH SURFACE AND THE CONTAINING EDGES. THE ARRANGEMENT DRAWING DOES NOT SHOW THIS INFORMATION. THE PROPOSED BOUND GRAVEL PATH NEEDS TO BE EXPLAINED. ANY LOOSE GRAVEL NEAR A PLAY AREA WILL CAUSE CHILDREN TO SLIP AND HURT THEMSELVES.

7. No utilities are to go through the play area – to be confirmed.

8. 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. NOT NOW REQUIRED BECAUSE OF THE PLAY AREA FENCING, EXCEPT ON THE SHORT LENGTH OF AMELANCHIER HEDGE TO THE EAST OF THE PLAY AREA

9. 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. REVISED PROPOSALS ACCEPTABLE

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. NOW ACCEPTABLE AS INDICATED ON LANDSCAPE DRAWING

2. There is no secured maintenance access for the restricted ecological area. This area is ecological importance and therefore should be included in an overall LEMP report for the green space. THE TYPE OF SECURITY FENCING FOR THE ECOLOGICAL AREA SHOULD BE CLARIFIED BETWEEN THE PUMPING STATION AND THE SOUTHERN BOUNDARY.

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. NOW ACCEPTABLE AS INDICATED ON THE DRAWING

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. NOW ACCEPTABLE AS INDICATED ON LANDSCAPE DRAWING

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 carpark. NOW ACCEPTABLE AS INDICATED ON LANDSCAPE DRAWING

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 gates 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. NOW ACCEPTABLE AS INDICATED ON LANDSCAPE DRAWING

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. IRRIGATION METHODS SHOULD COMPLY WITH BS8545:2014 11.3 IRRIGATION.

8. The open space around the balancing pond should have British native shrubs and trees to provide a food source for British wildlife, hence replace *Betula nigra* with *B. pendula*.


A dog bin should be installed near the pedestrian entrance to the car park and indicated on the general arrangement and landscape proposals.

Best regards

Tim

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Landscape Architect

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