

Rachel Tibbetts

From: Linda Griffiths
Sent: 16 March 2020 11:28
To: DC Support
Subject: FW: *EXTERNAL: 19/00213/DISC

Linda Griffiths BA (Hons) MRTPI
Principal Planning Officer (Major Developments)
Place and Growth Directorate
Cherwell District and South Northamptonshire Councils
Direct Tel: 01295 227998
Email: linda.griffiths@cherwellandsouthnorthants.gov.uk
Web: www.cherwell.gov.uk or www.southnorthants.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil or www.facebook.com/southnorthantscouncil
Follow us on Twitter @Cherwellcouncil or @SNorthantsC

You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make.

From: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Sent: 11 March 2020 14:38
To: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: RE: *EXTERNAL: 19/00213/DISC

Hi Linda

There are some positives with this, at least the MUGA has been moved away from the car park. We will need full details of the MUGA which needs ball fencing 1.2m is not high enough. The previously submitted specification was not adequate. A manufacturer needs to be specified with illustrations provided. Seating is needed for the MUGA. I need to double check the spec with Paul.

I am concerned about the location of the LAP/LEAP so close to a swale with no detail of the depth and likely water in the swale. It may be better to locate the LAP and LEAP the other way round so that the LAP is near the mound.

In general the layout and equipment is poor. I am not convinced that no fences are a good idea because dog mess is likely to be a problem.

The equipment looks rather similar to the Morris Homes development on Bloxham Road.

The equipment is also very spread out and doesn't flow. It looks dropped on the site

LAP

I hardly think stretch posts are suitable for toddlers! And play panels have little play value. So the swings and roundabout can be retained with another piece of equipment added, a couple of ground set tramoplins?. The equipment can be located much closer together on wet pour.
The bin needs to be near the seat but not next to it. Planting is needed for colour texture and scent.

LEAP

This needs 5 decent pieces of equipment.
I would put the nest swing in the LEAP.
Some equipment should be metal due to longevity issues.
The climber stack is OK, but needs wet pour under it as it will receive a lot of wear
Equipment on grass banks doesn't work as the grass erodes, the slide should be free standing or part of a multi unit, which could contain the scramble net .
Steeping stones, boulders and logs don't provide much play value

Generally the equipment can be moved closer together, it needs to have linking surfacing otherwise the play area is not useable after rain until the grass dries.

Kind regards
Judith

Judith Ward
Landscape Planning Officer
Cherwell District & South Northants Councils

 01295 221711

 01295 221878

<mailto:Judith.ward@cherwell-dc.gov.uk>

www.cherwell-dc.gov.uk
www.southnorthants.gov.uk

www.facebook.com/cherwelldistrictcouncil
www.facebook.com/southnorthantscouncil

Follow us on Twitter: @Cherwellcouncil
Follow us on Twitter : @SNorthantsC

From: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Sent: 10 March 2020 14:07
To: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: FW: *EXTERNAL: 19/00213/DISC
Importance: High

Hi Judith
Please find attached a revised scheme which seeks to overcome your previous objections in respect of Condition 10 of 15/01326/OUT.

Please could you re-assess and let me have your revised consultation response as soon as possible.

Thank you
Kind regards
Linda

Linda Griffiths BA (Hons) MRTPI
Principal Planning Officer (Major Developments)
Place and Growth Directorate
Cherwell District and South Northamptonshire Councils
Direct Tel: 01295 227998
Email: linda.griffiths@cherwellandsouthnorthants.gov.uk
Web: www.cherwell.gov.uk or www.southnorthants.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil or www.facebook.com/southnorthantscouncil
Follow us on Twitter @Cherwellcouncil or @SNorthantsC

You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make.

From: Green, David (Mercia) <david.green@barratthomes.co.uk>
Sent: 06 March 2020 09:06
To: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: RE: *EXTERNAL: 19/00213/DISC

Good morning Linda

Please find attached our contractor's proposals for the combined LAP/LEAP and MUGA facilities in respect to condition 10.

Regards

David Green
Senior Technical Manager

BARRATTHOMES | DAVIDWILSONHOMES

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT
Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



From: Green, David (Mercia)
Sent: 18 February 2020 17:31
To: 'Linda Griffiths' <Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: RE: *EXTERNAL: 19/00213/DISC

Further to your e mail dated 14/11/19 regarding the above: -

Condition 6

Revised external works drawing 957-05-15 & Proposed S38 agreement plan 957-05-12 complete with revised long sections 957-04-01G, 957-04-02D and detail drawings 957-38-06A and 957-38-07C. Note that these are all subject to approval under a Section 38 Agreement, an application for which has already been submitted to the Highway Authority. The final position of the bus stops will be agreed during this process.

Condition 8

Refer to my e mail dated 27/1/20. Our consultant is in direct communication with Richard Bennett to provide any supplemental information that he requires.

Condition 9

Revised levels drawings 957-00-05A and 957-00-06A attached

Condition 10

Further revised details are to follow later this week

Condition 13

Further details are to follow later this week

Regards

David Green
Senior Technical Manager

BARRATTHOMES | DAVIDWILSONHOMES

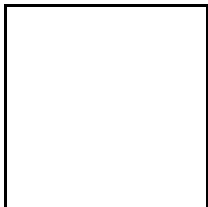
(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



From: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Sent: 14 November 2019 10:53
To: Green, David (Mercia) <david.green@barratthomes.co.uk>
Subject: *EXTERNAL: 19/00213/DISC
Importance: High



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Good Morning David, I trust you are well

I refer to the above mentioned discharge of conditions application and further to my previous e-mail of 1st August 2019, wish to update you as follows:

Condition 6 Link Road – **cannot be discharged**. There is an objection from OCC, a copy of which you already have. To date, no further updates or amended plans have been received.

Condition 8 Drainage – **cannot be discharged**. Objection from OCC. I forwarded you the comments from Richard Bennett on 18th September, but to date, no further updates or amended plans have been received.

Condition 9 Floor levels – **cannot be discharged** as tied in with condition 8 above and until the drainage is understood, it is not clear whether the floor levels can be achieved. No swales are shown within the development parcels themselves.

Condition 10 Play areas – **cannot be discharged**. Objection from the Landscape Officer were forwarded to you on 1st August. To date, no further updates or amended proposals have been received.

Condition 11 Arboriculture – can be discharged as submitted

Condition 12 Ecology check – can be discharged as submitted

Condition 13 Secured by design – **cannot be discharged**. To date, no further updates or amended proposals have been received since my e-mail of 1st August.

Condition 14 Contamination – can be discharged as submitted.

Condition 18 Badger mitigation – can be discharged as submitted

Condition 35 Cycle lanes can be discharged as submitted in terms of drawing number 957-278-02 Rev D

I note that the agreed extension of time expires on 21st November 2019. In the absence of any further responses from you, I have no option but to determine the application as currently submitted.

Please could you advise me of your intentions and timescales in respect of the outstanding matters **by return**.

Kind Regards
Linda

Linda Griffiths BA (Hons) MRTPI
Principal Planning Officer (Major Developments)
Place and Growth Directorate
Cherwell District and South Northamptonshire Councils
Direct Tel: 01295 227998
Email: linda.griffiths@cherwellandsouthnorthants.gov.uk
Web: www.cherwell.gov.uk or www.southnorthants.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil or www.facebook.com/southnorthantscouncil
Follow us on Twitter @Cherwellcouncil or @SNorthantsC

You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

The sender of this e-mail is a member of the Barratt Developments PLC group of companies, the ultimate parent of which is Barratt Developments PLC (company number 00604574). Barratt Developments PLC is registered in England and Wales with its registered office at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, together with its principal subsidiaries BDW Trading Limited (03018173), and Wilson Bowden Developments Limited (00948402). Barratt Homes, Barratt London and David Wilson Homes are trading names of BDW Trading Limited. This e-mail message is meant only for use by the intended addressee and may contain privileged and/or confidential information. If you have received this message in error please notify us and remove it from your system. Please view our 'Email Addendum v2.0' at www.barrattcommercialsupport.co.uk/barratt-developments-plc-email-a for further details.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..