

From: Tim Screen

Sent: 18 November 2021 17:46

To: Caroline Ford

Subject: 21/03558/OUT - Land On The North East Side Of, Gavray Drive, Bicester

Hi Caroline

Hope you are well and apologies for the delayed response.

LVIA

A fully comprehensive LVIA, but there are questions. The ES introduction indicates the proposed roof heights of the 2 and 3 story dwellings and apartments. However, this information does not appear to have been mentioned in the landscape and visual receptor analysis and weighting (the building heights are not mentioned in the visual receptor narrative or description of the development). The inclusion of a wireframe representations, when the housing layout has been agreed would be very useful for considering the implication on the final conclusion of the LVIA. EPD viewpoint 5 will be appropriate given that receptor sensitivity will be high at this location. There no existing hedgerow (or trees). This is approx. 82 m (from GoogleEarth). The illustrated masterplan indicates that this boundary remains open, and we should therefor further judge the effects on the visual receptor/walker or order to decide on the degree if visual mitigation required.

The eastern residential development proposed along Gavray Drive does not have any EDP viewpoint records of that fields that are proposed to be developed. Viewpoints should be recorded from the east from the PROW where visual receptor/walkers will experience harm – refer to two recommended viewpoints enclosed.

There are two distinct areas of landscape character each with residential developments within the application site which I think should be judged separately as the overall judgement of combining both areas my devalue the score of the more sensitive area. The areas are the western field adjacent to the railway are less sensitive and the middle to eastern fields abounded by mature hedgerows, scrub and trees and grassland more sensitive. The Landscape Sensitivity of each of the aforementioned areas is determined by their Susceptibility and Landscape Value.

Residential Areas to the South of Gavray Drive

It is essential to retain the hedgerows at mature height and reinforce with trees where necessary along the southern boundary to Northern western and south-eastern fields and to mitigate views of the development for the benefit of residential receptors south of Gavray Drive. I would not wish to see the height of this hedgerow reduced. The hedgerow will cast dense due to its aspect which necessitates a shadow analysis of the sun's highest and lowest levels in the sky and adjustment to the position of access road and the dwellings of both development parcels may be required. I would hope that the development's residents do not complain about the height of the hedgerow and overshadowing and ask for a reduction in its height. However, hedgerow may require essential maintenance for its long term survival which may reduce its viability as a screen in which case additional trees will need to be planted for visual mitigation.

Proposed Tree Strategy

The proposed trees for open space and street should be appropriate in terms of 'Right Tree Right Place' and I therefore recommend that the landscape consultant to consider TDAG's tree species selection for green infrastructure at the earliest opportunity. Are revised layout should accommodate more street trees to be adopted and maintained by OCC.

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

The Play Areas

Policy BSC 11: Local Standards of Provision- Outdoor Recreation, Table 7: Local Standards of Provision - Outdoor Recreation

LAPs, LEAPs and a NEAP are required for 250 units. A combined LAP and LEAP should be a viable option of children of different age ranges within a household. With a single LAP the older children will be bored waiting to visit the LEAP. With a combined facility the parent or carer can oversee children of different ages from more or less one location (from seating). Standing water re the balancing pond adjacent to the play facility should be assessed as a risk. The play area therefore should be situated away from the balancing pond and outside the outer flood zone (this will prevent play due to saturated ground, damage and rotting of play equipment, etc, and erosion of safer surfaces and requiring more cleansing visits, which are not covered by the commuted sum). The proposed area of play location on the Design Evolution plan is inappropriate because it is within the flood zone. I would prefer to see it within the developable area.

There should be a minimum of 3 items of play equipment for a LAP, 5 items of play equipment for a LEAP and 8 items for a NEAP.

LAP (near to housing)

- Age range – 2 to 6
- Min. number of items of play equipment – 3
- Min. area of equipped activity - 100 sq m
- Dimension guidance of non-equipped landscape area – 300 sq m
- 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 around the equipped activity zone could be used to incorporate this buffer.

LAP/LEAP Combined (within informal open space)

- Age range – 2 to 8
- Min. number of items of play equipment – 8 (LAP/LEAP combined)
- Min. area of equipped activity - 500 sq. m
- Dimension guidance of non-equipped landscape area – 3500 sq m
- 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 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 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

NEAP (within informal open space)

- Age range – 8 to 12
- Min. number of items of play equipment – 8
- Min. area of equipped activity - 1000 sq. m
- Dimension guidance of non-equipped landscape area – 7500 sq m
- 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 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 around the equipped activity zone could be used to incorporate this buffer.

Commuted Sums

The long term management and maintenance arrangements for the site need to be discussed and agreed. The sensitivities of the LWS requires a specific management arrangement and the relationship between different parts of their site and the arrangements for management will also need consideration. If landscape typologies/ play areas are to be transferred to CDC for long term management and maintenance, the following commuted sums covering a 15 year period will apply:

Mature and Veteran Trees: £219.69/tree

Existing Woodland / Groups of Trees: £40.11/sq. m

New Woodland Maintenance: £29.90/sq. m

Hedgerows: £22.71/sq. m

Ponds: £35.86/sq. m

Watercourse: £129.64/sq. m

Balancing Pond: £49.80/sq. m

Swales: £102.75/lin. m

Informal Open Space: £10.80/sq. m

LAP: £33,755.86

LAP/LEAP Combined: £153,330.44

NEAP: 322,128.65

Offsite Allotments: £81.07/sq. m

Please let me have your questions

Best regards

Tim

Tim Screen CMLI

Landscape Architect

Environmental Services
Environment & Place
Cherwell District Council



Do not scale from this drawing.
 This drawing is for planning purposes only. It is not intended to be relied upon for construction purposes. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, edge Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.

This drawing and the works depicted are the copyright of edge Placemaking Group Ltd.

PLANNING

— Site boundary (22.49ha)

Rev.	Date	Description
		Land north of Gavray Drive BICESTER
		Illustrative Masterplan
Job ref: 239	Drawing number: P15	Revision: -
Scale: 1:3,500 @ A3	Date: September 2021	



part of
edge Placemaking Group Ltd
 Company Reg No: 11447550 VAT No: 299072669

Suite 2
 7 Buttermarket
 Thame
 Oxfordshire
 OX9 3EW

01865 522395
 enquiries@edgeUD.co.uk
 www.edgeUD.co.uk