

21 June 2021
L 210621 - Planning Statement Final (with PMc changes)



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Dear Mr Kirkham

Fewcott Road, Fritwell
Application for Reserved Matters (pursuant to the permitted application 19/00616/OUT)

On behalf of Cala Homes (Chiltern) Ltd
Planning Portal Reference: PP-09792538

Savills has been instructed as agent for CALA Homes (Chiltern) Ltd (hereafter 'the Applicant') to submit a Reserved Matters Application in respect of land at Fewcott Road, Fritwell. A resolution to approve Outline planning permission (reference 19/00616/OUT) was granted on 18th December 2019. A formal decision was duly issued by Cherwell District Council on 18th June 2021.

This reserved matters is made pursuant to the outline application for:

'The erection of up to 28 dwellings and associated site access onto Fewcott Road'

This Reserved Matters application seeks approval of all reserved matters (excluding access as determined at the outline stage), namely, the layout, appearance, landscaping and scale for the development. Accompanying this reserved matters application submission is information relation to conditions 1, 5, 6, 7, 11, 12, 13 and 17 as listed within the outline decision notice of 19/00616/OUT.

Payment of £12,964.00 in respect of this application has been made via BACS transfer under planning portal reference PP-09792538.

We enclose the following documents forming the application which have been formally submitted via the Planning Portal:

Document / Plan	Drawing Number / Report Reference	Produced By
Design Statement Part 1	DS.03	Cala Homes
Design Statement Part 2	DS.03	Cala Homes
Design Statement Part 3	DS.03	Cala Homes
Design Statement Part 4	DS.03	Cala Homes
Design Statement Part 5	DS.03	Cala Homes
Design Statement Part 6	DS.03	Cala Homes
Design Statement Part 7	DS.03	Cala Homes
Design Statement Part 8	DS.03	Cala Homes
Design Statement Part 9	DS.03	Cala Homes

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Housing Mix and Tenure Schedule	n/a	Cala Homes
Location Plan	PLN.01_Location Plan	Cala Homes
Illustrative Site Layout	PLN.02_Illustrative Site Layout_Rev.N	Cala Homes
Block Plan	PLN.03_Block Plan_Rev.N	Cala Homes
Tenure Plan	PLN.04_Tenure Plan_Rev.N	Cala Homes
Plots 1, 18, 28	PLN.05_Plots 1, 18, 28	Cala Homes
Plots 2, 12, 15, 21, 25	PLN.06_Plots 2, 12, 15, 21, 25	Cala Homes
Plots 3-4	PLN.07_Plots 3-4	Cala Homes
Plots 5-7	PLN.08_Plots 5-7	Cala Homes
Plots 8 - 9	PLN.09_Plots 8 - 9	Cala Homes
Plots 10-11, 13-14, 19-20	PLN.10_Plots 10-11, 13-14, 19-20	Cala Homes
Plots 16, 22	PLN.11_Plots 16, 22	Cala Homes
Plots 17, 23	PLN.12_Plots 17, 23	Cala Homes
Plots 24, 26, 27	PLN.13_Plots 24, 26, 27	Cala Homes
Garages Plan	PLN.14_Garages	Cala Homes
Illustrative Street Scenes Plan	PLN.15_Illustrative Street Scenes	Cala Homes
Open Space Plan	PLN.16_Open Space Plan_Rev.N	Cala Homes
Boundary Treatment Plan	PLN.17_Boundary Treatment Plan_Rev.N	Cala Homes
Hard Landscaping Plan	20-4772 Fewcott Rd DLD V2 SL 020221-Hard Landscape	Lockhart Garratt
Detailed Landscape Design (including insets 1-7) Plant Schedule and Overview Planting Specification	20-4772 Fewcott Rd DLD V2 SL 020221	Lockhart Garratt
Preliminary Drainage Strategy	P18-654 SK01 P4 Preliminary Drainage Strategy	Simpson Associates
Surface Water Drainage Scheme	P18-654 - Fewcott Rd Fritwell - Condition 11 Report 07.05.21	Simpson Associates
Drainage Implementation, Management & Maintenance Plan	P18-654 - MM Drainage Implementation, Management & Maintenance Plan - Land at Fewcott Road, Fritwell 07.05.21	Simpson Associates
Finished Levels Strategy	P18-654 SK03 P3 Finished Levels Strategy	Simpson Associates
Phase 1 & 2 Investigation Report	Fewcott Road, Fritwell - Phase 1 & 2 Investigation Report	The Brownfield Consultancy
Net Gain Calculator	Fritwell DEFRA biodiversity net gain calculation May 2021	Ethos Environmental Planning
Biodiversity Net Gain Review	Fritwell, CALA Homes, BNG review letter May 2021	Ethos Environmental Planning
Technical Note including drawing no. J32-3847-PS-001 Rev F	190930_323847_TN v1.3	Mode Transport

Site Description and Context

The site currently comprises greenfield land to the south-eastern edge of Fritwell. Fritwell lies between the two market towns of Banbury (to the North West) and Bicester (to the South East), approximately 3 miles from junction 10 of the M40 motorway

The site is circa 1.6 ha and is currently used for agricultural purposes. It contains an allotment, paddocks, manège and an informal arrangement of outbuildings adjacent to Fewcott Road. The south eastern extent of the site area is defined by established trees and a hedgerow running adjacent to a vehicular access to Lodge

Farm. A range of farm buildings associated with Lodge Farm are located to the south west of the site immediately beyond the intervening paddocks. Residential development at Hodgson Close is located beyond the trees and hedgerow forming the north western boundary. The settlement contains a number of facilities and resources including the existing primary school, village hall, and public house.

Access is currently taken from Fewcott Road through an un-made gated vehicular access which lies close to the built up edge of the village. As a part of the development proposals, a new primary access point is to be constructed off Fewcott Road, located closer to the village, which can provide appropriate visibility and pedestrian access. This is confirmed by drawing J32-3847-PS-001 Rev F (Indicative Access Scheme) of the outline consent, as referred to by condition 4.

The site is not subject to any landscape or heritage designations, and there are no listed buildings present within the application boundary.

According to available resources, the site falls within Flood Zone 1, indicating a low flood risk.

Planning History

A planning application for the erection of 34 dwellings with associated access and infrastructure (16/01594/F) was submitted in August 2016. This application was withdrawn prior to determination and a number of matters were raised in relation to this earlier application including its relationship to the adjoining parcel fronting Fewcott Road.

A subsequent outline application was submitted in April 2019 under reference 19/00616/OUT for the erection of up to 38 dwellings and associated site access onto Fewcott Road. All matters were reserved except for means of access. It is worth noting that during the course of the application the original quantum of 38 dwellings was reduced to 28 dwellings. A resolution to grant outline consent was made at a Planning Committee meeting held on the 18th December 2019, subject to conditions and the completion of a section 106 agreement. A formal decision was issued by the Council on 18th June 2021.

Proposed Development

This application relates to reserved matters, aside from means of access, pursuant to planning application 19/00616/OUT. The application sets out detailed design proposals, along with associated infrastructure, landscaping and open space on land off Fewcott Road, Fritwell.

The proposed development comprises the following constituent elements:

- 28 residential dwellings, including 1, 2, 3, 4 and 5 bed properties;
- 35% affordable homes including both rented and shared ownership;
- An area of open space;
- Retention of existing trees where possible;
- Soft landscaping measures including boundary treatments;
- Landscaped Surface Water Drainage Systems (SuDS) in the form of a swale;
- Access from Fewcott Road (as approved through application 19/00616/OUT);
- Internal road and footpath network;
- Pedestrian links; and
- Retention of paddock at the south of the application boundary.

Planning Policy and Other Material Considerations

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the provision of the Development Plan, unless material considerations indicate

otherwise.

In the case of Cherwell District Council, the relevant Development Plan documents for the determination of this application are as follows:

- Saved Policies of the Cherwell Local Plan (1996) (saved in September 2007);
- Adopted Cherwell Local Plan Part 1 (CLP) (2011-2031) (incorporating re-adopted Policy Bicester 13) (re-adopted December 2016);
- The Cherwell Local Plan Partial Review – Oxford’s Unmet Housing Needs (adopted in September 2020). This plan sets out strategic site allocations to provide Cherwell District’s share of the unmet needs of Oxford to 2031; and
- The Mid-Cherwell Neighbourhood Plan (2018-2031) (‘made’ in May 2019).

Key Saved Policies of the Cherwell District Local Plan (1996):

- Saved Policy C28 (Layout, design and external appearance of new development)
- Saved Policy C30 (Design of new residential development)
- ENV1 (Environmental pollution)
- ENV12 (Potentially contaminated land)

Key policies of the Adopted Cherwell District Local Plan Part 1 (2016):

- PSD1 (Presumption in Favour of Sustainable Development)
- SLE4 (Improved Transport and Connections)
- BSC1 (District Wide Housing Distribution)
- BSC2 (The Effective and Efficient Use of Land – Brownfield land and Housing Density)
- BSC3 (Affordable Housing)
- BSC4 (Housing Mix)
- BSC10 (Open Space, Outdoor Sport and Recreation Provision)
- BSC11 (Local Standards of Provision – Outdoor Recreation)
- BSC12 (Indoor Sport, Recreation and Community Facilities)
- ESD2 (Energy Hierarchy and Allowable Solutions)
- ESD3 (Sustainable Construction)
- ESD6 (Sustainable Flood Risk Management)
- ESD7 (Sustainable Drainage Systems (SuDS))
- ESD10 (Protection and Enhancement of Biodiversity and the Natural Environment)
- ESD13 (Local Landscape Protection and Enhancement)
- ESD15 (The Character of the Built and Historic Environment)
- ESD17 (Green Infrastructure)
- Policy Villages 1 (Village Categorisation)
- Policy Villages 2 (Distributing Growth Across the Rural Areas)
- INF1 (Infrastructure)

Key policies of the Mid Cherwell Neighbourhood Plan:

- PD1 (Development at Category A villages)
- PD4 (Protection of important views and vistas)
- PD5 (Building and site design)
- PH1 (Open market housing schemes)
- PH3 (Adaptable housing)
- PH5 (Parking and garaging provision)

Material Considerations

National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2019 contains the following chapters which are relevant to this application:

- Chapter 5 (Delivering a sufficient supply of homes)
- Chapter 8 (Promoting healthy and safe communities)
- Chapter 9 (Promoting sustainable transport)
- Chapter 12 (Achieving well-designed places)
- Chapter 15 (Conserving and enhancing the natural environment)

Supplementary Planning Documents

On 16 July 2018 Cherwell adopted its Residential Design Guide Supplementary Planning Document (SPD) which sets out detailed guidance on masterplanning and architectural design. This is discussed where relevant in the following sections.

Planning Assessment

This planning assessment considers the proposals based on each reserved matter. Following on from this, other relevant matters will be considered. Many of the key elements of the proposed development are discussed within the accompanying Design Statement which is submitted as a part of the Reserved Matters application. Significant detail is also provided by the plans and reports which accompany this submission and should be read alongside the below commentary in order to gain a full understanding of the proposals.

Principle of Development

The principle of development is established by virtue of the outline consent and therefore the main policies of relevance refer to design and environmental issues.

Detailed Assessment

As above, a total of 24 conditions were attached to the outline planning consent. This Reserved Matters application addresses conditions 1, 5, 6, 7, 11, 12, 13 and 17. This application considers the following matters in line with condition 1 attached to the outline consent which states that:

No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), scale, appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Access

Access is formally approved by the outline consent and condition 4 of the decision notice refers to the consented plan of J32-3847-PS-001 Rev F (by Mode Transport). Nevertheless, the outline decision notice includes, by way of condition no. 12, the requirement that:

'Prior to the commencement of the development hereby approved, details of the means of access between the land and the highway on Fewcott Road, including position, layout and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the occupation of any of the dwellings, the means of access shall be constructed and retained in accordance with the approved details.'

In order to address this specific condition (no.12), the Applicant includes with this submission plan reference J32-3847-PS-001 Rev F (by Mode Transport), as submitted at the outline stage and referenced by Condition 4. This plan is unaltered and continues to provide the proposed means of site access.

Layout

Saved Policy C28 states that the layout, design and external appearance of new development must be sympathetic to the character of the rural context. Saved Policy C30 echoes this and requires new housing to be compatible with the appearance, character, layout, scale and density of existing dwellings within the vicinity.

Policy BSC 10 (Open Space Outdoor Sport and Recreation Provision) of the CLP requires proposals for new development to contribute to open space sports and recreation provision commensurate to the need generated by the proposals. Policy BSC 11 (Local Standards of Provision – Outdoor Recreation) goes on further to state that the amount and type of open space will be determined based on the nature and size of the development as well as community needs likely to be generated by the development. Provision should be made in accordance with the minimum standards set out in 'Local Standards of Provision – Outdoor Recreation'.

The Local Standards of Provision sets out that 2.74 ha of general green space should be provided per 1000 rural/urban edge dwellers. Play space should be provided for 10+ dwellings.

Policy PD5 (Building Site and Design) of the Neighbourhood Plan states that development should be designed to a high standard which responds to the distinctive character of the settlement. Policy PD1 (Development at Category A villages) sets out that residential development should enhance the landscape and not give rise to coalescence with any other nearby settlements.

The layout as proposed by this application adopts a perimeter block approach with a legible format, including primary and secondary internal street networks. Plot locations are generally consistent to those proposed as per the illustrative layout considered at the outline application stage. Furthermore, the plot forms are not considered to be too dissimilar to the neighbouring development. Plot 1 has been improved and designed with a double active frontage which works better as a corner-turning unit than previously illustrated.

The design approach proposed will result in a robust and legible layout which is considered to fall in line with the relevant policies of the Council's development framework. The layout of the scheme respects the wider site context, and will result in a form of residential development which responds well to the character and setting of Fritwell.

The proposed dwellings along the northern boundary exhibit a strong and direct frontage to Fewcott Road. Site access, taken from the northern boundary, has been moved closer to the village in comparison with earlier proposals.

An open space area to the north east and along the eastern and northern boundary of the site is proposed. The paddock at the south east of the site is retained. A Local Area of Play upgrade has been funded via off-site contributions in accordance with the Parish Council's request. The play area is approximately 250 metres from the site and was considered to be an acceptable alternative by officers to an on-site contribution.

Appropriate buffer planting will be provided along the south eastern and north eastern boundaries to ensure that the development is screened from the open countryside. It also seeks to enclose the development as so to avoid any risk of coalescence with nearby villages.

The layout incorporates a series of pedestrian routes which, alongside natural surveillance from properties, will create a safe environment for residents. A connection to an existing public footpath at the south is also proposed.

An internal loop road offers connectivity throughout the site, with the main entrance coming off Fewcott Road to the north east. The proposal adequately provides car parking provision on site, which includes on plot driveways and individual garages. On plot parking will be commensurate with the size of the dwelling. Visitor parking has also been accommodated within the site layout.

Overall it is considered that the design and layout of the development is sympathetic to the existing character of the area in accordance with saved policy C28, C30, PD1 and PD5 of the Neighbourhood Plan. The proposals comprise low density development (18 dwellings per hectare), considered to be appropriate given the countryside location and rural context. The 'Figure Ground Plan' within the DAS gives an overview of the proposed density within the wider village context. Furthermore, section 2 and 3 of the report provide examples of local vernacular design elsewhere within the village and how this has been considered as a part of the design proposals.

Adequate open space is provided on site in addition to off-site contributions in the form of a Local Area of Play upgrade, in accordance with Policy BSC 10 and 11 of the CLP. Buffer planting is included around the edges of the development to create an informal boundary between the site and open countryside in accordance with Policy PD1 of the Neighbourhood Plan.

To summarise, the proposals will help to deliver high-quality development that will help in its contribution to the supply of housing within the district and help to support and create local employment opportunities. The low-density development has been sensitively designed, directly responding to the existing and historic character of Fritwell and offering a range of housetypes to create a varied and interesting street character. It provides appropriate pedestrian and vehicular access that offers direct connections to the village and features a perimeter block structure that offers both a permeable and legible environment for all users, and includes public spaces that are overlooked to help mitigate against crime and anti-social behaviour.

Housing Mix and Tenure

Policy BSC 4 (Housing Mix) of the CLP confirms that new residential development must provide a mixture of homes. The housing mix must have regard to the Council's most up-to-date evidence on housing need. Opportunities for the provision of specialist housing will be encouraged in suitable locations close to services and facilities. Policy PH1 (Open Market Housing Schemes) of the Neighbourhood Plan echoes this and states that new market housing should favour homes with a smaller number of bedrooms. In addition, Policy PH3 (Adaptable Homes) of the Neighbourhood Plan sets out that housing development will be favoured that is designed with adaptable dwellings. Support will be given to new houses being constructed to Building Regulations Part M (4) (as amended). Where possible, bungalows should be included to meet the need for such accommodation.

Policy BSC 3 (Affordable Housing) within the CLP requires developments of 11+ dwellings to provide at least 35% of new housing as affordable homes on site. A total of 28 dwellings are proposed across the site via a mixture of 1 – 5 bed dwellings. The table below sets out the proposed housing and tenure mix:

No. Beds	1 bed	2 bed	3 bed	4+ bed	Total:
Proposed Market Dwellings (no.)	0	5	8	5	18
Proposed Market Dwellings %	0%	27.7%	44.4%	27.7%	100%
Proposed Affordable Dwellings (no.)	2	6	2	0	10
Proposed Affordable Dwellings (%)	20%	60%	20%	0%	100%

The most recent Strategic Housing Market Assessment (SHMA) (2014) for Oxfordshire sets out the following estimated dwelling requirement by number of bedrooms (2011-2031) for Cherwell:

No. Beds	1 bed	2 bed	3 bed	4+ bed	Total:
Market Dwelling Requirement (%)	6.2%	23.1%	46.2%	24.6%	100%
Affordable Dwelling Requirement (%)	28.3%	31%	36.9%	3.7%	100%

With regard to market provision the proposed mix is broadly in accordance with the most recent SHMA and offers a range of dwelling sizes to meet the districts' needs in accordance with Policy BSC 4 and PH1. The mix includes 2 x two-bed bungalows at plots 16 and 22, constructed to meet the Building Regulations M4(2)

standards for accessible and adaptable homes. This will allow for the needs of older persons and those with specialist needs to be met in accordance with BSC 4 of the Local Plan and Condition 6 of the outline decision notice. The proposed mix also reflects what was put forward by the applicant at the outline stage at which point it was noted by the officer as broadly reflecting policy requirements.

During the consultation process at the outline stage, the strategic housing officer provided comments on the scheme, noting that 10 dwellings must be affordable, and recommended the following affordable housing mix/tenure split:

Social rent:

- 2 x 1 bed dwellings
- 3 x 2 bed dwellings
- 1 x 3 bed dwellings
- 1 x 4 bed dwellings

Shared Ownership:

- 2 x 2 bed dwellings (shared ownership)
- 1 x 3 bed dwelling (shared ownership)

The officer also noted that at least 50% of the affordable rented units must meet the Building Regulations Requirement M4(2)(2) requirement.

In line with Policy BSC 3, the scheme provides affordable housing at a level of 35%. This includes 7 affordable rent and 3 shared ownership units. 50% of all affordable units (namely plots 10, 11, 13, 14, 19 and 20) will be constructed to comply with the Building Regulations M4(2) standards for accessible and adaptable homes. This is in accordance with the comments put forward by the strategic housing officer and accords with planning policy.

Overall it is considered that the housing mix and tenure split is reflective of policy requirements and the recommendations by officers at outline stage. In particular, 35% affordable housing is proposed, as well as a series of dwellings that will be constructed to meet Building Regulations M4(2) standard (including 2 bungalows) as per Condition 6 of the outline planning application.

Appearance

The detailed plans which accompany this application have been prepared with due regard to the original Design and Access Statement submitted in respect of the consented outline application 19/00616/OUT which established the design principles of the site. Key principles which have informed the proposed development include:

- To create a high quality & attractive development.
- To place a high emphasis on creating legible spaces with character and a strong sense of place.
- To create a built environment that reflects the geographical location and is sympathetic to the local environment.
- To create a safe and secure environment.
- To create a permeable layout for ease of movement and good links between the site and surrounding area.
- To respect and enhance the existing landscape framework.
- To comply with national and local government guidelines.

Saved Policy C28 states that the layout, design and external appearance of new development must be sympathetic to the character of the rural context. Saved Policy C30 echoes this and notes that new development must reflect the appearance, character, layout, scale and density of existing dwellings within the vicinity. Policy

PD5 of the Neighbourhood Plan notes that development should be designed to a high standard which responds to the distinctive character of the settlement. Policy ESD 15 of the CLP states that new development must complement and enhance the character of its context through sensitive siting, layout, and high quality design. In addition, a series of design principles are set out within the Cherwell Design Supplementary Planning Document (SPD) in relation to building elevations and details, plot arrangements, and responding to the site's context as well as respecting Cherwell's special character.

The general design approach has already been set out by the outline Design and Access Statement and carried forward as part of this reserved matters scheme. The building typologies relevant to this scheme have evolved throughout the detailed design process. The scheme draws on local context and prevailing vernacular, and appropriately reflects local design characteristics including the use of appropriate local materials, particularly reconstituted stone and brick. External materials proposed are set out within Chapter 4 of the DAS, include the following:

- External walls: Reconstituted stone and red brick
- Roof finishes: fibre cement slate and red plain concrete tiles
- Roads, parking spaces and pathways: a mixture of black tarmac, traditional block paving (or similar), and grey block paving (or similar).

The homes will be traditionally designed and provide a range of bungalows, semi-detached and detached homes with generous private gardens. Within this a series of building typologies are proposed, for example, dwellings with a wide frontage and projecting gable; units with a narrow frontage and deep plan; and those with a wide frontage and L-shaped plan. The mixture of housing types and variety of plot sizes is set to create a high-quality and interesting street character.

Individual plot drawings accompany this submission which sets out further details on the proposed materials, layout and general appearance of the dwellings.

Overall, the detailed design drawings which accompany this Reserved Matters application clearly demonstrate that due regard has been made to the principles of policy C28, C30, ESD 15, PD5, and the design SPD in considering the characteristics of the site and its surroundings, including the physical, built, historic and environmental factors as appropriate. It is therefore considered that the matters of appearance in respect of the proposed development should be deemed acceptable in planning terms, and should be considered positively against the relevant policy framework.

Scale

In line with the relevant policies and guidance contained within the design SPD, the proposed development is to be delivered in a manner which has regard to the character of the local area and design considerations relating to visual amenity and landscape character. The proposed scheme is modest in scale and will provide development of 1 and 2 storeys in height. In addition, the development is considered to be of low density, achieving a density of approximately 18 dwellings per hectare, thereby minimising any impact on the surrounding landscape character as required by policy.

The low-density nature of the development is as a result of discussions with the Council during the course of the outline application. Originally, 38 dwellings were proposed, however, this was reduced to 28 dwellings as a result of concerns raised by officers regarding the scale of growth and in order to more closely comply with the planned growth as set out within the Neighbourhood Plan. It is therefore considered that the scale of this development is appropriate for this edge of village location, in keeping with the relevant policy requirements and ensuring minimal impact on the wider countryside location.

Further detail on scale and height is provided within chapter 4 of the accompanying design statement.

Landscaping and Ecology

Policy ESD 13 of the CLP sets out that opportunities will be sought to secure the enhancement of the character and appearance of the landscape through the restoration, management or enhancement of existing landscapes, features or habitats and through the creation of new ones. Development must enhance local landscape character and secure appropriate mitigation where damage to local landscape cannot be avoided. Policy ESD 10 within the CLP sets out that a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources. The protection of trees will be encouraged, with an aim to increase the number of trees within the district. Development proposals are expected to incorporate features which encourage biodiversity and existing ecological networks should be identified and maintained. Policy PD1 of the Neighbourhood Plan notes that development should conserve and, where possible, enhance the landscape. Policy PD4 goes on to say that important views should be protected.

An arboricultural consultant has been involved with this project from the outset and a tree survey has been completed. This identified the main arboricultural features at the site. Wherever possible, these features have been retained and their loss is only proposed where an alternative solution has not been possible or the trees are recommended for removal. The loss of trees is to be mitigated by replacement planting within the site. The retained trees will be protected by a combination of protective fencing and ground protection measures.

A series of detailed landscaping plans accompany this submission, setting out details in respect of

- Existing and proposed trees;
- Existing and proposed hedgerows;
- Proposed hard and soft landscaping measures and specifications; and
- Proposed boundary treatments.

Details on proposed planting schedules are also provided.

In terms of soft landscaping measures, the proposed scheme seeks to retain as many trees as possible and also includes the planting of new trees and hedgerows to enhance the character and appearance of the landscape and to encourage biodiversity across the site. A mixture of trees are proposed, including Crab Apple trees and Maple trees, as well as a series of native hedgerow and scrubs (see plant schedule and detailed landscape design insets within drawing pack no. 20-4772). Wetland planting is also proposed, in addition to the provision of general amenity grassland and meadow grass throughout the site.

With regard to hard landscaping measures, individual plot boundary treatments include either brick walls or close board fences at a height of 1.8 metres. Paving throughout the site comprises asphalt paving for the access road and pavements, and grey paving blocks for the residential accesses and communal pathways. A new feature wall is proposed along the northern and southern site border to add character. For more information see details included within the Hard landscaping Plan submitted.

Trees will be planted within individual plot boundaries and along the border of the site along the northern, eastern and western edges, enhancing the local landscape character in accordance with policy.

Public open space is to be provided to the west of the site and informal open space is also proposed along the northern and eastern boundary. This will be accessible for all residents. A swale will also be incorporated into the open space area along the south eastern border. Whilst not included within the site, a nearby Local Area of Play upgrade has been funded via off-site contributions in accordance with the Parish Council's request.

Pursuant to condition 13 of the planning permission, it is initially proposed that the new connection to the public footpath is provided and laid out prior to the occupation of no more than 15 of the dwellings, so as to allow connectivity into the footpath network. This trigger point is proposed for discussion with the LPA during the application process. The landscaping plans submitted with this application provide further detail of the proposed footpath connection.

Biodiversity Net Gain



Policy PD5 (Building and Site Design) within the Neighbourhood Plan sets out that proposals should include appropriate landscape mitigation measures to reduce the impact of the built form, to ensure development is in keeping with the existing rural character of the village, and provide a net gain in biodiversity.

Biodiversity Net Gain calculations and an accompanying letter produced by Ethos Environmental Planning have been submitted alongside this application. The letter provides a summary of the biodiversity calculations and confirms that new hedgerow provision at the site, in addition to existing hedgerow enhancements, will result in a net gain of 0.34 units. Nonetheless, across the whole site, there is difficulty in achieving an overall net gain and to ensure that this development is able to sufficiently deliver a net gain for biodiversity as required by Policy PD5, it is proposed that a biodiversity offset is used to enhance habitats off-site. This is to be achieved through the creation of a biodiversity offset of sufficient size by the Trust for Oxfordshire's Environment (TOE) in accordance with planning policy.

Contamination

Condition 7 requires the applicant to submit evidence that demonstrates that there is no potential risk from contamination at the site. A Phase 1 and Phase 2 Investigation Report has been prepared and submitted to satisfy the requirements of this condition.

Floor Levels and Drainage

Condition 5 of the outline permission requires all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings to be submitted to the Council. A finished levels strategy accompanies this application submission in accordance with this condition.

Condition 11 on the outline permission requires detailed designs of the proposed surface water drainage scheme (including details of implementation, maintenance and management) to be submitted to the Council. A series of documentation is included with this submission, including a report detailing the Surface Water Drainage Scheme; a Drainage Implementation, Management and Maintenance Plan report; and a Preliminary Drainage Strategy drawing to satisfy this condition.

Conclusion

The principle of the development has been established by virtue of the outline consent. The assessment of this reserved matters application therefore relates to the application of relevant policy in respect of the layout and design of the proposal. The layout closely follows the design principles established by the Design and Access Statement prepared in respect of the original outline application. The design incorporates features seen in the local area in order to reinforce key design elements of prevailing local character. This application is supported by a suite of technical documents and plans which demonstrate that the scheme fully satisfies the provisions and requirements of relevant conditions including conditions 1, 5, 6, 7, 11, 12, 13 and 17.

We trust that you will find the application in order and we look forward to receiving confirmation that it has been registered as valid in due course. If you have any queries, please do not hesitate to contact James Yeoman at the above address.

Yours sincerely



James Yeoman BA(Hons) Dip TP MRTPI
Associate Director

cc. Neil Cottrell CALA Homes

Encs.