

Public Amenity Area Scheme – Phase 10

Heyford Park

On behalf of Heyford Park Developments Limited

5th January 2024

1. Introduction

This Public Amenity Area Scheme has been prepared on behalf of Heyford Park Developments Ltd.

It is submitted pursuant to discharging the relevant obligation (Schedule 4 para 3.1.1) under the S106 Agreement (ref: 18/00825/HYBRID dated 9th September 2022) “the Planning Obligation” concerning the submission and approval of a Public Amenity Area scheme prior to the commencement of development of each phase of development. This submission relates to residential phase 10 which benefits from RM approval 22/02255/REM granted on 27/02/23.

The public open space will be transferred to Heyford Park Estate Limited upon receipt of the final certificate of completion to be managed by Heyford Park Management Company Limited.

2. Play Area Scheme

The Play Areas within Phase 10 of Heyford Park will be provided as per the approved plans in relation to consented reserved matters application reference 22/02255/REM and the associated landscaping condition approved under application 22/02695/DISC, comprising of one combined LAP and LEAP. The details of the play area are listed as an approved document on the decision notice or as may be amended by any non-material amendments to the scheme which are submitted to and approved by Cherwell District Council.

Play areas within the scheme are for the purpose of play and recreation only. No play equipment will be installed over any services and easements without prior agreement of Cherwell District Council.

Play areas will be installed within the residential phases or sub phase to which they relate in line with the phasing plan, with no more than 70% of the dwellings within a phase being occupied until the play areas within that phase have been completed. The LAP and LEAP as identified on the approved Phase 10 Landscaping Plan shall be completed before the occupation of the 103rd (70%) dwelling within the phase.

The play areas across the site are designed to be inclusive for all users, containing a range of equipment which is inclusive, with each play area containing some equipment which is suitable for use by disabled users. There are a variety of play options across the site. The general design of the play areas are to be designed following ROSPA Equality Act guidance 1 to ensure suitable accessibility for all users (Appendix 1).

The play areas will be maintained following their completion, in accordance with the approved Landscape & Ecology Management Plan, (ref 22/03623/DISC), which will include regular inspections, this responsibility will lie with the developers for the duration of the 12 month maintenance period and until the Certificate of Final Completion has been issued by the District Council and the transfer

has been completed to the Management Company, who will then take over the responsibility for the long term maintenance of the play areas.

In summary, the play areas will be inspected weekly by trained operatives to ensure they are kept free from litter and debris, and equipment and safety surfacing will be checked weekly in accordance with the manufacturer's guidance to ensure it remains safe. All furniture will be regularly checked and cleaned, with bins regularly emptied. Paths will be regularly checked to ensure they maintain an even surface. Following completion and prior to the opening of a play area they will undergo a RoSPA inspection following this a RoSPA inspection will be carried out annually. More in-depth inspections will be carried out quarterly for each play area. Should any item within the play area become damaged, it will be safely fenced off for repair, if repair is not possible the item will be replaced like for like, unless an alternative is agreed with the District Council. Each play area has a sign with the Management Company details so that any damage can be reported by members of the public.

3. Informal Open Space

Informal Open Space and SUDS within Phase 10 of Heyford Park will be laid out in relation to reserved matters application 22/02255/REM and the associated landscaping condition approved under application 22/02695/DISC. The details of the open space and SUDS have been listed as an approved document on the Decision Notice or as may be amended by any non-material amendments to the scheme which are submitted to and approved by Cherwell District Council.

Open Space and SUDS will be installed with the relevant phase of the development in accordance with the approved phasing plan required under condition 3. No more than 75% of a phase may be occupied until that phase's informal open space and SUDS have been completed.

The informal open space will be maintained following their completion, in accordance with the Landscape & Ecology Management Plan approved which will include regular inspections, this responsibility will lie with the developers for the duration of the 12 month maintenance period and until the Certificate of Final Completion has been issued by the District Council and the transfer has been completed to the Management Company, who will then take over the responsibility for the long term maintenance of the informal open space.

4. Sustainable Urban Drainage (SUDs) Scheme

The SUDS will be maintained following completion in line with both the Landscape & Ecology Management Plan and the recommendations of the Flood Risk Assessment and Drainage Strategy Compliance Note and SuDS Maintenance Regime approved which will include regular inspections. This responsibility will lie with the developers for the duration of the 12 month maintenance period and until the Certificate of Final Completion has been issued by the District Council. The swales and attenuation basins will both be maintained by the Management Company who will then take over the maintenance.

The SuDs will be maintained in accordance with the SuDs Maintenance Regime (Appendix E) under Version 3 of the Flood Risk Assessment and Drainage Strategy Compliance Note dated January 2023 approved by discharge of Condition 30 reference 22/02693/DISC. For information, condition 31 of the hybrid planning permission (18/00825/HYBRID) requires a corroborative record of the SuDS works to be submitted to the LPA prior to occupation of the Phase.