

Andy Bateson

From: Tim Screen
Sent: 14 July 2022 17:11
To: Andy Bateson
Cc: Julie Baxter
Subject: 22/00959/REM - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury
Attachments: LAP - Berry Hill, Adderbury.pdf

Hi Andy

As promised.

Design Layout

The design layout should be revised for the following reasons:

1. The important view of the church is to be accommodated by aligning the spine road and framing the view of the church with the dwellings. However, the view of the church is hidden behind a large oak on the northern boundary as one walks down the gradient towards the public right of way. Perhaps the view corridor should be re-aligned to focus on the church as it is centred between the two large oak trees. The attractive view of the church spire will be experienced from the lower area of the 'incised valley' by open space users.
2. The proposed native trees within the open space are acceptable, however there must be provision to wide highway verges with street trees for amenity, improve microclimate and mitigate the heat island effect. Trees in shared tree pits and irrigation systems improves survival rate with increased soil volumes. Root deflectors to be installed to protect kerbs and hard surfaces. Root deflectors to be indicated in the appropriate positions on the drawings. OCC Highways should be encouraged to adopt these street trees with the appropriate commuted sum. All trees are to be planted and maintained and watered in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations (4. Tree Soft Landscape Specification duly noted) To propose the appropriate tree species and cultivars the landscape consultant to consult TDAG's tree species guide – refer to link:
https://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf
3. There must be enough space allocated for the growth and maturing of 'urban' trees. For example, the minimum distance the tree is planted from the edge of a kerb or paving is 2 m.
4. Note that the *Betula utilis Jacquemontii* is shallow rooting may cause problems with hard surfaces, particularly when combined with small or poorly aerated soil volumes. *B. utilis* release a lot of pollen so have high allergenicity potential during the flowering period. I therefore recommend replacing this tree.
5. The western site boundary is left undefined and open and must be planted with a native thicket to reinforce it and provide screening, enhance biodiversity net gain, and integrate the development into the surrounding countryside – planting schedule and specification must be provided.
6. There is an opportunity for carbon offsetting, biodiversity net gain by the planting a small native woodland parcels with understory within the northern open space. The viewing corridor of the church is sacrosanct, however the woodland parcel where the EM general purpose meadow mixture is currently proposed between the path and the western boundary should be woodland. Another location for woodland is in the area between what is currently the play area and the public right of way to the north. A plant schedule and specification are required.

The Play Area

The play area should be relocated and designed in accordance with the following – a comprehensive response on the current design is included:

1. The play area is currently proposed in an area where there is a 1:20 gradient which will be subject to ground levelling, cutting, and filling to set formation level and retaining walls. The level above existing spot heights will increase with the spreading of subsoil and possibly builder's rubble/contamination from the formation

of the balancing ponds and swales an differential settlement of the ground may occur – refer below: Spoil from Infiltration Basins and Swales

2. The location of the LAP would be more favourable if it was located within the centre to allow it to be more integrated into the development and to encourage village residents / visitors to also use the play area. This would also allow for good visual surveillance from nearby properties. Currently the play area is approximately 35 metres away from the nearest dwelling and only two plots no. 28 (this is assuming it has windows to its side elevation) and no.29.
3. The proposed trees lining the outer edge of the access path will need to be grouped or positioned such to avoid blocking views from those properties that look onto the play area.
4. The LAP will require 1.2m high (bowtop) fencing around the perimeter (a balancing pond is within close proximity and to keep dogs out) with two outward opening access gates (in a different colour to that of the fence). The gates should also be recessed to allow for buggies and ease of access / exit – as shown on the attached annotated plan.
5. The play equipment could do with more variety and rather than three springers, maybe specify one springer, one seesaw and one springboard would offer children a more fun and stimulating experience.
6. The play logs, if not treated and in line with BS requirements, they may quickly deteriorate and could become dangerous to use. As Kompan is the selected manufacturer, we would suggest products such as: Robinia Triple balance beam NR0804 and Waterlillies Balance Post 5 pcs NR0820 as preferred alternative options.
7. The path through the LAP should be of fixed material to avoid the gravel being transferred onto the grassed area and safety surfacing, which could cause maintenance and safety issues.
8. The sensory planting mix would benefit with a variety of shrub planting to create more year-round structure and interest. The plants must be non-toxic, nor thorny or spiny as this presents a risk to young children. To interconnect these shrubs beds and to offer a sense of enclosure to the northern perimeter the LAP would benefit from a medium height, evergreen species – as shown on the attached annotated plan.
9. The LAP Proposal plan shows two Willenhall seats and one Westleigh litter bin. With these suggested to being fenced within the LAP, it would be beneficial to have another bin located to the outer perimeter footpath, ideally located in between the proposed two seats.
10. Please provide the installation specification for the play equipment items.
11. There must be no services or attenuation tanks under the play area because this deprives children of valuable social and physical development if the play area has to close. If maintenance and refurbishment to the attenuation system is required.
12. **For guidance: 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.

Spoil from Infiltration Basins and Swales

1. We are concerned that the material from the formation of the balancing pond and the swales will be spread over the surface of the open space raising levels that are unsympathetic with the existing topography, the 'incised valley'.
2. The existing and proposed topography must be explained with the aid of plans and cross-sections. These cross-sections must to explain the gradients of the various outer slopes to the swales and infiltration basins. For ease of mowing the maximum gradient of the slope must be 1: 4
3. Note the Soft Landscape Specification:

- 1.15 Removal of surplus excavated material: Remove all surplus excavated material from the site.
- 1.16 Re-Use of Topsoil: The re-use of existing topsoil shall only be permitted with the strict approval of the Architect. Any surplus topsoil is to be removed from the site.

Offsite Resident's Visual Amenity

1. The dwelling of Plot 38 is too close to the property known as 'Last House' resulting in privacy issues and loss of amenity. A publicly accessible open space buffer is required.
2. In fact, the dwellings/plots 33 and 34 including the rear gardens of plots 36 and 37 on the western boundary are too close to offsite resident's properties, e.g., the gardens rear boundaries finish at just less than 2 m for the site boundary. The narrow corridor is not viable public space and will be difficult to maintain. Some residents may try can claim this narrow space as illegal garden land.
3. The solution is to increase the depth of this open space corridor to 10 m (to protect the root plates of existing trees) and plant a native thicket the entire length, except for the root plate areas of existing trees (ground cultivation in these areas may damage tree roots and shade from tree canopies will cause the soil to dry out and it will be difficult to establish thickets because of this).
4. A mown path to link with the path network will be necessary within a shade tolerant meadow mix.

Existing Hard Standing

1. There is an area of hardstanding near the eastern site boundary which must be removed off site and the ground de-compacted to improve drainage and soil aeration (but prevent damage to tree root protection areas), topsoiled and cultivated for the successful establishment of grassland.
2. Note 1.17 Relieving Compaction - Soft Landscape Specification.

Soft Landscape Specification

1. The landscape contractor's maintenance period must be clarified. A minimum period of 18 months of landscape maintenance should be allowed for to ensure that any post Practical Completion rectifications allow for Final Completion.
2. The native thicket element must now be included in the specification, along with the establishment of the woodland parcels.
3. Irrigation must be addressed appropriately and conform to BS8545 11.3 irrigation.
4. The landscape proposals, drawing no. and revision sequence must be indicated.
5. Biodiversity is important and therefore a qualified ecologist must be consulted prior to the maintenance of the various habitat types.
6. Compliance with the appropriate legislation e.g. nesting birds


Soft Landscape Management and Maintenance Plan

1. The aim is to provide a safe site with a high level of amenity that promotes health and wellbeing of its site users, whilst enhancing biodiversity. A site that complies with reserved matters planning conditions, visually mitigates landscape and visual impacts, and integrates the development with its surroundings.
2. The management period should be clarified. A 15 year period will reflect the Escrow account term in the s106 agreement.
3. Health and safety legislation, risk assessments and public Indemnity Insurance cover must be included.
4. A specification for pests and diseases are to be addressed in the appropriate manner.
5. A specification for vandalism to be addressed in the appropriate manner
6. A specification for cleansing to be addressed in the appropriate manner.
7. The play area is to be annually inspected by a RoSPA approved (RP11) inspectors
8. The native thicket element must now be included in the document, along with the management of the woodland parcels.
9. To take account of the flowering and fruiting times of the shrubs and trees to ensure maximum amenity and a food source for wildlife.
10. Biodiversity is important and therefore a qualified ecologist must be consulted prior to the maintenance of the various habitat types
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12. Compliance with the appropriate legislation e.g. nesting birds
13. The landscape proposals, drawing no. and revision sequence must be indicated.

Best regards

Tim

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