

11 March 2022
L 220311 JY - Update Submission to JK



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Dear James

21/02180/REM – Application for Reserved Matters
Fewcott Road, Fritwell
On Behalf of Cala Homes (Chiltern) Ltd

We write in respect of the above Reserved Matters application. Further to the Applicant's ongoing dialogue with you, we are pleased to enclose an updated submission to the application. The amendments made consider the various consultee responses to the proposal, alongside your own comments. Accordingly, please find enclosed:

Document / Plan	Original Drawing Number / Report Reference	Produced By	New Document Submitted
Illustrative Site Layout	PLN.02_Illustrative Site Layout_Rev.N	Cala Homes	PLN.02 Rev O
Block Plan	PLN.03_Block Plan_Rev.N	Cala Homes	PLN.03 Rev O
Tenure Plan	PLN.04_Tenure Plan_Rev.N	Cala Homes	PLN.04 Rev O
Plot Floor Plans & Elevations	Various	Cala Homes	Please refer to enclosed Drawing Register
Garages Plan	PLN.14_Garages	Cala Homes	PLN.17
Illustrative Street Scenes Plan	PLN.15_Illustrative Street Scenes	Cala Homes	PLN.18 Rev O
Open Space Plan	PLN.16_Open Space Plan_Rev.N	Cala Homes	PLN.19 Rev O
Boundary Treatment Plan	PLN.17_Boundary Treatment Plan_Rev.N	Cala Homes	PLN.20 Rev O
Hard Landscaping Plan	20-4772 Fewcott Rd DLD V2 SL 020221-Hard Landscape	Lockhart Garratt	20-4772 V5 Hard Landscape Information
Detailed Landscape Design (including insets 1-7) Plant Schedule and Overview Planting Specification	20-4772 Fewcott Rd DLD V2 SL 020221	Lockhart Garratt	20-4772 V5

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Preliminary Drainage Strategy	P18-654 SK01 P4 Preliminary Drainage Strategy	Simpson Associates	P18-654 SK01 P6 (included within below document SWDS)
Surface Water Drainage Scheme	P18-654 - Fewcott Rd Fritwell - Condition 11 Report 07.05.21	Simpson Associates	P18-654 - Fewcott Rd Fritwell - Condition 11 Report 25.02.22 Issue 4
Finished Levels Strategy	P18-654 SK03 P3 Finished Levels Strategy	Simpson Associates	P18-654 SK03 P6 Finished Levels Strategy
Supplementary Tracking Plan to Highways Technical Note	190930_323847_TN v1.3	Mode Transport	J32-3847-PS-006 Rev G
Supplementary Access Scheme to Highways Technical Note	190930_323847_TN v1.3	Mode Transport	J32-3847-PS-001 Rev K
Arboricultural Method Statement		Nicholsons Lockhart Garratt	21-2173 V2

Summary of Key Layout & Design Amendments

A series of layout and design amendments have been made. The headlines of which are reported below. It is noted that plot references provided refer to the updated layout, as enclosed (PLN.03 Rev O):

- Plots 3 and 4 are re-orientated to provide a strong frontage design onto the public open space. This includes insertion of car ports to minimise the impact of plot parking;
- Insertion of shallower depths and wider unit types, across 17 plots (no.s 5-10,12-13,16-19, 22-23, 25-27), to reflect Officer's request. Where appropriate this has been achieved through the inclusion of subservient rear 'extensions';
- Removal of gable fronted design features (no.s 16, 22, 23 26, 27);
- Avoidance of units at 2.5 storeys;
- Insertion of Plot 25 on the Fewcott Road 'frontage' to provide a stronger street scene;
- Provision of a consistent property frontage alignment at Plots 25-27, which also enables adjustment to rear garden boundaries to reduce overlooking;
- Reduction in parking provision in the street scene (i.e. no 5-6, 26-27);
- Relocation of proposed gas tanks to the eastern corner of the site, removing provision from the main area of public open space.

With regards to site wide design features, we note:

- Insertion of stone heads and cills throughout the scheme.
- Variation in roof pitches with 22 plots now equal to or greater than 40 degrees.
- Insertion of red brick chimneys.
- Insertion of clipped eaves.
- Greater variation to elevations.
- Updated boundary treatments with stone wall features replacing previous brick proposals.
- Use of Bekstone Oolite is proposed as the main elevational material. This has successfully been delivered by the Applicant, and the example of the community centre at Wolvercote Mill is provided. Please find an image enclosed.

The above amendments have enabled retention of the same property mix and affordable provision, as set out as part of the original application and referred in the updated Tenure Plan (PLN.04 RevO) / Housing Mix and

Tenure Schedule / Accommodation Schedule. For information the enclosed accommodation schedule sets out the plot design features.

M4(2) and NDSS Requirements

In line with the Accommodation Schedule enclosed, it is confirmed that:

- Both of the market bungalows are provided at M4(2) compliance;
- 60% of the affordable properties are also M4(2) compliant;
- All affordable properties are to be constructed to Nationally Described Space Standards.

Both PDF and .dwg floor plans are provided to communicate this position, as previously requested.

Landscaping

A revised landscaping scheme is submitted to reflect the latest layout proposals. With reference to previous consultation comments, this scheme:

- Proposes updated planting schedules, including increased planting depths to private boundaries abutting the public realm (e.g. plots 16, 17 and 23)
- Has undertaken a review of "defensible" plot boundaries with clear definition and planting proposals;
- Proposes revised boundary treatments, including the removal of brick walling and insertion of feature walling to the scheme;
- Provides further detailing on wall foundations (e.g. Plot 1)
- Updates rear garden access arrangements (overcoming the issue previously identified with original plot no.6);

It is noted that a small parcel of 'open space' is still proposed to the south of Plot 10. This meadow grassland with limited planting is intended to set back development from the existing and retained footpath preventing a harsh feature to the southern site boundary. The space itself will be subject to future management proposals and will therefore be maintained.

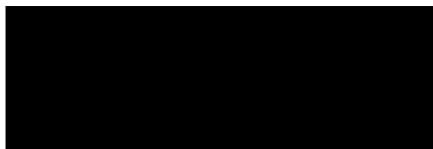
An Arboricultural Method Statement is enclosed to reflect the updated proposals.

Biodiversity Net Gain

With the landscaping details updated, the Applicant has instructed further calculations in respect of Biodiversity Net Gain (BNG) calculations. We will provide this information by way of a further submission shortly.

We trust this submission addresses the comments previously provided on the application and would, of course, be happy to discuss any particular aspects with you. We would be grateful if the necessary re-consultation can be undertaken with a view to informing the ongoing determination of the application.

Yours sincerely



James Yeoman BA(Hons) DipTP MRTPI
Director

Encs
Cc Cala Homes