

Rachel Tibbetts

From: Caroline Ford
Sent: 10 May 2022 10:30
To: DC Support
Subject: FW: RE: 21/04275/OUT - Land at North West Bicester

Please can you record and scan onto the above?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 01 April 2022 18:08
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Julie Baxter <Julie.Baxter@cherwell-dc.gov.uk>
Subject: RE: 21/04275/OUT - Land at North West Bicester

Hi Caroline

(Julie - only for reference)

Apologies for the delay in responding. Please consider my response.

LVIA:

Comprehensive, and proportionate to the scale of the development proposed. I agree with the judgements set out in the narrative, especially in respect of potential effects, e.g.:

8.5.1 In the absence of primary and secondary design and mitigation measures, development upon the site has the potential to result in a substantial impact (change) on landscape character and visual amenity. This is the potential for Major Adverse effects on landscape character, for example, during all stages of the project. Similar judgments may well be reached for some visual receptors. Equally the CDC assessments described above, indicate a medium – high capacity for residential and commercial development with the site

development within the site area as the land use would be in keeping with the adjacent residential area to the south east and not significantly alter the overall landscape character of the wider area.

And the mitigation proposals advocated appear to be proportionate:

The LVIA proposal includes the following measures:

- a) retaining the tall established hedgerow and tree belt along the western boundary.
- b) hedgerows and trees alongside Bucknell Road-Bicester Road to be reinforced by 'infill' and new hedgerow and tree planting.
- c) hedges and trees beside the A4095 will be enhanced with 'infill' and new planting.
- d) the retention of the roadside hedgerow on Bainton Road, which will be strengthened with hedgerow and tree planting.
- e) some hedgerows are removed to deliver the Local Centre and Mixed Use Area and there will be the requirement for 'breaks' in hedgerows to deliver access, sustainable transport or place making benefits. Compensatory planting (see below) is provided for the limited losses in the hedgerow network.

Along with compensatory planting and structural woodland proposals which are very encouraging. However, I was missing an illustrative masterplan to judge the LVIA mitigation measures. Apologies if one has been produced, but I have not yet seen it.

POS Quantitative Standards:

I reiterate my previous comments

Natural and informal Greenspace

Total no. 7,719 people (2.49 average household x 3100 homes) @ 18.52 ha of greenspace minimum requirement ((2.4 x 7,719) /1000). 80 ha proposed in the Description of Development and Parameters document. This is somewhere to achieving the 40% green space in the original design code.

Allotments

Total no. 7,719 people (2.49 average household x 3100homes) @ 2.85 ha of allotment space required ((0.37 x 7,719) /1000).

Play Provision Including MUGAs

Total no. 7,719 people (2.49 average household x 3100homes) @ 6.02 ha of Play/MUGA space required ((0.78 x 7,719) /1000). 5.6 ha are proposed

Cherwell Local Plan 2011-2031 (adopted 20 July 2015) Table 7: Local Standards of Provision - Outdoor Recreation

The Design Code page 78 indicates the provision of a LEAP and a NEAP but no LAP provision. There is insufficient detail in respect of the play provision. Given the policy requirement as indicated above the play provision should be given more importance and in this respect a play strategy is necessary.

The square meterage of the play, allotment spaces and natural and informal greenspace should be provided by the developer to allow us to check compliance.

Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision

Policy BSC 11: Local Standards of Provision- Outdoor Recreation

Policy ESD 17: Green Infrastructure

One Local Area for Play (LAP) for 2 to 6-year old children, which could potentially be located in the north eastern corner 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.

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, situated to the north or south of Kidlington Cemetery and allotments:

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 10m 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.

The equipped activity zone within the landscaped area should be located a minimum of 10 m from the nearest dwelling boundary and 20m from the nearest habitable room façade. The landscaped area around the equipped activity zone could be used to incorporate this buffer.

Neighbourhood Equipped Area for Play (NEAP) and Multi-use Games Area (MUGA) for 4 to 16-year-old children indicated in the new park fronting Bicester Road:

Minimum 2400 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 16. The size of the equipped activity zone should be a minimum of 20m x 20m in respect of the LEAP element, 31.6m x 31.6m in respect of the NEAP element and 40m x 20m in respect of the MUGA 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 13 individual items of play equipment for a range of different play experiences and/or single multi-functional play units. The design should incorporate both urban (steel) and natural (timber) elements.

The equipped activity zone within the landscaped area should be located a minimum of 10 m from the nearest dwelling boundary and 20m from the nearest habitable room façade in respect of the LEAP element and a minimum of 30m from the nearest dwelling boundary in respect of the NEAP and MUGA elements. The landscaped area around the equipped activity zone could be used to incorporate this buffer.

- 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
- 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.

Furthermore:

1. 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.
2. 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.
3. 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.

The developer must confirm agreement to Items 2 and 3 and ensure this is followed through at (detailed design) reserved matters and the construction phase.


For the streets and open space the 'right tree in the right place' is crucial for urban GI and its success. In this regard the landscape consultant should consider <https://www.tdag.org.uk/tree-species-selection-for-green-infrastructure.html> (Trees Design Action Group's tree species selection).

Please let me know if you have any questions on the above matters.

Best regards

Tim

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