**From:** Tim Screen   
**Sent:** 05 June 2017 10:19  
**To:** Caroline Ford  
**Subject:** 14/01384/OUT - Bicester Eco Town Exemplar Site Banbury Road B4100 Caversfield

Caroline

In general the landscape strategy and GI are generally acceptable to me. However,  woodland buffer around the boundary of  Lords Farm would improve the visual amenity for Ecotown residential receptors. The segment of land to the north of Lords farm should be allocated as woodland. Hanwell Farm requires a woodland buffer for similar reasons as for Lords Farm.

Play Provision Concerns

1. All play provision equipment should be compliant with industry standards and guarantees are the responsibility of the play equipment manufacturer.
2. It is absolutely crucial that play equipment materials are robust enough to last for 20 years without the need for costly maintenance intervention. For example the inclusion a logs that shed bark, rot down, and also become unstable in the ground.
3. The landscape designer must ensure that at  various stages of the design that they  risk assess the process to ensure that the risk to children is  minimised. Any natural play design should utilise manmade materials within a semi-natural setting i.e. wetpour safer surfacing with concrete kerb edging for fall heights, and ecomulch where fall heights are not so crucial. This is because sand and bark play surfaces erode away with use exposing concrete/metal foundations:  a risk for falling children!
4. A pre-build RoSPA appraisal of the design layout is essential. The adoption of these areas by the CDC will either be delayed or never happen. Please note that CDC will only adopt play areas that are compliant with CDC’s SPD.
5. Robust materials for pedestrian and vehicular routes are essential. Fluid surfaces should be kept to a minimum due to erosion and poor drainage/mud. Hoggin must be avoided. Solid surfaces are to be encouraged.

Developer confirmation of compliance with the above recommendations would provide reassurance.

Please let me know if you have any questions.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

cid:image001.png@01D2DB94.4011D94001295 221862

cid:image002.png@01D2DB94.4011D940 01295 221878

<mailto:tim.screen@cherwellandsouthnorthants.gov.uk>

[www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk)

[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

[www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

[www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @Cherwellcouncil

Follow us on Twitter : @SNorthantsC