

Rachel Tibbetts

From: Chris Wentworth
Sent: 17 July 2023 09:27
To: DC Support
Subject: FW: 23/01503/OUT - OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Upper Heyford

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: Thursday, July 13, 2023 4:59 PM
To: Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>
Subject: 23/01503/OUT - OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Upper Heyford

Hi Chris

LVIA

Having read through the comprehensive and appropriate LVIA 23 Dec 2022 I am in general agreement with its findings and conclusions.

Illustrated masterplan

The illustrated Masterplan indicates the NEAP position to be very close to a waterbody which is a potential risk to children from drowning. The NEAP should be moved away from this waterbody and combined with the LEAP (LEAP/NEAP).

A single LAP should be located closer to the homes (as indicated in the DAS Landscape Strategy) to allow for parents and their 2-6 year old children to access the LAP by walking within 400m from the extremity of the development.

The narrow buffer planning between the north boundary and the building plots does not provide sufficient space for POS with footpath. The wider the POS in these locations will encourage people to walk through and provide surveillance without feeling that they are trespassing on private land. With limited access/surveillance residents may be encouraged to encroach on land to increase the size of their gardens. The other solution is the inclusion of a street between the rear plot boundary to the northern boundary. The landscape buffer is generally acceptable otherwise.

For the streets and open space the 'right tree in the right place' is crucial for successful establishment of urban GI. In this regard the landscape consultant should consider <https://www.tdag.org.uk/treespecies-selection-for-green-infrastructure.html> (Trees Design Action Group's tree species selection). The county should confirm that they are able to adopt street trees for the benefit of the environment/amenity.

Play Provision

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

At 230 units:

10 units triggers a LAP;

50 units a LEAP;
and 100 units a NEAP

With a trigger of 10 dwelling this requires a LAP, 50 dwelling requires a LEAP and 100 dwellings a NEAP. The LAP should be located in the central space within the eastern development parcel and a Combined NEAP/LEAP located in the space south for the built form in the western development parcel.

LAP - 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).

The equipped activity zone should be located a minimum of 5m from the nearest dwelling boundary. The landscaped area - minimum 300 sq. m around the equipped activity zone could be used to incorporate this buffer.

A minimum of 3 individual items of play equipment for a range of different play experiences and/or a number of multi-functional play units, depending on the design layout of the play space

LEAP/NEAP Combined - 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 – minimum 10700 sq. m around the equipped activity zone could be used to incorporate this buffer.

A minimum of 13 individual items of play equipment for a range of different play experiences and/or a number of multi-functional play units, depending on the design layout of the play space (5 items of play equipment for the LEAP and 8 items for the NEAP).

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.

The quantity of informal open space should be clarified to ensure it meets the requirements of the of Policy BSC 11: Local Standards of Provision- Outdoor Recreation, Table 7: Local Standards of Provision - Outdoor Recreation

Committed Sums

Committed sum rates and amounts cover 15 years of landscape maintenance. The CSs are currently subject to indexation uplisting and will be reported soon. Indexation fluctuation in accordance BCIS All In One Tender Price index by RICS

Typologies:

Mature Tree

Hedgerow

Woodland

Ponds

Amenity Basin (Illustrative Masterplan)

New Woodland (Illustrative Masterplan)

Informal Open Space (Illustrative Masterplan)

LAP

LEAP/NEAP Combined

Site/LEMP monitoring x 2 visits per year x 15 years

Landscape Services' management of site/LEMP monitoring consultants at 10%

Best regards

Tim

Tim Screen CMLI

Landscape Architect

Environmental Services

Environment & Place

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