**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**

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