

Wayne Campbell

From: Tim Screen
Sent: 16 February 2023 18:26
To: Wayne Campbell
Subject: 22/03883/F - Land North Of 66 And Adjacent, Water Eaton Lane, Gosford

Hi Wayne

I have considered the comprehensively written LVIA, and agree that the methodology is in accordance with GLVIA3. I tend to agree with the findings of the landscape and visual assessments, however the cemetery users-receptors have not been considered in the appropriate manner.

Kidlington Cemetery have not been considered in a way that would reflect the highly sensitive nature of users and the impact of the construction and long term detrimental effect of adjacent properties. The Significance of Effect will be High Adverse. - refer to Cemetery Extension!

Illustrative Masterplan

Cemetery Extension!

There must be at least a 5 buffer of woodland and greenspace between the cemetery and the plots and the road to allow the maximum amount of privacy for cemetery users. Resident's will use their garden space for noisy social functions, etc. which will be very disturbing and upsetting for users of the cemetery, especially when burial services are taking place

LAP /LEAP

The is currently insufficient space allocated for the combined LAP/LEAP It appears to be an incidental area to the side of the balancing pond, sandwiched between the balancing pond and the flood area.

A combined LAP/LEAP play area facility is required given the policy trigger of 10 units for a LAP and 50 units for a LEAP – refer to Policy BSC 11: Local Standards of Provision- Outdoor Recreation Table 7. A centralised area will enable parents and child carers to keep an eye on the children of different ages: the age range for LAP and LEAP combined is 2 – 8 years.

There should be a 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.

In respect of the non-equipped landscape area of 3500 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 (to minimise associated noise for residents). The landscaped area around the equipped activity zone could be used to incorporate this buffer.

The incidental green open spaces should be combined into a larger multifunctional open space with the play area situated within it. The quantity of the open space to meet this council's minimum standards. With a redesign of the design layout the amount of POS should be confirmed by the developer. The minimum standard for POS is 2.4 ha per 1000 urban dwellers, and in addition to the play area provision. All POS should be certified free of contamination (asbestos) from the demolition, and all areas of compaction deep ripped and good quality free draining subsoil and topsoil important to ensure the basis of success for the landscaping.

I welcome the tree-lined streets to improve microclimate, visually mitigate what would otherwise be very bleak streets. The right tree in the right place is a critical determinant for the success of the tree infrastructure. I recommend that the landscape consultant refers to TDAG's Tree Species Selection for Green Infrastructure.

Natural and informal Greenspace

Total no. 239 people (2.49 average household x 96 homes) @ **0.573 ha of greenspace** minimum requirement ((2.4 x 239) /1000). The area of greenspace includes SuDS and flood area.

Landscape Management and Maintenance Plan

The consented landscape proposals with specific habitat features highlighted and keyed into the relevant parts of the text.

Implementation program should include the twice yearly monitoring of the open space and play areas by the District Council.

Details of specialist operations to required to deliver habitat recreation and biodiversity in accordance with the Biodiversity Net Gain report.

I cannot see any reference to play areas – installation, inspection (including yearly RoSPA inspections), maintenance and operation must confirm to BS EN1176 standard for play equipment. Any third party maintenance contractors must provide their maintenance regime for this document.

Procedures must be included for replacement for decommissioned, broken or failed equipment. This replacement equipment will be of similar play value.

Cleaning operations to include reoiling, repainting and upgrading.

Failed component re-design and installation liabilities, responsibilities and timings.

Sustainable drainage systems details, including maintenance details and any specialist operations.

Best regards

Tim

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