

## Wayne Campbell

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**From:** Tim Screen  
**Sent:** 10 February 2023 18:24  
**To:** Wayne Campbell  
**Subject:** FW: 22/00747/OUT Land at Bicester Road, Kidlington

Hi Wayne

I provide the following response. Having considered the LVIA I find it comprehensive and adheres to the guidance of GLVIA3 and I tend to agree with its conclusions.

### Cemetery

The cemetery will be overlooked from adjacent homes. Privacy for visitors / people whose loved ones have passed is therefore paramount, and the distance between the dwelling frontages must be increased with a pre-emptive planting of intervening dense native woodland with a percentage of evergreen trees, to be implemented in the planting season prior to the commencement of construction, and maintained in the appropriate manner. We should not leave the planting of the woodland until the first planting season after the completion of the development.

### Play Areas

#### LEAP/NEAP + MUGA/TEENAGE FACILITIES

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 400m<sup>2</sup> in respect of the LEAP element, 1000m<sup>2</sup> in respect of the NEAP element and 1000m<sup>2</sup> 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.

The non-equipped landscape area is to be a minimum of 13950 sq m. 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 and MUGA elements. The landscaped area around the equipped activity zone could be used to incorporate this buffer.

Because of the proposed location of the play area is close the pond with the disturbance to wildlife this there is also a potential risk of children drowning. Therefore I request that the play facility is located in the area currently proposed as a kick-a-bout.

#### COMBINED LAP/LEAP

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 non-equipped landscape area to be a minimum of 3250 sq. m. 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.

The play area is to be located away from the SUDS basin for the safety of children. Is there to be standing water in the basin.

#### 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.

## **Sports Pitches**

We await a sports pitch design revision in accordance with Sport England's guidance of 26<sup>th</sup> January.

A detailed specification for the design, construction/drainage and maintenance of the sports pitches is required in accordance with **SAPCA Code of Practice for the Design, Construction and Improvement of Natural Turf** (recommend a planning condition). The BIMP does not provide sufficient detail of sports pitch maintenance procedures. A revised BIMP should refer to the 'attached' discharged sports pitch specification.

## **BIMP**

A revised BIMP (recommend a planning condition) should have the planning consented landscape proposals with the habitat typologies appended to it.

The watering guidance is vague. I would prefer to include more specific guidance based on BS8545: 2014 Trees: from nursery to independence in the landscape – Recommendations. Overwatering is just as detrimental and minimal watering. Refer to section 11.3 Irrigation (soil moisture monitoring assessments).

Formative pruning is not covered by BS 42020:2013. Biodiversity: Code of practice for planning and development. The relevant Standard is BS 3998.

The management timetable spreadsheet does not currently include play areas and MUGA. The revised BIMP should include inspection and maintenance procedures.

The management (and maintenance) of the noise bund and sound attenuation fence should be addressed in the BIMP (including in the management timetable)

## **Bund**

The bund with fence should be visually mitigated by native ticket.

Contractors vehicle access to repair the fence on top of the bund is necessary. The swale in front of it restricts access. A 3 m wide maintenance access along the entire length of the bund is important.

The material to build the bund may possibly come from the attenuation basins. The developer to clarify and confirm.

Details of the bunds construction and planting required under a planning condition.

### **Developer's Commuted Sums**

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

If Informal open space/landscape typologies/ play areas are to be transferred to CDC for long term management and maintenance, the following commuted sums/rates covering a 15 year period will apply. The typologies are to be measured and multiplied by the rates to gain the totals. Gavray Meadows is excluded.

The legal (Land Registry-ready) informal open space adoption boundary (red edge) to be confirmed by the developer at the earliest stage for our consideration of adjoining land ownerships. Land Registry OCC Highway and Network Rail land ownership boundaries to be confirmed. Best to do this in plenty of time before the legal adoption process because boundary anomalies can cause delays.

Mature Trees (refer to arboricultural report):£280.04/tree

New Woodland Maintenance 35.02/sq. m

Hedgerow: £26.60/lin. m

Attenuation Basin: £66.05/sq. m

Swales: £120.32/lin. m

Informal Open Space: £12.65/sq. m

LAP/LEAP Combined: £179,549.95

LEAP/NEAP Combined : £540,048.31

MUGA: £73,215.11

Sports Pitches: please confirm the number and type of sports pitches; whether senior or junior for me the calculate the commuted sum.

Allotments: £7.16/m2

### **ManCo**

If a ManCo is the developer's preferred route for the informal open space typologies we require the following assurances:

- Biodiversity Improvement and Landscape Management (BIMP)
- Landscape and ecology monitoring commuted sum to allow CDC to employ a consultant to inspect the site twice per year for 15 years, consult the LEMP and report on the standard of maintenance and ecology: £15,000.
- In order to ensure there is sufficient funds for landscape maintenance held in an Escrow account and there is a shortfall in the service charge because 50% of dwellings are unoccupied, and or the landscape is not maintained to the required standard as required by the LEMP, as determined by the consultant with landscape officer oversight. The two mechanisms are:

#### **Management Company Default Sum**

- Amount required by MC for one year's landscape maintenance when typologies are laid out, and the District Council have to step in to maintain for one year and claim the default sum.

- Combined Total of All CS Amounts £XXXX ÷ by 15 (the no. of years maintenance) = £XXXX (A) (equivalent to one year's maintenance)
- In addition Play Area repairs also need to be calculated as follows:
- Current capital sum £XXXX x 10% = £XXXX (B) (example based on 10% of capital costs of 1 LAP, for play area repairs)
- Total MC Default Sum required in Escrow Account would be **A + B = £XXXX**

#### **Management Company Forward Funding Sum**

Amount required by MC to provide landscape maintenance when typologies are laid out, with 50% of the dwellings unoccupied.

Combined Total of All CS Amounts £XXXX ÷ 15 (no. of years maintenance) ÷ 2 (50% of yearly total) to cover 50% of unoccupied dwellings not contributing) = £XXXX

I look forward to detailed hard and soft landscape proposals landscape proposals, tree pit details and play area/MUGA details.

Please let me have your questions on the above matters.

Kind regards

Tim

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Environmental Services  
Environment & Place  
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**From:** Tim Screen  
**Sent:** 02 February 2023 17:35  
**To:** Wayne Campbell <wayne.campbell@cherwell-dc.gov.uk>  
**Subject:** RE: 22/00747/OUT Land at Bicester Road, Kidlington

Hi Wayne

I will get a response to you as soon as I can.

Firstly, having dealt with this application at the 'Unmet Housing'/design code stage I was always concerned that the pond habitat ecology was not adequately protected with the proposed LEAP/NEAP/MUGA Combined near the existing pond because the noise and disturbance will present quite an impact (and what about lighting?) I had requested a landscape buffer around the pond and the route diverted around this. The play facility relocated in the what is proposed as the kickabout area. The Kickabout area could be located further south.

The woodland is somewhat reduced to what was previously proposed. Are we able to increase the area of woodland and improve development carbon offsetting, amenity and wildlife habitat?

Regards

Tim

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**From:** Wayne Campbell <[wayne.campbell@cherwell-dc.gov.uk](mailto:wayne.campbell@cherwell-dc.gov.uk)>  
**Sent:** 02 February 2023 16:42  
**To:** Tim Screen <[Tim.Screen@Cherwell-DC.gov.uk](mailto:Tim.Screen@Cherwell-DC.gov.uk)>  
**Subject:** RE: 22/00747/OUT Land at Bicester Road, Kidlington

Hi Tim

Excellent thanks for letting me know. I had a meeting with the applicant late last week and they were chasing for a response to their last revised details on landscape received 18/11/22.

Wayne Campbell MRTPI  
Principal Planning Officer – General Developments Planning Team  
Development Management  
Communities Directorate  
Cherwell District Council  
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[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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My working days are: Monday to Thursday.

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**From:** Tim Screen <[Tim.Screen@Cherwell-DC.gov.uk](mailto:Tim.Screen@Cherwell-DC.gov.uk)>

**Sent:** 02 February 2023 16:17

**To:** Wayne Campbell <[wayne.campbell@cherwell-dc.gov.uk](mailto:wayne.campbell@cherwell-dc.gov.uk)>

**Subject:** 22/00747/OUT Land at Bicester Road, Kidlington

Hi Wayne

Hope you are well. I am now dealing with this one from the landscape perspective.

Kind regards

Tim

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