



B U R R I N G T O N  
E S T A T E S

Nathanael Stock  
Development Management Team Leader – General Developments  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

13<sup>th</sup> January 2021

Planning Portal Ref: PP-09336864

Dear Nathanael,

**Application for approval of Reserved Matters following outline approval. Town and County Planning (Development Management Procedure) (England) Order 2015**

**Site: Stone Pits, Hempton Road, Deddington, Oxfordshire, OX15 0QH**

**Proposals: Reserved Matters (Appearance, Landscaping, Scale and Layout) associated with the erection of 21 dwellings and discharge of condition 14 (Biodiversity Enhancements) and 15 (Landscape and Ecology Management Plan)**

Officers will be aware that an outline planning application (Ref: 18/02147/OUT) for the erection of up to 21 dwellings was approved by Cherwell District Council in April 2020. Subsequently, Burrington Estates have acquired the site and intend to build out the scheme.

Burrington Estates have a proven track record of delivering high quality residential and commercial development, predominantly in the West Country. However, the company is expanding its development portfolio both in terms of the nature of development and its geographical location.

As such, a Reserved Matters application has now been submitted via the Planning Portal which seeks approval for details relating to appearance, landscaping, scale and layout of the proposed development.

This application is supported by the following documentation and drawings:

- Design Note setting out the rationale for the proposed development
- 201 – P100A- Site Location Plan
- 201 – P101A – Site Plan as Existing
- 201 – P102A – Site Plan as Proposed
- 201 – P201A – Plot 1 Floorplans
- 201 – P202A – Plot 1 Elevations
- 201 – P203A – Plot 2 Floorplans
- 201 – P204A – Plot 2 Elevations
- 201 – P205 – Plot 2 Garage plan and Elevations
- 201 – P206A – Plot 3 Floorplans
- 201 – P207A – Plot 3 Elevations
- 201 – P208 – Plot 3 Garage Plan and Elevations
- 201 – P209A – Plot 4 Floorplans
- 201 – P210A – Plot 4 Elevations
- 201 – P211A – Plot 5 Floorplans
- 201 – P212A – Plot 5 Elevations



BURRINGTON  
ESTATES

- 201 – P213 – Plot 5 Garage Plan and Elevations
- 201 – P214A – Plot 6&7 Floorplans
- 201 – P215A – Plot 6&7 Elevations
- 201 – P216A – Plot 8&9 Floorplans
- 201 – P217A – Plot 8&9 Elevations
- 201 – P218 – Plot 7-8 Garage Plan and Elevation
- 201 – P219 – Plot 6&9 Garage Plan and Elevation
- 201 – P220A – Plot 10 Floorplans
- 201 – P221A – Plot 10 Elevations
- 201 – P222A – Plot 11 Floorplans
- 201 – P223A – Plot 11 Elevations
- 201 – P224 – Plot 10 – 11 Garage Plan and Elevations
- 201 – P225A – Plot 12 Floorplans
- 201 – P226A – Plot 12 Elevations
- 201 – P227 – Plot 12 Garage Plan and elevations
- 201 – P228A – Plot 13 Floorplans
- 201 – P229A – Plot 13 Elevations
- 201 – P230A – Plot 14 Floorplans
- 201 – P231A – Plot 14 Elevations
- 201 – P232 – Plot 15 – 18 Floorplans
- 201 – P233A – Plot 15-18 Elevations
- 201 – P234A – Plot 19 - 21 Floorplans
- 201 – P235A – Plot 19-21 Elevations
- 201 – P236 – Car Barn and Elevations

In addition, there are several conditions which require details to be submitted with any reserved matters application. These are taken in turn below:

**Condition 1 – Reserved Matters (Layout, Appearance, Scale and Landscaping)**

The drawings listed above have been submitted with the aim of addressing layout, appearance and scale matters of the proposed development.

It is noted in the outline planning permission that officers did not consider that the illustrative layout would create an appropriate, locally distinctive or high quality scheme. As such, Burrington Estates undertook pre-application discussions with officers where alternative proposals were presented for consideration.

As a result, a revised scheme has been prepared to support this application. The rationale behind the proposed scheme is set out in detail within the Design Note submitted with this application.

With regards to appearance, the proposed development seeks to utilise a traditional palette of materials which reflect the surrounding vernacular, building typology and character of the streetscape within Deddington. A review of the existing village indicates the use of varying building styles and materials. The historic core of Deddington comprises predominantly of stone built properties. Whereas, on the edge of the village, there tends to be a much broader palette comprising of stone, brick and rendered properties. As such, it is proposed that this scheme will comprise a mixture of stone and brick (specific type and details to be agreed) built properties incorporating traditional features such as timber porches and chimneys. It is noted that the site includes a mixture of open market and affordable housing, however the design rationale for the site is consistent and therefore will create a development which is 'tenure blind'.



BURRINGTON  
ESTATES

With regards to scale, the historic core of Deddington has buildings varying in scale and height going from single to three storeys. However, as you go towards the edge of the village, the scale tends to be more consistent in the form of two storey developments. Given that the proposed development sits on the edge of the village it has sort to reflect this character whereby all proposed dwellings will be two storey.

Therefore, it is considered that the proposed development will be a high quality scheme which reflects the character and appearance of Deddington and is consistent with the rationale as set out in the Councils Residential Design Guide.

With regards to landscaping, a Landscape Masterplan (Drawing Ref: 20\_218\_D01D) has been prepared and sets out the detailed site and 'on-plot' landscaping details of the scheme. This scheme is considered to be in broad accordance with the details set out in the Landscape and Visual Impact Assessment that supported the outline planning application.

**Condition 14 – Biodiversity Enhancements**

As requested, this application is supported by a Method Statement and Scheme for Biodiversity Enhancements which has been prepared by Ecology Solutions. By way of overview, this document utilises the details established in the Ecological Appraisal which supported the outline application and provides details about how the proposed development will achieve a 'net gain' in biodiversity.

**Condition 15 – Landscape and Ecology Management Plan**

Included within the work prepared by Ecology Solutions is a Landscape and Ecology Management Plan. Section 3 and 4 of the submitted report provide details of the management objectives as well as monitoring and management responsibilities associated with this site.

Looking ahead, Burrington Estates are keen to implement this planning permission as soon as possible therefore further applications seeking to discharge other pre-commencement conditions will be made to the Council shortly.

Given the nature of the application, it is noted that a fee of £9,702.00 is required. This fee has been paid under separate cover.

Should you have any queries relating to the above, please do not hesitate to contact me. Otherwise, I look forward to receiving confirmation that the application has been validated.

Yours sincerely,

Keir Price  
Burrington Estates  
[keir.price@burringtonestates.com](mailto:keir.price@burringtonestates.com)