

NEAP and OABC Consultee Responses: S106 Discharge Obligations (S106/26/0020)

Landscape and Parks and Countryside Comments Response

No.	Comment	Applicant Response
1.	As per the S106, the Neighbourhood Equipped Area of Play (NEAP), 'shall comprise an equipped activity area of not less than 0.1 hectare set within a landscaped area of not less than 0.4 hectares', thus we expect to see information of the entire landscaped area in addition to the activity area. The play area must be integrated into the surroundings and include the provision of soft elements such as tree planting, sensory planting, amenity grass, etc.	As per previous greenspaces/ play area submissions, the detailed landscape/planting scheme is provided within the Reserved Matters Application and designed to comply with the requirements of the S106 and principles in the OPP/ Phase-Wide DLS (OPP C8). This application is seeking to discharge the S106 obligation for the location and layout of the NEAP and OABC.
2.	Further, the Open Access Ball Court (OABC) must be, 'at least 0.045 hectares... with marked out courts and fixed equipment to cater for basketball and football each court comprising an area of not less than 25m by 14m in size with a 1.2m wide pathway surrounding each court', yet the OABC falls short of this by 68m ² . We note, however, that the surrounding pathway has not been factored into the calculation. Please amend as necessary.	The OABC is the same size and specification as the approved and now built Phase 1 OABC. The amended plans enclosed now capture the surrounding pathways. The OABC totals 540m ² (0.054ha).
3.	While tennis tables are welcomed, further consideration must be made to cater to a wider range of ages, particularly older children. We note one of the key principles of the Phase 2 Design and Landscape Strategy for the NEAP is to provide gathering areas for older children, thus we request a sheltered seating area close to the tennis tables.	The table tennis tables are a positive addition over and above the requirements of the S106 that provides gathering space for older children. The request for additional sheltered seating is unnecessary and excessive.

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4.	While not a requirement of the S106, we kindly request the delivery of the scooter park is reconsidered, as detailed within the Phase 2 Design and Landscape Strategy submitted under DISC/26/0145.	The provision of a scooter park was being considered when the DLS was being compiled, however, a significantly larger skate park is to be provided in the Sports Hub within walking distance of the Phase 2 NEAP / OABC. The Phase 2 NEAP / OABC now seeks to focus on informal ball sports. It should be noted that neither the scooter park nor table tennis tables are required under the S106. The tables are therefore an additional benefit in any event.
5.	Given updated guidance and the desire to make spaces more inclusive, we recommend that the OABC moves away from the traditional MUGA and is designed more creatively to encourage more than one group of young people to use the space at any one time. This can be done, for example, via dividing areas into separate zones, organic fencing and the provision of free-standing basketball hoops; please see HDC's Inclusive Spaces Guide for reference.	This would be contrary to the Mowbray S106 specification for the OABC.
6.	While the proposals deliver on the minimum requirements of the S106 for number of items of equipment, they do not successfully provide a diverse range of play opportunities as required within the OSSR guidance. There is an over reliance on balancing equipment, which must be amended. Please introduce the following types of dynamic play in combination with currently proposed balancing, rotating, seating and imaginative play: a. Gliding (please consider Skysurf, Air Glider, Track Ride Tower, or similar) b. Swinging – noting that swings are highly sought after in the district (CocoWave rope swing, hexagon swing, 4-6 bay swings, social swings, cradle swings, or similar) c. Climbing (multi-faceted and/or multi-directional climbing structures, climbing forest, or similar) d. Rocking (Jackstraws see saw, see saw, or similar)	The type of equipment proposed aligns with the requirements and specifications of the Mowbray S106. This may be reviewed and updated at the RMA stage.
7.	Please consider an alternative design for the castle tower as current proposals may encourage bullying or sleeping within its enclosure.	The proposed play equipment meets the requirements of the S106 and has been designed by specialist play-equipment providers. This may be reviewed and updated at the RMA stage.
8.	The provision of an additional smaller, simple to access slide would be welcomed for smaller children who love the repetition of up the steps and down the slide.	The proposed equipment is standard equipment provided by play-equipment specialists which meets the requirements of the S106 agreement.

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9.	As per generic quality standards for Areas of Equipped Play (S106 Appendix 8, 1), in any forthcoming application, we expect to see: a. Details of existing and proposed levels for all earthworks to specify gradients for: i. Hard surfaced paths, ensuring maximum 1:20 for accessibility requirements ii. Slopes for features such as the Motte and Bailey Castle mounded embankment, ensuring maximum 1:3 if mowing is required b. Drainage information and/or specification for hard surface treatments, ensuring their permeability and that 'all surfaces in the play area effectively drained to enable all year-round use'. We recommend adhering to materials proposed within the Phase 2 Design and Landscape Strategy, which include bark mulch, natural coloured play surface and grass safety surface as appropriate for each type of play equipment. c. Specification for seating provision to include: i. Seating for parents or carers 'with backs... generally made from hardwood timber with deep ground fixings'. ii. Seating for children and young people 'creatively designed and suitably located... in order to encourage social play'. While 1no. hammock is welcomed, additional provision should be proposed for socialising opportunities and cater to the older ages group. iii. Sheltered seating for teens/young people (see point 3). d. Signage details, 'to name the site and welcome the user, also to indicate constraints on use and provide contact details of the managing agent. It is essential that dogs are discouraged, at least through the signage, but sometimes also through fencing'.	We are aware of the S106 requirements. These detailed comments are expected to be addressed at the RMA stage.

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	e. Relocation of dog fouling bins to the perimeter of the green space/landscaped area, not within the play area. f. Specification of dog fouling bins. g. Plant schedule, tree pit details and LMMP for tree, shrub and ornamental planting	
10.	As per NEAPs requirements (S106 Appendix 8, 1.2), in any forthcoming application, we expect to see: a. An item of equipment to include gliding. Please see point 6 in relation to the high proportion of balance play opportunities. b. A wide range of features to encourage inclusive play e.g. wide transfer platforms on multi-play units, roundabouts flush with ground level, back supports on rocking equipment, handrails, sound chimes and textured surfaces. c. Specification for litter bins.	
11.	As per generic quality standards for OABCs (S106 Appendix 8, 3), in any forthcoming application, we expect to see: a. Details of secure cycle parking b. Hard landscape specification to ensure surfaces are, 'constructed from porous macadam and design for adequate drainage' c. Signage details, 'to inform constraints on use, emergency telephone numbers and contact details for the agency responsible for management and maintenance'. Ideally, it should also provide a QR code to invite feedback and report issues.	
12.	In addition to the requirements above, we also expect the provision of a tree survey and tree impact assessment (AIA) in order to safeguard the existing green infrastructure bounding the site. Proposals must demonstrate compliance with BS 5837:2012 and as such, development within root protection areas (RPAs) should only be observed where unavoidable.	This is required by Conditions 50 and 52 of the Outline Planning Permission for Mowbray of which we are aware and which have been submitted alongside all other Reserved Matters Applications made pursuant to that permission.

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13.	In keeping with principles set out in the Phase 2 Design and Landscape Strategy, we expect the provision of, 'Horsham stone, or similar, walls between along the roadside and hedges between the NEAP and the wider landscape'.	Horsham stone was brought onto the site from inception and has been used continually throughout the development of Mowbray Village.
14.	Specification for boundary treatments must also be provided, noting that fencing/hedging to the areas of equipped play must be dog proof.	We are aware of the S106 requirements.
15.	Please note that the curved tube slide is welcomed, however is drawn straight in plan; please amend.	This will be revised at the RMA stage.