

Longford Park – Country Park Landscaping Amendment Commentary

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This report is to accompany the revised landscape drawings for Longford Park. The below will identify changes and the reasons for the changes.

MUGA and NEAP area

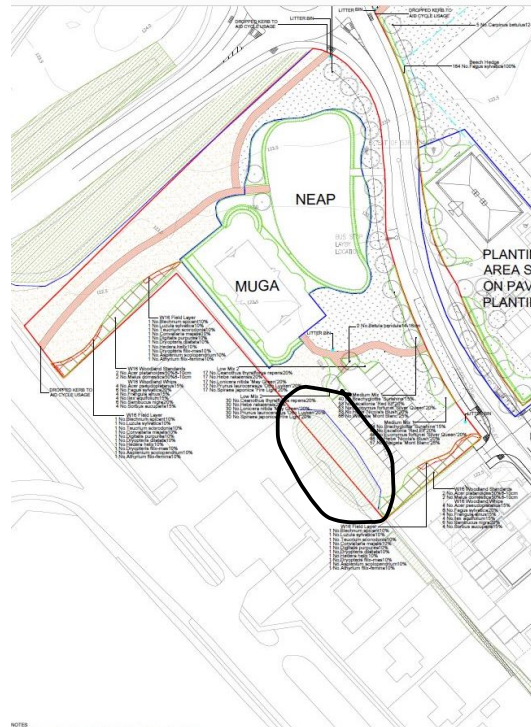
5205/ASP/CP.PP4.4 Rev H

Within the NEAP area it has become evident that the children taking the shortcuts straight through the long grass (*Miscanthus sinensis* 'Siberturm') flowerbeds or using them as run off from play equipment. We have made the decision to change some of these areas over to a turfed finish, as we felt that replanting the plants has been proved not to be a practical option due to inability to establish in this area. The other benefit of the change is offering better options on maintenance the below pictures shows the before and after turfing. We also run this by personnel from Banbury town council as the end user as they happen to be with us on a day we were looking at this area.



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5205/CP-ASP2.4 rev Z



At some point a gate has been installed into a boundary fence as marked above which is outside our property line to allow access through to Greggs and the Garage forecourt (picture below showing gate). Though attempts have been made to prevent the general public gaining access we have been unable to restrict access as it is outside our property line. Due to where line in the grass through the MUGA and neap area to the gate made by children accessing Greggs and the garage forecourt area along with conversations with some members Cherwell District Council the conclusion was we have to install a fence, or this area would not be able to be adopted.

Through careful consideration we felt it was inappropriate to install a path which would encourage children into an unsafe area of a garage forecourt. We also conclude that a close boarded fence would not stand up to the rigours of the local population so made the decision to install a 1.8 m high metal palisade fencing with an access gate for maintaining the hedge. Which is also in keeping with the garage which runs along same boundary as below.



Completed Works within the Country park

5205/CP-ASP2.4 rev Z, 5205/CP-ASP2.5 rev Z and 5205/CP-ASP2.3 rev Z

Moving of field layer

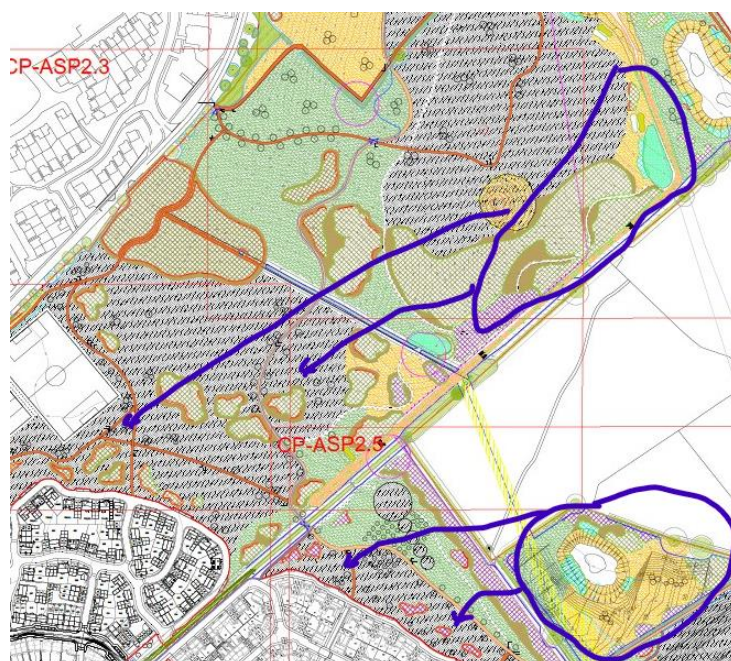
Through the period that the field layer has been installed within the country Park it has become evident that certain field layer beds have not survived where other field layer beds have had high number of plant survival.

Where the beds have not had high number of plant species surviving, are areas with low foot traffic from the general public also had higher signs of animals with in these areas.

Through discussion with a member Cherwell District Council, we have concluded to move a number of the field planters to other field layer beds to increase the potential of survival and reduce the complications of future maintenance.

The drawing below shows a rough area where we are moving the beds from and planting the field lays plants that have not taken. The field lays beds numbers be increased along areas with a higher footfall to the public with most of the beds being beside occupied plots and paths.

We feel that that this will offer better enjoyment to the public walking through the country Park rather than being in areas of low foot traffic. The other benefit of moving the field layer is that avoids maintainece problem by them being cut when grass cutting as they are surrounded by wildflowers areas.



Crossing of farm tracks

There are three paths through the country Park which cross the farmers track previous drawings have not been clear on the construction of these crossings. We have now allowed for them to be in tarmac as it was felt that this is a safer option as allows for the path to be level across the farm track and stands better chance of standing up to the weight of farm vehicles going across them.

Phase 4

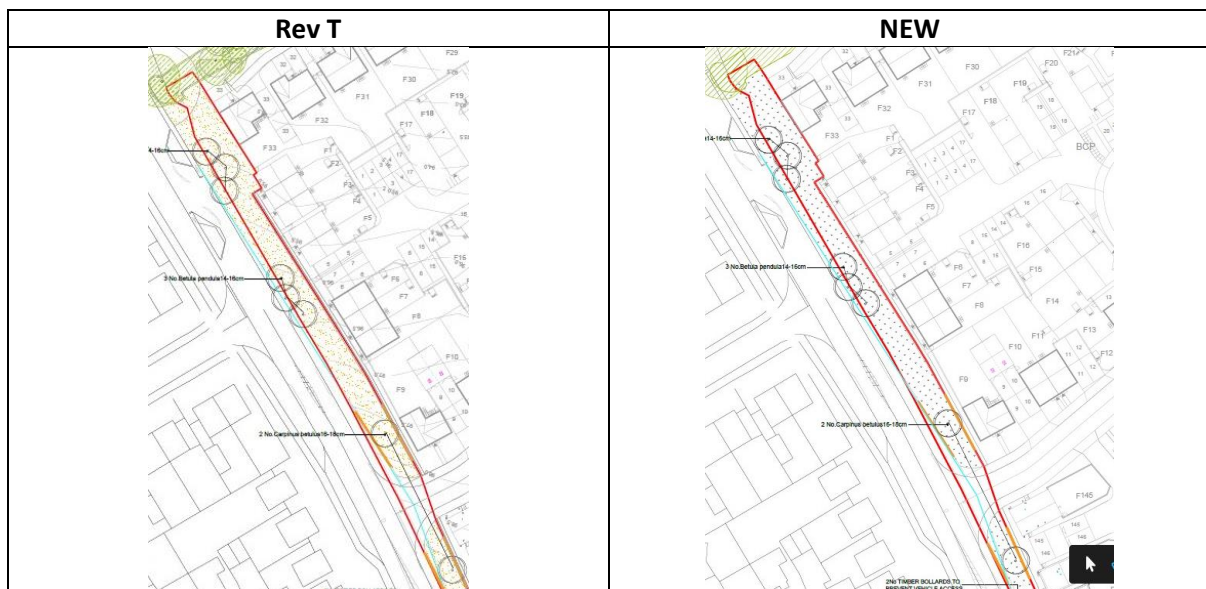
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5205/ CP – ASPA 2.1 revision Z and 5205/ CP – ASPA 2.2 revision Z

Front of site

At the front of site revision T we had wildflower grassland to be installed. At time of sales offices were open by Taylor Wimpey and Barrett's installed turf along the front of the site to allow for suitable presentation of the entrance to the site.

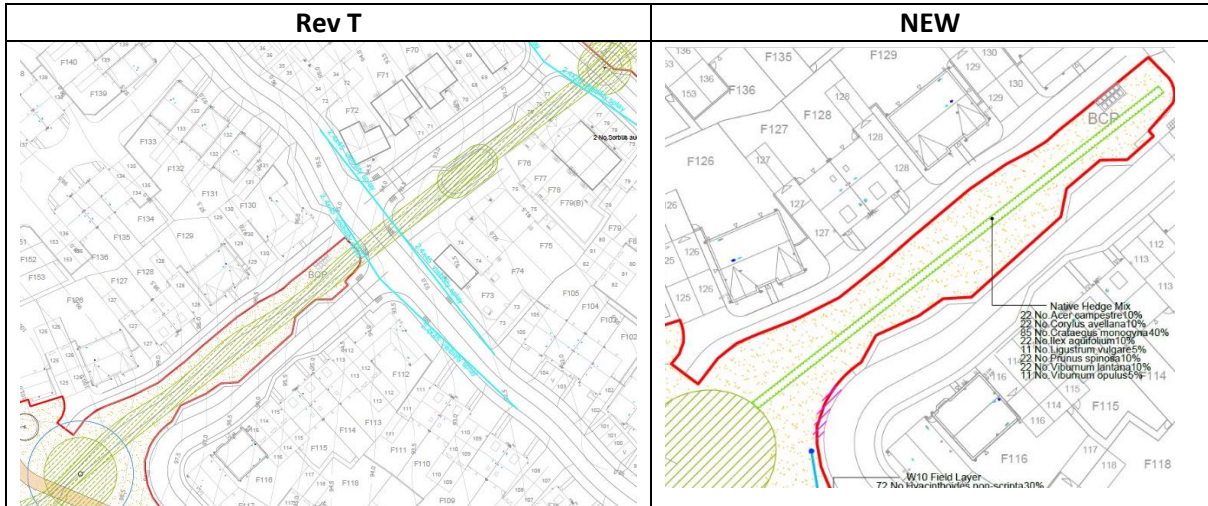
As we currently feel it enhances the appearance to the entrance of Longford Park phase 4 we were reluctant to change back to wildflower and have made the decision to change the drawings to turf. Which is in keeping with other developments along the Bankside Road.



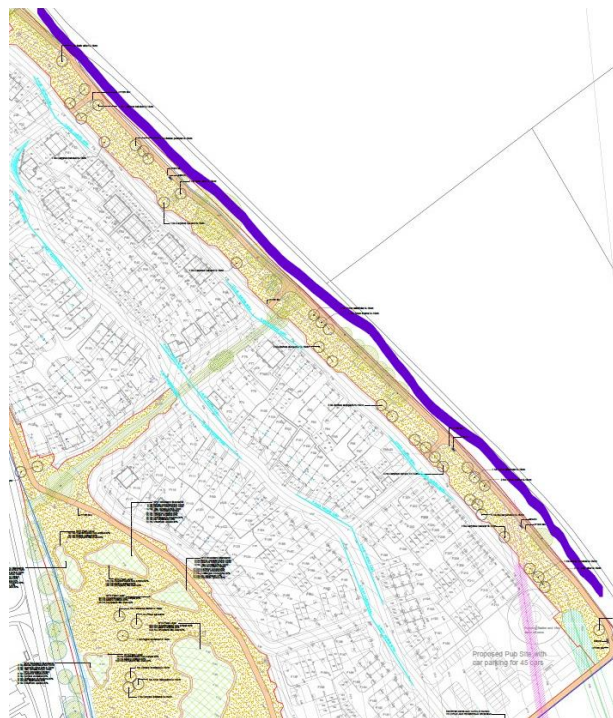
Central bank through the site

The approved drawing revision T incorrectly showed an existing hedge running right through the site including across hardstanding areas. This was incorrect and should have fully been removed at an early stage.

To help with bringing back diversity within the site and allow an enhancement of the landscaping we have corrected this area and have asked for a native hedge species to be installed within the wild grass area.



Swale



The current approved drawings revision T along the canal as marked above to be planted with wildflower seeds. Due to the banks in this area, we feel that it is unlikely that will manage to get wildflowers to take and have risk of any seeds being washed away. As the swale has been created for over a year, we have found that natural flora and fauna has taken picture bellow. So we have

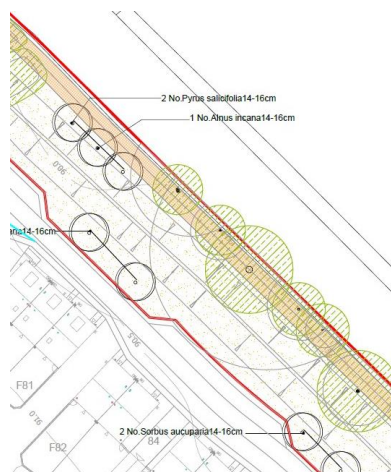
liaised with relevant party at Cherwell District Council to agree a solution which will not involve us scraping back the existing vegetation to the earth. The solution we believe will help keep residents happier and keep the ecology in this area.

The solution that we have now come up with is to pod plant number of species at a suitable spacing throughout the area. We have also changed the species to be in line with the suggestions that were made from Cherwell District Council rather than install the species as listed in the wildflower mix.

By carrying this work out, we feel that we will end up with some nice wildflowers which will gradually distribute themselves through this area by natural releasing of seeds.

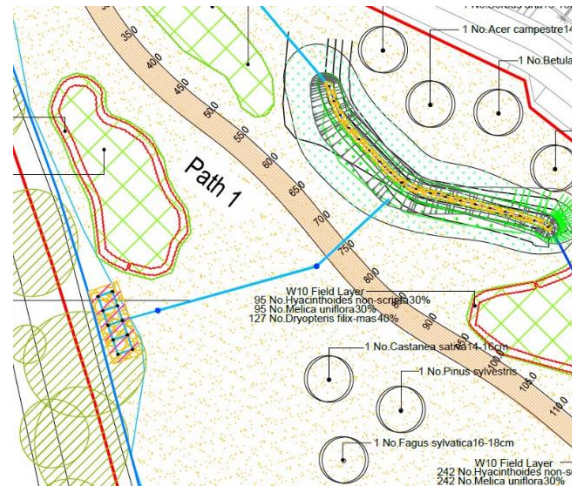


The position of the Hogging cycle path as shown on approved drawing revision T has been moved from one side of the swale near the canal to the other as shown in the above picture. Reason for moving path is that we could not achieve a 2 m path width on the that side due to number of TPO trees being located (shown bellow) along the side of the canal. The levels would have put it at risk of flooding and additional maintenance. By moving the swale and installing the knee rail we have now made to cycle path safer for children to use as we have now removed the water hazard being right beside the path.



Spring

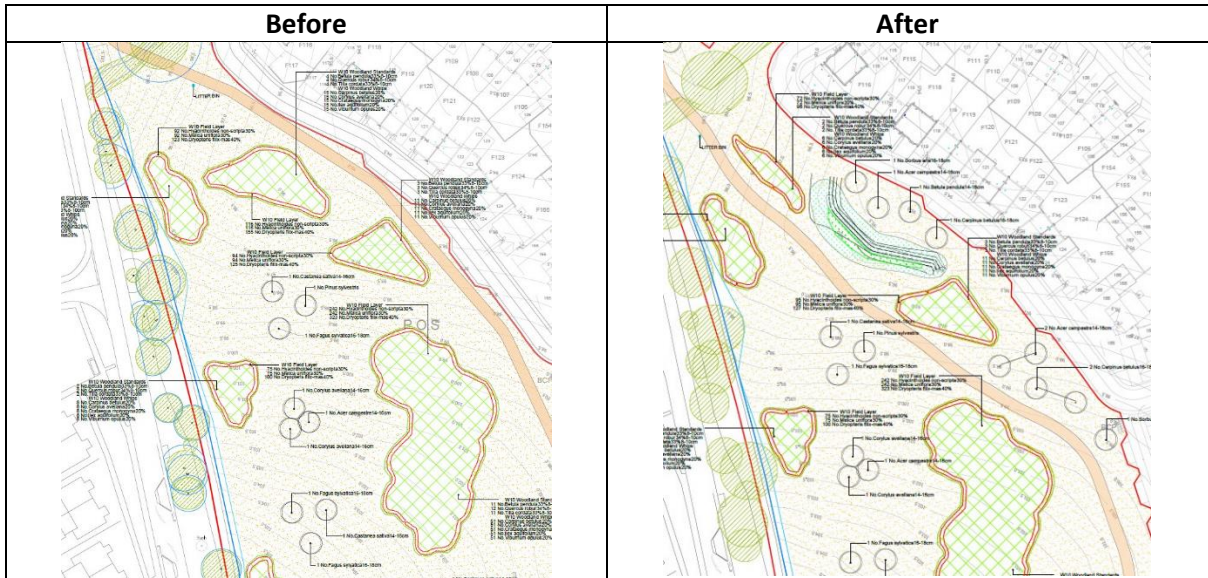
We've had to install interceptor drainage features to capture the spring water that is flowing above the ground level in the area along Bankside Road. As part of the country park profiling works, the groundworks contractor have identified a total of seven springs along this area, which were not previously identified by the various site investigations. The interceptor swale shown below is required to prevent said spring water from flowing onto the road causing a health and safety issue.



Several alternative solutions were reviewed to deal with the spring water, which included an option to drain directly into the surface water sewer network on site. However, it was confirmed that the network did not have capacity to take any additional flows. Therefore, the only suitable solution has been to capture the flows via the interceptor swale, and then direct them to an evaporation basin sited away from any highway or homes, with an overflow solution which would ensure that any overflows would be conveyed into an existing swale within the country park before being discharged in line with our existing surface water strategy.

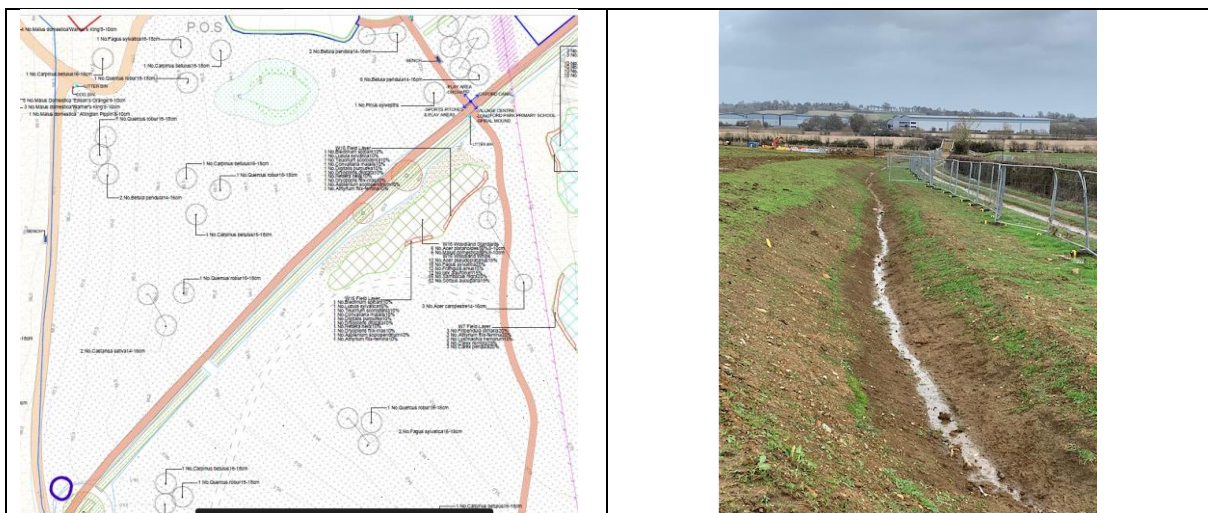
During construction of the interceptor swale our groundworks contractor identified that the spring water was also flowing laterally and breaking through the ground at the lowest point, directly at road level. As a result, they made the decision to deepen the trench beyond what was shown on the design. Whilst this should have been agreed/discussed, it has provided the necessary interception required, and we have subsequently amended our designs to maintain this functionality whilst retaining a shallow depression at the surface. The latest design also deals with an additional spring in this location.

Due to the various springs in this area, we have also altered the locations of the planting beds to try and move them away from areas where the soil will experience waterlogging.



Additional drainage ditch

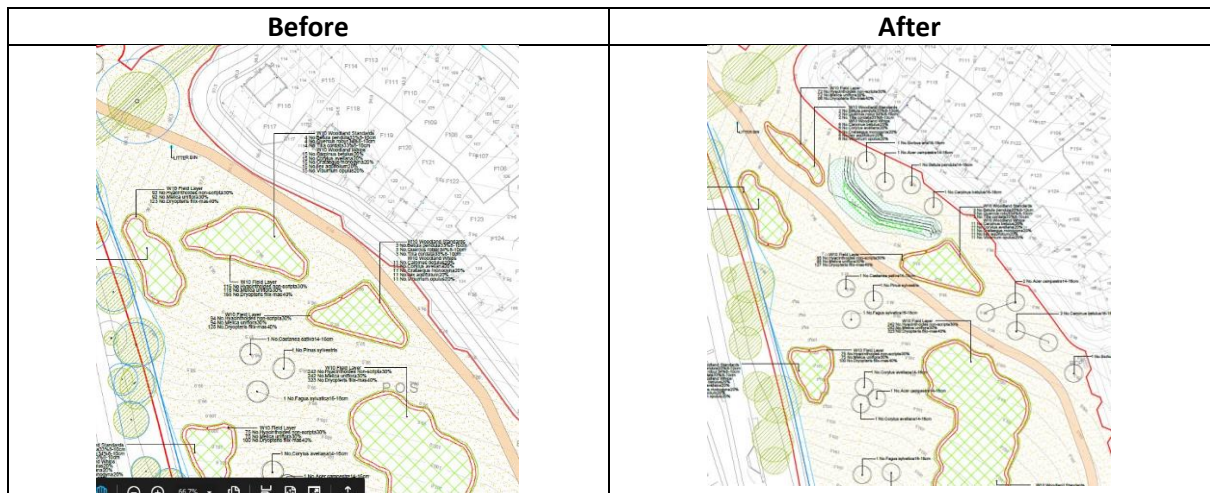
After profiling of the country Park and installation of the path on phase 4, another spring was identified, and highlighted of the extract below. To mitigate this, we have had to put in an additional ditch to stop additional water ending up on the farmers track and divert it down to the existing swale network, to help mitigate the farmers track having so much water on. We have also noted on recent walk around that we may need to put additional drainage in.





Tarmac Cycle Path

The route of the cycle path has been altered, as the original design had not taken into consideration the excessive gradients which would have been required to achieve its position on the bank, making it both unsuitable for certain pedestrian users and also posing a potential H&S risk due to the fact the steeper sections were orientated in the direction of the road. In order to meet necessary standards, both Cherwell and OCC were consulted, and the route of the path adjusted to suit feedback. This new route also avoids the root protection zone associated with the adjacent oak tree.



Though we are aware that moving the path may cause concerns from residents with regards to pedestrians overlooking the adjacent properties, we have taken the reasonable steps to mitigate this by moving some of the woodland stands to the side of the path to provide a screen. Additional trees have also been introduced in front of the interceptor swale, mentioned above, and further up the bank which we believe will provide further screening/betterment.



As you are aware, extensive earthworks have taken place across the entire country park. With regards to the area shown above, there are some instances whereby finished levels are slightly lower or higher than the proposed levels shown on the designs, but these small discrepancies act to cancel one another out. To confirm, less soil had been generated from Phase 4 than was originally calculated, meaning that less soil was available for profiling the area shown above and has resulted in this area being lower overall when compared to the design proposals.