



Linda Griffiths, Principal Planning Officer  
Place and Growth Directorate  
Cherwell District Council  
Bodicote House  
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Banbury OX15 4AA

Date: 3 March 2022  
Our Ref: M21/0204-06 JR  
Your Ref: 21/02083/REM

By email only: [linda.griffiths@cherwell-dc.gov.uk](mailto:linda.griffiths@cherwell-dc.gov.uk)

Dear Linda,

**RE: APPLICATION FOR APPROVAL OF RESERVED MATTERS 21/02083/REM  
LAND AT TAPPERS FARM, OXFORD ROAD, BODICOTE**

I write to you on behalf of the Applicant, GreenSquare Homes, to submit revised drawings for the above application for approval of reserved matters. These revisions follow extensive discussions with yourself on the scheme design as it has evolved through several iterations. This includes the feedback received at design meetings on 4 August 2021, 21 October 2021 and 6 January 2022; and your letters dated 2 August 2021, 26 October 2021 and 9 December 2021. The revisions also respond to the points raised through consultee comments to the original scheme.

### Summary of changes

The layout has been extensively reworked through several iterations to respond to the feedback received throughout the design process. The changes can be summarised as follows:

- The development parcel between the 'main street' and Oxford Road has been redesigned, to relocate the vehicular access away from the frontage to the northern public open space ("POS") and to create more cohesive street scenes;
- Greater separation distances are achieved between built form and the protected trees, wherever possible;
- Dwellings along the southern boundary have been repositioned to increase the separation distance to the existing houses at Park End Close; and
- Dwellings along the western boundary have been repositioned to limit potential amenity impacts and overshadowing from the belt of established trees along the boundary.

The proposed house types have been amended, with changes to the architectural treatment and materials palette. The mix of open market housing has been updated to increase the variety of house types and sizes.

The landscaping strategy has been updated to take into account the comments of the Council's Landscape Officer. Boundary treatments and planting species have been refined. The Local Area of Play ("LAP") has been relocated to the northern area of POS.

An updated survey was undertaken in December 2021 in respect of protected tree T8 located to the centre of the site. The tree is considered to be in a poor condition with a projected lifespan of 10 years. The revised scheme provides for its removal and replacement with a specimen Extra Heavy Standard *Juglans regia* (Walnut) tree. This is in a prominent location within the open space adjacent to the access to the site where there is space for it to reach full maturity and provide a long-term contribution to the

local landscape character. In addition, a further specimen 'Liquidamber styraciflua 'Lane Roberts'' (a smaller variety of Liquidamber) is proposed within the site to add character and a sense of place to the new development.

### **Detailed comments**

In our discussions, a number of comments have been raised about detailed elements of the proposed scheme. I set out below an in-depth discussion of how the scheme has been amended to respond to these comments. Plot number references generally refer to the revised layout that forms part of this resubmission.

1. The redesigned frontage to the public open space (plots 36, 37 and 46) is one of the main changes to the scheme. The frontage of the plots has been designed to create an attractive composition which positively addresses the POS and LAP and achieves good levels of natural surveillance. By relocating the access road elsewhere within the development parcel, the frontage will not be marred by parked cars, recycle bins and other domestic paraphernalia. Instead, it will provide a pleasant traffic-free route for pedestrians and cyclists, linking with Oxford Road. The Oxford Road link is also a requirement of the Section 106 agreement attached to the outline planning permission. The frontage of plots 36, 37 and 46 is designed as a composition, to ensure that all three dwellings overlook and positively address the public open space. Plot 36 has been located 4.1m from the Root Protection Area of tree T9, an improvement on the original layout which included hardstanding within the Root Protection Area.
2. The Local Area of Play has been relocated to the northern POS and benefits from natural surveillance from plots 36, 37 and 46 as well as from pedestrians, cyclists and other road users. The size of the LAP, the separation distance from housing, and the play equipment specification have all been updated in response to comments received by the Council's Landscape Officer.
3. The frontage to the main street at plots 36 to 42 has been redesigned to provide a more successful, strong and active frontage which addresses concerns about the prominence of rear gardens and parking. Dual-aspect buildings are proposed on plots 36, 39 and 42 to further enhance the street and to aid legibility and wayfinding. Furthermore, the wide triple garage which was causing visual leakage in the street (as shown on the original layout) has now been removed.
4. The revisions to the layout in this area eliminate the concerns you previously expressed in respect of the relationship of properties along the open space corridor to Oxford Road (for example, the distance between the entrance of plot 40 and its vehicular access as shown on the original plan). The public and private realm is now more clearly defined. Dual aspect plots such as at plots 36, 44 and 46 ensure natural surveillance over the open space corridor here.
5. In order to arrive at the proposed layout, the removal of Tree T8 is proposed, which is subject to a Tree Protection Order. We have discussed a number of design options which retain tree T8 but these options result in design compromises which you have advised would be unacceptable. The Applicant's arboricultural adviser re-surveyed tree T8 in December 2021 and advises that the tree is now in a poor condition and has a projected lifespan of ten years. On balance, it is considered that the loss of Tree T8, while regrettable, is justified as its retention would compromise the site layout and the ability to achieve a well-designed scheme in this part of the site. To compensate for the loss of tree T8, a Juglans (Walnut) is proposed in a prominent location at the entrance to the site and a Liquidamber in a central location within the site where it will provide a feature within the development.
6. The distance between buildings and hardstanding and the remaining protected trees has been increased wherever possible. Plots 25 and 26 now provide a greater setback distance to tree T7. Hardstanding has been removed from the Root Protection Area of trees T3, T5, T7 and T9.
7. The distinction between the public and private realm is reinforced through the landscaping plans and boundary treatments.

8. It is acknowledged that the Cherwell Design Guide standards for back-to-back and back-to-side distances are not achieved in a handful of instances, namely at plots 28-30 and 31, and between plots 36, 37 and 46. The Applicant considers that these departures from the guidance are relatively minor and are justified:
  - a. In the case of plots 36, 37 and 46, the central plot 37 does not result in undue overshadowing over the adjacent plots and there are no side windows to this plot which would cause overlooking. The plots are arranged to create an attractive and cohesive frontage onto the POS and omission of the central plot would make it harder to achieve this approach.
  - b. Similarly, plot 31 will not cause undue overshadowing to the gardens of plots 28 to 30 and again, no side windows are proposed to plot 31.
9. The positioning of plots 26 to 35 along the western boundary has been reviewed to increase the space between the dwellings and the tree belt and to limit the potential overshadowing of the dwellings by the trees.
10. The parking and garage to plot 36 have been repositioned in order to remove parked cars and hardstanding from views of the frontage of the site.
11. The relationship between plots 25 and 26 has been carefully considered. The Applicant considers that it is important that plot 25 has a front door facing the open space and tree T7, to positively address this attractive feature. Rights of access over the driveway to plot 26 will be provided in the conveyancing process.
12. Landscaping between parking spaces (for example, at plots 5 to 18) has been revised and there is sufficient space to allow for tree planting and other low level shrubs.
13. The relationship between plots 5 to 10 and the adjacent rear gardens to properties on Park End Close has been carefully reviewed. Garden depths of 11.5 metres are generally achieved here. You have previously expressed the view that they should be 12 metres; the Applicant considers that the 0.5m difference will have no material impact and means that suitable landscaping can be achieved to the frontage of plots 5 to 10.
14. The open market dwelling mix has been revised. The revised mix increases the number of open market three-bedroom dwellings from 8 to 11 units; the open market four-bedroom dwellings are reduced from 22 to 17 units; and 2 open-market five-bedroom dwellings are introduced. Adopted Local Plan policy BSC4 allows account to be taken of a range of evidence sources including market conditions. The Applicant's commentary on the current housing market (including trends observed since the Covid-19 pandemic) is included with the original submission. I would also recommend to you the January 2022 report by Barratt Homes (prepared by Lichfields and Savanta) titled 'Working from Home: Planning for the New Normal'. The report discusses housing market trends including the demand for additional home working space, based upon research undertaken with prospective homeowners.
15. The scheme also provides additional space for home office, study, play or hobbies to the garages of plots 36, 41, 44 and 46 – this space can be adapted by the occupants to meet their needs and responds to increased demand for such accommodation following the pandemic.
16. The affordable housing dwelling mix remains unchanged. The proposed mix was agreed between GreenSquare Homes and the Council's Strategic Housing Officer prior to submission of the application. The Applicant considers the provision of affordable housing to be a substantial benefit of the scheme and the affordable homes will be managed by GreenSquare Accord to ensure their long term maintenance and stewardship.
17. The materials palette has been revised. The original proposals allowed 46% reconstituted stone and 54% red brick. The revised proposals feature 28% natural ironstone and 72% red brick (in two different tones); refer to the Materials Plan and House Type Brochure for details.
18. The architectural approach better reflects the local vernacular and the guidance in the Cherwell Design Guide. Changes include simpler fenestration, re-proportioned windows and decoration,

cream and grey window and door frames; introduction of clipped eaves with rise and fall gutters, the removal of hipped roofs and redesigned porches and bay windows.

19. Visitor parking spaces have been redistributed throughout the development, the overall quantum according to policy requirements of course.

The comments of other stakeholders have also been considered:

20. In response to the comments of the Constabulary, back garden gates are relocated closer to the dwelling frontages; parking areas have been carefully considered to avoid secluded public areas. In general terms, the layout follows urban design principles to achieve good levels of natural surveillance and avoid secluded areas. As part of the scheme revisions, several house type elevations have been revised to provide additional windows at ground floor level. 'Secure by Design' fixtures and fittings fall outside the remit of the planning process however are necessary in respect of Building Regulations Part Q and the requirements of the National House Building Council.
21. The Applicant has met with representatives of Bishop Loveday C of E Primary School. In response to concerns over potential overlooking of the school premises, the layout and rear elevations of plots 19 and 20 have been reviewed to reduce the potential for overlooking. Although outside the remit of this Reserved Matters application, the Applicant has also committed to engage with the School management in respect of site safety and the management of construction activity and traffic.
22. A revised Ecological Enhancement Plan is submitted to respond to the comments of the Council's Ecology Officer. The revised plan includes the provision of one integrated wildlife box to each dwelling, including for bats, swifts, starlings, sparrows, and bees/small mammals. A Biodiversity Net Gain assessment is underway and will be forwarded to you in due course.
23. An updated Noise Assessment has been prepared which reflects the latest scheme.
24. Infiltration testing in accordance with BRE365 has been undertaken, following comments from the Lead Local Flood Authority.

### **Next steps**

The revised scheme responds positively to the comments received through our discussions to date and achieves a high standard of design in accordance with adopted Local Plan policy and the Cherwell Design Guide. Therefore, the Applicant requests that the application be determined on the basis of this revised scheme (subject to any minor changes in response to matters raised through the reconsultation).

A comprehensive list of the updated drawing and document references can be found in the enclosed Document Issue Register (v3). I trust this package contains everything you need to be able to determine the application but if you need any further information or wish to discuss the merits of the scheme, please contact myself or my colleague Jonathan Adams at this office.

Yours sincerely,



**JAMIE ROBERTS MPlan MRTPI**  
**Principal Planner**  
For and On Behalf Of  
TETLOW KING PLANNING

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