

Consultee Comment for planning application 15/01357/F

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| Application Number | 15/01357/F |
| Location | Land East Of Larsen Road Heyford Park |
| Proposal | Erection of 89 dwellings, creation of new access arrangement from Camp Road, creation of open space, hard and soft landscaping and associated ancillary works and infrastructure |
| Case Officer | Andrew Lewis |
| Organisation | Landscape Services (CDC) |
| Name | Landscapes Officer |
| Address | Landscapes Officer Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA |
| Type of Comment | Comment |
| Type | |
| Comments | <p>In reference to the recent Planting Plan 9712L.PP.001A . The planning condition to address: ? Hedge and Structure Planting have been drawn in the same irregular jagged outlines. The hedge is supposed to be drawn with parallel indented lines that clearly indicate a hedge rather than structure planting (it is currently unclear on the planting plan) ? Plant species numbers to be clearly identified from measuring the species areas in the bed/borders and multiplying this by the species-specific density (m/2) in the schedule Play Provision: Combine the LAP and LEAP to allow parents/carers to more effectively supervise the children of both LAP and LEAP-age ranged children (2 to 8 years). The outer play area fence to contain both play areas. The LAP/LEAP combined area and landscape buffer to comply with the minimum local standards of provision under policy BSC 11, Adopted Cherwell Local Plan 2011-2031. 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. 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 facade. The landscaped area around the equipped activity zone could be used to incorporate this buffer. There should be a minimum of 3 pieces of play equipment for the LAP and 5 pieces of play equipment for a LEAP. A detailed design layout is required under a planning condition. Within open space/landscape buffer individual trees will not survive, they will be damaged and the earth around them compacted due to the activity going on around them. Grouping trees (4 -7 metres between each tree) protected by knee rail fencing, long meadow grass or groundcover shrubs will provide protection and improve visual amenity. Overhanging tree canopies will result in detritus (bird droppings, etc) on play equipment and seating and is to be avoided. Planting area near play must consist of non-toxic, non-thorny, non-spiny plants. Planting should have plenty of interest and protected by play area fencing and knee rail on the planting borders facing the landscape buffer/open space. All surfaces within and outside of the play area are to be clearly identified and explained in the key schedule on the planting plan. Proposed Hedges: If the hedge is not established correctly due to poor maintenance and dead plants are replaced it can be very poor. I think the hedge to the periphery of the LAP/LEAP area will be difficult to establish due to desire lines and short cuts. There may also be a degree of vandalism. I recommend blocks of Beech at strategic locations with low groundcover between and around them. The groundcover allows for eye level/clear surveillance of the play area/open space (safety of children) from outside and from within (i.e. traffic awareness), framed by formally clipped Beech 'blocks'. To prevent physical access between the 'blocks' knee rail fencing to be installed with mowing/maintenance access locations shown within the knee rail fencing, which are controlled by removable timber rails, that are lockable. Park estate rail fencing alternative, left unpainted because the galvanised finish is acceptable: no refurbishment painting required. A 0.6 ? 1.0 m grass or groundcover mown grass verge peripheral pedestrian path is necessary to provide growing space for the hedge without outgrowths impeding pedestrian access, alleviating oppressiveness and space for a root barrier to protect kerb and paving. The hedge densities should be 450 mm apart for single row. The Hornbeam is currently too dense and the individual plants will be out-competed for light, nutrients and water, unless it is supposed to be a double-staggered row hedge. Future Illegal Garden Expansions Structure Planting that will obscure the boundaries of plots 62 and 78. Because of boundary?s being</p> |

hidden and not exposed residents may illegally encroach onto open space, expanding their gardens. There is similar concern that the proposed hedgerow and narrow green corridor on the eastern boundary with the close proximity of gardens, specifically plots 1-32, will be acquired by residents as illegal garden land. With the proposed hedgerow outside of the application site boundary. I would expect the hedgerow to be maintained and dead and dying plant stock replaced as necessary by the developer (to be clarified/confirmed by the developer). This green strip is not viable public open space unless the depth is increased to 5 m or more (would residents appreciate public access along this narrow corridor?), but this will reduce the areas of the small gardens. The gardens should not be extended to include the new hedgerows as they become overgrown and gappy if residents acquire ownership. The hedgerow should have a proper maintenance regime and managed in accordance with a management and ecology plan. Therefore, the installation of a resident-only access path along the rear gardens to facilitate the removal of (green bins) garden/kitchen waste, etc. Some adjustment of garden boundary layouts will be necessary therefore. Hedge planting that will obscure the boundaries of plots 66 - 71 and 72. Because of boundary's being hidden and not exposed residents may illegally encroach onto open space, expanding their gardens. This will lead to a great deal of time and effort for this council's enforcement team in trying to rectify the problem. Unauthorised Access In order to prevent/deter unauthorised vehicle access on to the POS, west of plots 66 - 71 and 72 and the POS adjacent to the eastern site boundary hedgerow robust knee rail fencing in the boundary/road interfaces is necessary. Mowing/maintenance access will be required as specified above. Areas of planting along the boundaries will enhance visual amenity; these areas should be protected by knee rail. Hedgerow and Vehicle Access - Camp Road Frontage: The planting plan shows the existing hedgerow removed to allow vehicles on and off driveways. Unless this frontage can be redesigned to allow for an access road between the existing hedgerow and the plot frontages this will result in parked vehicles on this wide verge. The spaces between the drives should be planted with trees and ground cover shrubs surrounded by knee rail fencing and comply with vis-splay requirements. This will become an attractive frontage with the advantage of visually mitigating the houses on Camp Road. Landscape details required. Proposed Trees Prunus avium and Betula pendula grow roots systems that encroach on kerb edges and pave surfaces and cause structural damage. Therefore they should be planted sufficiently away from these surfaces and root deflectors installed and indicated as such on the planting proposals.

Tim Screen CMLI Landscape Architect

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Attachments