**From:** Judith Ward   
**Sent:** 22 February 2018 12:48  
**To:** Bob Neville  
**Subject:** 18/00193/REM Land South of Cotefield Business park

Hi Bob

I am going to deal with the LAP/LEAP first:

We don’t want to see storage tanks under the equipped part of the LAP/LEAP. This is because if the installation has to be accessed we don’t want to lose the play area on either a temporary or permanent basis.

I appreciate that the landscape Consultants wouldn’t know this but Bodicote Primary School has very similar equipment to that proposed in its grounds. Since children from this development will be attending this school I don’t think that repeating the equipment is beneficial or a sensible use of the provision.

A couple of static animals is not enough for small children. 3 pieces of equipment are required.

I’ve attached a copy of our LAP guidance sheet. A LEAP needs 5 pieces of equipment

Landscape Plans

All trees within 5m of hard surfaces need root barriers.

Try to avoid tiny bits of grass at the front of plots as it won’t be mown. Who wants to bring a mower to their front garden to mow 3m2?

Otherwise it is good to see a thoughtfully produced planting plan by someone who knows something about plants.

Kind regards

Judith

**Judith Ward**

**Landscape Planning Officer**

Cherwell District & South Northants Councils

LAP Design Guidance

A lap is required for every housing development of 10 or more dwellings. It provides a play facility for toddlers and children aged up to 6 years.

The number of LAP’s required will depend on site layout but should be within 1 minutes’ walking time of home or approximately 100m along measured footways. LAP’s should be overlooked by nearby houses.

All LAP’s should contain the following:

* Fencing 1000mm high around the perimeter. Bow top.
* Two gated entry/exit points, gates should be self closing and open outwards to facilitate a quick escape and prevent dogs entering.
* The footpath must extend up to safety surfaces around items of equipment to allow wheelchair and all weather access
* A bench which should be located on hard standing and should have a back and arm rests
* Hard surfaces to be wheelchair accessible - no loose gravel or stone.
* A playground sign is required. The easiest way to procure this is for the developer to make a contribution payable to Cherwell District Council which we will pass on to the adopter of the playground.
* Play equipment and/or play features to a unique design
* They should have a buffer zone 5m deep between the edge of the activity area and nearest part of any dwelling facing the LAP. The buffer zone should contain planting to allow children to experience scent, colour and texture. The planting should be low level to allow surveillance
* A ‘No Dogs’ sign to be located in the ground at each entrance.
* A bin with a locking top is required.
* Items of play equipment should be linked to the entrance path with hard surfacing.
* Timber edgings to surfaces should not be used as they are not durable enough
* Areas of pre-cast concrete slabs should not be used, due to maintenance issues.
* Loose materials are to be avoided due to the possibility of them being thrown around
* Wet pour is the preferred safety surface as it is easy to clean.
* Avoid siting metal slides facing south to avoid overheating of the slide surface.
* At least 3 pieces of equipment should be provided. One should provide opportunities for multiple activities.
* The developer is to provide a temporary sign with his contact details on for the period that he is maintaining the play area
* The play are is to be locked until Practical completion is achieved

Revised 11/5/2011