

10 June 2022  
L 220610 JY - Update Submission to CDC



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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 our meeting with you on 29<sup>th</sup> April and our ongoing dialogue, we are pleased to enclose an updated submission to the application. The amendments made consider the latest consultee responses to the proposal, alongside your own comments.

Accordingly, please find enclosed:

Document / Plan	Produced By	New Document Submitted
Illustrative Site Layout	Cala Homes	PLN.02 Rev P
Block Plan	Cala Homes	PLN.03 Rev P
Tenure Plan	Cala Homes	PLN.04 Rev P
Plot Floor Plans & Elevations	Cala Homes	PLN.05 to PLN.16 Rev A
Garages Plan	Cala Homes	PLN.17 Rev A
Illustrative Street Scenes Plan	Cala Homes	PLN.18 Rev B
Open Space Plan	Cala Homes	PLN.19 Rev P
Boundary Treatment Plan	Cala Homes	PLN.20 Rev P
Hard Landscaping Plan	Nicholsons Lockhart Garratt	20-4772 V10 Hard Landscape Information
Detailed Landscape Design (including insets 1-7) Plant Schedule and Overview Planting Specification	Nicholsons Lockhart Garratt	20-4772 V10
Arboricultural Method Statement	Nicholsons Lockhart Garratt	21-2173 V5
Biodiversity Net Gain Assessment	Ethos Environmental Planning	Final, May 2022

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## Summary of Key Design Amendments

A further series of plot 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 P):

- Insertion of low level (0.6m) walling to the street scene, focussed along the main route through the site to the public footpath connection. This includes treatment to the frontage to plot 11 given its key location (see updated boundary treatment plan and illustrative street scenes);
- Additional planting along the southern boundary of the area of public open space and frontage to plots 3 and 4;
- An updated accommodation schedule to communicate:
  - Tenure, M4(2) and NDSS compliance (with individual affordable unit plans stating the GIA);
  - Confirmation of plot materials, concerning use of both natural stone and reconstituted stone (see accommodation schedule);
  - Brick chimney provision to all plots, except for the 2 bungalows;
  - Clarification on cill and header treatment, introducing a mix of timber and stone material to the latter in order to increase design variety;
  - Introduction of varied window design, including type and glazing bars (plots 1,2,7,9,10,11,14,18,19,20,25,26,28)
  - Variation to porch design, replacing flat coverings with a pitched design (plots 2,9,10,11,12,13,14,18,19,20,25,26);
  - Insertion of clipped eaves;
  - Increased roof pitches (plots 7,8)
  - Relocation of roof lights to the rear elevation (plots 2,11,14,20);
  - Amendment to garage ridgeline orientation, to match the main elevations of the house itself (plots 11,14,16, 22).
- Removal of the proposed gas tanks to the eastern corner of the site, in favour of newly proposed air source heat pumps.

## Landscaping Plans and Arboricultural Method Statement

Revisions to both of these items have been made in order to reflect the latest site layout and consider the comments of both yourself and the Landscape Officer. Nicholsons Lockhart Garratt have liaised directly with Tim Screen in order to reach an agreed approach in response to comments dated 5<sup>th</sup> April. The engagement has enabled:

- Retention of the seat under the tree within the main area of open space;
- Updated specification notes;
- Revised planting mixes;
- Clarification on approach to plot walling;
- Retention of a small area of open space along the southern boundary (plot 10);
- Clarification on management approach;
- Reference to necessary root deflectors;
- Additional commentary at section 6 and 7 of the Arboricultural Method Statement and on the Tree Protection Plan concerning installation of swale feature;
- Clarification to the treatment of the hedgerow to the main road frontage of the site and new planting proposes; and
- An updated Open Space plan to clarify those areas subject to maintenance, as previously referred by Nicholsons Lockhart Garratt.

## **Biodiversity Net Gain**

The Applicant has instructed further calculations in respect of Biodiversity Net Gain (BNG). A formal assessment, prepared by Ethos Environmental Planning, accompanies this submission. The report:

- Assesses the baseline and proposed units that can be achieved at the application site, concluding that a net gain in BNG on the application site itself cannot be achieved;
- Identifies a receptor site within circa 300 metres of the application site, within the village at Goose Farm, to deliver BNG as a result of proposed grassland biodiversity improvements and hedgerow planting;
- Provides a management plan and costings to deliver the receptor site;
- Identifies the offset proposed will be managed by Trust for Oxfordshire's Environment, via formal landowner agreement, as a result of funding secured from CALA homes; and
- As a result, demonstrates the ability to deliver a net gain in biodiversity at Fritwell, aligning with the social, environmental and economic objectives of achieving sustainable development, in accordance with the NPPF.

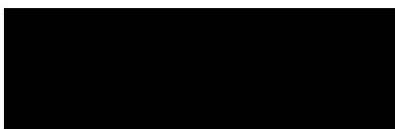
## **Future Management**

To confirm points discussed at our meeting:

- A management company will be responsible for future maintenance of the swale and surface water drainage features;
- The adopting authority will be responsible for maintenance of the remaining drainage systems; and
- Private roads will also be subject of maintenance by a management company.

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.

Yours sincerely



**James Yeoman** BA(Hons) DipTP MRTPI  
Director

Encs

Cc Cala Homes