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Sent: 25 November 2022 17:30

To: [REDACTED]

Subject: 22/03063/F - Land East Of Larsen Road, Heyford Park

[REDACTED]

A comprehensively written LVIA and I tend to agree with the conclusion. However my concern is the increased house density, compared to previous proposals, at the expense of minimum area of informal public open space required under Policy BSC 11: Local Standards of Provision- Outdoor Recreation Table 7 (calculations below). Essential informal open space that is required to mitigate what would be otherwise be an overly developed site, and provide the a high value of amenity afforded by opens space and trees.

Roadside receptors on the Trenchard Circle route west of the application site will experience a degree of visual harm and therefore the northern site boundary must be planted with mixed native hedgerow and individual trees to provide the require visual mitigation and amenity. This structural vegetation to be conveyed to the residents and maintained by them as a 1.8 m hedge with individual trees.

Natural and informal Greenspace (minimum 0.857 ha)

The minimum standard for POS is 2.74 ha per 1000 urban/rural dwellers, and in addition to the play area provision

Total no. 313 people (2.49 average household x 126 homes) need 0.857 ha of greenspace minimum requirement $((2.74 \times 313) / 1000)$.

We can see from the developer's POS Plan the total Landscape and POS is 0.852 Ha, but this total also includes the LAP and LEAP which reduces the amount of viable POS area because the combined LAP and LEAP (Play Activity and Landscape Buffer) is 4000 sq m- refer below. The area reduces to 0.452 ha $(0.852 - 0.4)$, but then we add on the attenuation areas 0.034 which equates to 0.486, it is still well below the 0.857 ha requirement.

I recommend a wider open space corridor along the eastern boundary: a minimum of 10 m wide. Houses should front onto this area to provide surveillance. This will accommodate the swales and a path. The green link between the central play space and the green corridor is required. The revised POS to be measured for the total area to be confirmed. If the number of homes are reduced to below 100 a combined LAP/ LEAP with be sufficient. If the homes are above 100 the LEAP/NEAP combined in a central location with a separate smaller LAP (100 sqm m activity and 300 sq m landscape buffer).

Play Provision

126 homes triggers a LAP, LEAP and a NEAP . It is recommend that these facilities are combined and the following requirements are met:

LAP (total Area 400 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.

Combined LEAP/NEAP (total area 10,700 sq m)

A 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 around the equipped activity zone could be used to incorporate this buffer.

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 around the equipped activity zone could be used to incorporate this buffer.

OR ALTERNATIVELY

Combined LAP/LEAP/NEAP (total area 11,000 sq m)

Minimum 1500 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 2 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 5m from the nearest dwelling boundary in respect of the LAP element, 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 around the equipped activity zone could be used to incorporate this buffer.

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.

Landscape Maintenance 15 year Commuted sums (subject to indexation)

Play Provision:

- LAP:- **£36,135.03**
and
LEAP/NEAP Combined:- **£54,0048.31**
OR
LAP/LEAP/NEAP Combined:- **£676,300.12**
- Informal Open Space: - **£12.65 per sq m**
- Mature Trees:- **£280.04 per tree**
- Hedgerows:- **£26.20 per l m**
- Swale:- **120.32 per l m**

Riparian Ownership

Although the stream is just outside the application site boundary (as confirmed by Land Registry), maintenance access from the adjoining open space corridor will be required to maintain the stream and prevent it from flooding.

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).

I look forward to considering the future submission of hard and soft landscape proposals/implementation and aftercare, tree pit detail/specification and landscape and ecology management plan.

Best regards

Tim

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Environmental Services
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