**From:** Tim Screen   
**Sent:** 22 November 2016 15:12  
**To:** Caroline Ford  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Caroline

No worries, here’s the response.

Play Area

1. More detail is required, however please to confirm that the layout and recessed entrances are acceptable. An urban setting usually has steel play equipment for an urban feel. This is more of a naturalistic play area, with issues – see below.
2. A designer risk assessment of the location of the play facility in respect of surrounding traffic.
3. Construction details of the steps to the play area is required. Are the step going down into the play area? Are steps absolutely necessary because of the young children?
4. Construction details of the surfaces is required. I think ecomulch surfacing is the most appropriate surface around play features. Any play feature such as a tall log with a greater fall height should how a safer wetpour surface beneath.
5. All surfaces should be contained with robust concrete kerb  or paving unit edges; to be laid flush to surface levels.
6. The sand play area should be inspected daily to ensure it is clean (no animal faeces). A secure hard cover solution to be considered. A cross-sectional construction detail would be necessary to ensure that there are no hard edge details to a sand pit. I would prefer to see a gradually sloping sided saucer-shaped basin.
7. Construction detail of the proposed decking is necessary
8. Seating is to have armrests and well as backrests.
9. The planting plan 5 of 5 Rev d is acceptable (the silver birch has been deleted).
10. Construction details required for item 1: springy steps and twister.
11. Is the willow to arch to be planted with live stems to allow it to grow?
12. Confirm that the fencing is galvanised steel bow top with steel self-closing gates with dog sign inset paving.
13. I await planting scheme details – ensure that the are no toxic plants (refer to the text Poisonous Plants by Elizabeth Dauncey for guidance)

Plants General

1. The native ‘BREEAM’ standard shrubs and trees tend to be too large and vigorous next to building and public thoroughfare. I quite like ornamental grasses, especially in the setting of a modern ecotown. These grasses  tend to work well in the earlier phase.

Hope this convinces.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

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**From:** Caroline Ford   
**Sent:** 22 November 2016 12:22  
**To:** Tim Screen  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Hi Tim,

Sorry to bombard you – can I also check, the planting chosen, including the shrubs, are they native or ornamental types? The original intention was for native planting rather than lots of ornamental and just looking at the plans, I can see a number of stipa tenuissima, which is proposed to be at the front of properties and there are quite a number. This looks like it is an ornamental and I’m not sure this is appropriate.

Would it be easier to sit down and go through these points? Let me know if so and I can pop up.

Thanks

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI   
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**From:** Caroline Ford   
**Sent:** 22 November 2016 11:16  
**To:** Tim Screen  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Thanks Tim,

Can I also check that you have seen the amendments for this and their response? In your comments, you refer to planting plan 5 of 5 revision (C) but this has been updated to revision D – also I’m not sure which Betula Pendula Tree you are referring to on this plan.

Can you also confirm that the comments made are complete and you have no other comments on any of the other planting plans?

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI   
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**From:** Tim Screen   
**Sent:** 22 November 2016 10:37  
**To:** Caroline Ford  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Morning Caroline

I will indeed, when I have finished responding on another development.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

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**From:** Caroline Ford   
**Sent:** 22 November 2016 10:34  
**To:** Tim Screen  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Hi Tim,

Sorry to chase, but I’ve said I will go back to the applicant on this by the end of today. Would you be able to let me know today do you think?

Thanks

Caroline

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**From:** Tim Screen   
**Sent:** 21 November 2016 10:13  
**To:** Caroline Ford  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Morning Caroline

Thank you Caroline. Please can you confirm whether CDC are going to adopt this play area? I will get back to you as soon as I can.

Many thanks

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

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**From:** Caroline Ford   
**Sent:** 21 November 2016 10:04  
**To:** Tim Screen  
**Subject:** RE: 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Hi Tim,

Thank you for this.

I have found the attached plan for the play area, which is an approved plan for this area. In terms of the play equipment shown, is this more along the lines of what you would expect to see? I also note that this plan shows a greater range of planting in this area as well as edible/ sensory planting. The proposed plan appears to be rather disappointing in terms of the planting that is proposed within this area and other than 6 fruit trees, there is no other edible/ sensory planting. If I go back and ask for more to be proposed, would you be happy with this and what sort of edible/ sensory planting could be used here – could we look at herbs/ berries etc?

Caroline

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**From:** Tim Screen   
**Sent:** 02 November 2016 13:50  
**To:** Caroline Ford  
**Subject:** 16/00300/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Caroline

I am concerned about the play area proposals . Are we able to call the developer in to discuss this matter?

PLANTING PLAN 1 OF 5 AL4908-2021

1. Play area has rather low play value for children of age range 2 - 6. A more interesting range of equipment is required. Logs usually rot and shed bark which is a risk for children; they will have to be removed eventually.
2. Surfacing materials under equipment are to be clarified in respect of fall heights and circulation through the activity area. Grass cutting and strimming will damage timber  play equipment by a careless operative. Grass surfaces become eroded and compacted. Low fall heights can be accommodated with an Ecomulch surfaces –refer to attachment above .
3. Construction details are required for our consideration : play surface and equipment.
4. It is unclear as to the nature of the boundary fence to the play area. The children should be prevented  from running into the surrounding traffic with galvanised hoop-top play area fencing  and self-closing gates.
5. The self-closing gates should open outwards away from the play activity, an in order to achieve this successfully a transitional space for buggies, prams and wheel chair can be temporarily parked while the gate is opened. Single leaf gates are sufficient, except for an entrance that would be for both pedestrian and maintenance access and so should be a double leaf. One leaf on the maintenance access should be padlock to prevent the down-bolt from being dragged along the surface.

PLANTING PLAN 5 OF 5 AL4908-2025 C

1. Delete the Betula pendula tree in the narrow planting area adjacent  to the parking bay because its spreading roots disturbing and cracking the macadam surface

I am happy to answer your questions on respect of the above issues/points.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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