

## Rachel Tibbetts

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**From:** Samantha Taylor  
**Sent:** 08 November 2021 14:41  
**To:** DC Support  
**Subject:** FW: 21/03522/OUT - Os Parcel 3673 Adjoining And West Of 161, Rutten Lane, Yarnton, OX5 1LT

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**From:** Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>  
**Sent:** 08 November 2021 12:22  
**To:** Samantha Taylor <Samantha.Taylor@Cherwell-DC.gov.uk>  
**Subject:** 21/03522/OUT - Os Parcel 3673 Adjoining And West Of 161, Rutten Lane, Yarnton, OX5 1LT

Hi Sam

Having considered the above application by observations are as follows:

1. On the Red Line Boundary Plan the north section of Dalton Lane Bridleway has been omitted from the red line application boundary. This section should be included to ensure that it is protected under the relevant planning conditions such as tree and hedgerow protection (root protection zones), detailed landscape proposals and management plan.
2. The Parameter Green Infrastructure Plan must clarify that the hedgerows and trees within the productive areas are to remain and be protected. It is difficult to discern if the line around the edge of this vegetation is pink or red?
3. I support the design layout of the illustrated masterplan. However, the creation of the landscaped development must be proven by evidence of a direct influence of the analysis and results of the LVIA, which at a recent was agreed to be achieved by annotated plans. I look forward to considering these plans.
4. Dolton Lane bridle way with its mature hedgerows is deemed to be such an important feature that it merits landscape receptor status within the LVIA, judging its sensitivity and the impacts of the development. It also justifies its importance within the scheme of things. It would be my wish to see its current character protected as part of the scheme with no metalled surface and no lighting. The route only sided up for horse riding. A parallel cycling and walking route is preferred. I note from the D&A that there is a safe school walking route parallel to Dolton Lane Bridleway which I support. The Begbroke Ancient Woodland is also a very important landscape receptor. The aforementioned receptors should be included in the Residual Effects chapter and not just considered under the generalist term Site Landscape Resource.
5. I also recall that we discussed the possibility of visualisations to help 'stakeholders' interpret the implications of the development. Where we mutually agree on a key viewpoint of strong influence that an artist impression should be provided similar to the ones in the DAS.
6. Once items 3 and 5 are considered and included within the LVIA, this already comprehensive document will be complete.

7. As for the proposed trees. For all proposed trees it would be beneficial if TDAG was consulted at the earliest stage to provide a tree strategy and subsequent guidance on the detailed 'treescape' as part of the detailed landscape proposals

<https://www.tdag.org.uk/species-selection-for-green-infrastructure.html>

8. The play area locations are acceptable in principle, but the minimum Development Brief standards are required.

**One Local Area of Play (LAP)** for 2 to 6-year old children located in the central-southern part of the developable area:

Minimum 100 sq. m (10m x 10m) 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.

A minimum of 3 individual items of play equipment of an urban (steel frame) character suitable for a range of play experiences and/or single multi-functional play units (I should add the equipped activity zone should be located a minimum of 5m from the nearest dwelling boundary. The landscaped area around the equipped activity zone could be used to incorporate this buffer).

**One combined LAP and Local Equipped Area for Play (LEAP)** to be provided for 2 to 8-year old children to be provided in the northern part of the developable area:

Minimum 500 sq. m equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 2 to 8. The size of the equipped activity zone should be a minimum of 10m x 10 m in respect of the LAP element and 20m x 20m in respect of the LEAP element. 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.

A minimum of 8 individual items of play equipment for a range of different play experiences and/or a number of multi-functional play units, depending on the design layout of the play space (I should add 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).

**One combined LEAP and Neighbourhood Equipped Area for Play (NEAP)** for 4 to 12-year-old children is to be provided in the central-northern part of the developable area:

Minimum 1400 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 4 to 12. The size of the equipped activity zone should be a minimum of 20m x 20m in respect of the LEAP element and 31.6m x 31.6m in respect of the NEAP element. 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 should be used to incorporate this buffer.

A minimum of 13 individual items of play equipment for a range of different play experiences and/or single multi-functional play units depending on the layout of the play area.

The equipped activity zone within the landscaped area should be located a minimum of 10 m [incorrect, should be 30 m because it is the noisier NEAP] 20 m from the nearest habitable room façade in respect of the LEAP element and a minimum of 30 meters from the nearest dwelling boundary in respect of the NEAP element. 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 (see 6.5.12).
  - 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.
  - 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.
  - 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
  - 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
9. The protected root zones of retained hedgerows and trees are to be accommodated in the design layouts of streets and associated open space. Refer to Development Brief, page 43, for guidance.


Fig. 16: A-A – typical primary street cross section showing relationship to Dolton Lane (refer to Fig. 15 for section location)

Fig. 17: B-B – typical secondary street cross section showing relationship to Dolton Lane green corridor (refer to Fig. 15 for section location)

Best regards

Tim

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