

Rachel Tibbetts

From: Tim Screen
Sent: 11 May 2022 12:52
To: Andrew Lewis
Subject: 21/04289/OUT - OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Heyford Park

Andy

Sorry for the late response (busy times).

LVIA

Having read through the comprehensive and proportionate LVIA I am in general agreement with its findings and conclusions.

Illustrated masterplan

The proposed native tree belts however they will restrict resident's enjoyment of east-facing gardens because overshadowing trees resulting in light level reduction (residents may complain and wish to fell trees because of this issue). The tree belt appears to be against the rear garden boundaries where restricted surveillance and limited public and maintenance access may encourage resident to illegally extend their gardens (it does happen). I therefore recommend that a publicly accessible 6-8 m wide minimum landscape buffer with path is designed into the layout.

Very encouraging to see street trees. 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).

The county should confirm that they are able to adopt these trees.

Play Provision

With a trigger of 10 dwelling this requires a LAP, 50 dwelling requires a LEAP and 100 dwellings a NEAP. The LAP should be located in the central space within the eastern development parcel and a Combined NEAP/LEAP located in the space south for the built form in the western development parcel.

LAP - 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 - minimum 300 sq. m around the equipped activity zone could be used to incorporate this buffer.

A minimum of 3 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

LEAP/NEAP Combined - 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 400m² in respect of the LEAP element and 1000m² 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.

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 in respect of the LEAP element and a minimum of 30 meters from the nearest dwelling boundary in respect of the NEAP element. The landscaped area – minimum 10700 sq. m around the equipped activity zone could be used to incorporate this buffer.

A minimum of 13 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 Criteria:

- 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.

Commuted Sums

Commuted sum rates and amounts the cover 15 years of landscape maintenance. The CSs are subject to indexation.

Mature Tree (Arb. assessment) – £280.04 per tree

Hedgerow (Arb. assessment) - £12.65 per linear metre

Woodland (Arb. assessment) - £46.97 per square metre

Ponds - £41.40 per square metre

Attenuation Basin (Illustrative Masterplan) - £66.05 per square metre

New Woodland (Illustrative Masterplan) - £35.02 per square metre

Informal Open Space (Illustrative Masterplan) - £12.65

LAP - £36,135.03

LEAP/NEAP Combined - £540,048.31

Site/LEMP monitoring x 2 visits per year x 15 years - £15,000

Landscape Services' management of site/LEMP monitoring consultants at 10% -£1,500

Best regards

Tim


Tim Screen CMLI

Landscape Architect

Environmental Services

Environment & Place

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