



GERALDEVE

One Fitzroy, 6 Mortimer Street,
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldev.com

Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Our ref: RJLD/JSID/G6492

Your ref: 21/03522/OUT

13 December 2022

Dear Sir/Madam

Land West of Rutten Lane, Yarnton: Addendum Submission to 21/03522/OUT

On behalf of our client and applicant, Merton College Oxford ('the Applicant'), we write to submit an Addendum to the current outline planning application reference 21/03522/OUT ('the Application') for:

The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points ('the Proposed Development').

Background

Gerald Eve LLP ('GE', 'we') submitted the Application to Cherwell District Council ('CDC') on 8 October 2021 (with all matters reserved except for principal access), and this Application was subsequently validated on 14 October 2021. The Application concerns the land known as land west of Rutten Lane, Yarnton ('the Site')

We have been engaging positively with both CDC and Oxfordshire County Council ('OCC') since this time, as well as other stakeholders and interested parties, including Parish Councils and neighbours of the Site. As a result of that dialogue and engagement, there have been a number of areas where it has been considered appropriate to update and amend the submitted Application and associated Environmental Statement. It has been agreed with Officers during the determination period that a selection of documents would require an addendum or revision, with the submission of several new documents.

The revised and new documents have been submitted alongside this Covering Letter and form part of the Addendum to supplement the Application. As agreed with Officers; we enclose the following documents:

- Environmental Statement, prepared by Gerald Eve;
 - Non-Technical Summary (Chapter 1), prepared by Gerald Eve;
 - ES Introduction (Chapter 2), prepared by Gerald Eve;
 - Alternatives & Design Evolution (Chapter 4), prepared by Gerald Eve;

- Socio Economic Statement (Chapter 6), prepared by Gerald Eve;
 - Transport and Movement / Framework Travel Plan (Chapter 7), prepared by Vectos;
 - Ecological Assessment (Chapter 8), prepared by Aspect Ecology;
 - Ancient Woodland and Veteran Trees Assessment (Chapter 9), prepared by Forbes Laird Arboricultural Consultancy;
 - Flood Risk and Drainage Statement (Chapter 11), prepared by PJA;
 - Archaeology Assessment (Chapter 16), prepared by Oxford Archaeology;
 - Landscape and Visual Impact Assessment (Chapter 17), prepared by Define;
 - Health Assessment (Chapter 18), prepared by EFM; and
 - Summary of Effects and Residual Environmental Effects (Chapter 19), prepared by Gerald Eve.
- Covering Letter, prepared by Gerald Eve;
 - Delivery Plan, prepared by Gerald Eve;
 - Design and Access Statement, prepared by Define;
 - Parameter Plans, prepared by Define;
 - Statement of Community Involvement, prepared by Snap Dragon PLMR;
 - Education Strategy, prepared by EFM;
 - Biodiversity Net Gain Assessment / Biodiversity Improvement & Management Plan, prepared by Aspect Ecology;
 - Ecology Consultation Response Note, prepared by Aspect Ecology;
 - Innovation Framework, prepared by Touch Stone;
 - Flood Risk and Drainage Strategy, prepared by PJA;
 - Utilities Statement, prepared by PJA;
 - Energy Statement, prepared by Wardell Armstrong; and

We summarise the new and revised documents below. In addition to this, we have also provided a response to the Oxford University Development Ltd consultee response received on 21 December 2021.

Application Documents

Biodiversity Net Gain Assessment

From January 2022 to April 2022 the Government consulted on the implementation of the Environment Act biodiversity net gain requirement, which it has indicated will come into effect in November 2023. A Biodiversity Net Gain Assessment has therefore been prepared as is a new document which Aspect Ecology were commissioned to prepare earlier in 2022. The Biodiversity Net Gain Assessment addresses consultation comments from the Wildlife Trust and Natural England and includes details of the biodiversity gain the development will provide.

The Biodiversity Net Gain Assessment finds that the Proposed Development delivers a quantifiable net gain for biodiversity in relation to habitats and hedgerows. In addition to these quantifiable net gains, a range of faunal specific gains can be delivered on the Site such as the provision of faunal enhancements targeted to national and local priority species. Accordingly, it is considered the Proposed Development complies with existing local and national policies.

Delivery Statement

The Delivery Statement has been updated to reflect updated timescales and plans. To summarise, the construction timeframe remains the same but the start and completion dates of the development are pushed out by 1-year to reflect the prolonged determination period for the Application.

The Proposed Development is now expected to commence in 2023 and complete in 2029.

Design and Access Statement

The Design and Access Statement has been updated to reflect the various design changes that have been made to the scheme since October 2021. Many of these design changes are a result of on-going discussions with consultees, whilst others have arisen as a result of design development.

In summary, the changes to the design incorporate:

- Affordable Housing clusters modified so that they generally do not exceed 15 units;
- Introduction of a revised private/affordable housing mix;
- Updates to the overall layout of the Proposed Development scheme which have improved legibility, simplified unit frontages and garden frontages / backings;
- Amendments to the Sustainable Urban Drainage (SuDS) measures at the centre of the Site. To accommodate the proposed change, the public open space at the centre of the Site has consequently been enlarged;
- To accommodate this larger area of public open space, the most westerly built form within the Masterplan has been moved approximately 5 metres further west;
- In line with the parameter plans originally submitted, the layout of infrastructure has been modified to continue avoiding the removal of existing vegetation. No additional trees have to be removed to facilitate the Proposed Development as described by the revised parameter plans;
- Details of the Community Hub have been developed further;
- The proposed second point of access to Yarnton Residential and Nursing Home has been removed. The route through the Proposed Development now provides access to the school playing field expansion area;
- Two alternative options are now proposed to facilitate access between William Fletcher Primary School and the playing fields: Option 1 shows the School and Sanctuary Care sharing the existing access road. Option 2 involving an at-grade route around the western perimeter of the Yarnton Residential and Nursing Home, on land controlled by the Applicant and the OCC;
- A minor boundary change to the school playing fields to simplify access arrangements and to provide a more visible new entrance gate and to allow for a potential greater flexibility of use;
- The maximum height parameter of a development block fronting towards Rutten Lane has been reduced to reduce the potential impact on houses to the east;
- Updates to plans to show Footpath (FP 124/9/10) in its correct location; and
- An area of land now shown to be safeguarded for future expansion of Yarnton Medical Practice with access to the Medical Practice amended to suit its operational requirements.

Ecology Consultation Response Letter

Following a review of the Planning Officer's and Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust's comments, the response letter provides clarification in respect of the comments received and concludes that extensive and detailed ecological information has been provided to inform the Application – the Proposed Development has been designed to retain and protect key ecological features and provide significant net gains for biodiversity. The response letter provides further clarification in a number of areas and it is concluded that the ecology chapter of the Environmental Statement contains the necessary information to enable the Application to be determined.

Education Strategy

An updated Education Strategy has been prepared by EFM and sets out the current position in relation to the education provisions.

The Proposed Development makes physical provision for education in line with adopted local plan policy, through the identification and safeguarding of 1.80 ha that will enable William Fletcher Primary School to be expanded to at least two forms of entry and could also facilitate expansion of existing early years' provision.

It is also anticipated that financial contributions towards additional early years, primary and secondary education capacity will need to be secured through planning obligations.

Discussions with CDC as local planning authority and OCC as local education authority are ongoing and will continue through the development management process, including the completion of a planning obligation agreement.

Energy Statement

This is a new document which has been prepared post submission at request of CDC. The Energy Statement has been developed through consideration of the Energy Hierarchy and how it can be applied to the across the Proposed Development to minimise carbon emissions. The assessment is summarised below:

Be Lean: The Proposed Development will optimise site layout, solar shading, natural ventilation, and energy efficient building fabrics. The level of window glazing will depend on the build schedule to meet building regulations at the time. All lights will be LED and appliances 'A' rated.

Be Clean: Consideration of district heating networks or combined heat and power generation has been considered. Neither of these options are considered practical or viable for in this Proposed Development.

Be Green: The Energy Strategy assesses the use of roof-mounted Solar PV and WWHR for the whole development once the 2025 Future Homes Strategy has come into force. A combination of ASHP and GSHP will be considered. These will complement solar PV to supply low carbon heating throughout the Proposed Development. EV infrastructure will be provided throughout, to comply with Part S building regulations.

Flood Risk and Drainage Strategy

PJA have been commissioned by the Applicant to take over the Flood Risk and Water Drainage assessment works in relation to the Site. The previous report, prepared by WSP, and submitted with the Application is superseded by this document.

This FRA provides information on the nature of identified potential flood risk at the Site. The surface water drainage strategy aims to sustainably manage surface water from the Site. A high-level foul water drainage strategy has also been developed for the Proposed Development.

The assessment concludes that the Site is considered at either very low or low risk of flooding from the sources assessed and whilst surface water flood risk is considered high in localised areas in the baseline scenario, following an assessment of the proposed mitigation this is considered low. The managed nature of the surface water within the proposed Site should reduce the likelihood of flooding downstream within the village.

Foul flows from the Proposed Development will discharge via two connections to both a pumped and gravity new connection to the existing Thames Water networks present surrounding the Site. A pre-developer enquiry response has been received from Thames Water which confirms the acceptability of this connection but also identified that modelling of the sewer network to understand any required downstream reinforcements or upgrades will be undertaken following confirmation of planning approval.

Innovation Framework

A new statement has been prepared responding to key issues raised within the Innovation Framework and further to requests made from the Council.

The Statement follows a 'Q&A style' approach where the Applicant have responded to comments made by Katie Parnell (OCC) in July 2021.

The topics where comments were raised by OCC and where the Applicant has responded include:

- Electric vehicle charging;
- A digitally enabled Community Hub;
- The design of the Community Hub;
- Provision of technology to monitor transport usage;
- Future proofing the development to support future innovation;
- Consideration of parking provision with future use requirements in mind; and
- Provision of on-site renewable energy generation and smart energy infrastructure.

Plans and Drawings

To reflect the changes discussed with the Design and Access Statement (summarised above) the relevant plans and drawings have been updated.

There is an updated Drawing Schedule at Appendix 1 which sets out the updated drawings for approval.

Statement of Community Engagement/Involvement

This section of the covering letter sets out a summary of the consultation and community engagement undertaken prior to the submission of the application for planning permission. The Localism Act (2011) emphasises the need to involve and engage with the local community during the planning application process.

The National Planning Policy Framework ('NPPF') paragraph 39 emphasises that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community".

The Applicant and its project team have continued to engage and consult with key stakeholders following submission of the Application in October 2021, full details of which can be found within the Statement of Community Involvement, prepared by Snap Dragon PLMR. The key issues and concerns have not materially changed since the pre-application consultation undertaken in 2020/21 and the project team continue to

respond to them in developing the proposals. However, significant further detail has been shared with stakeholders by the project team through this process – particularly on design, drainage and highways issues – and this continues to be reviewed and will be utilised where appropriate.

The Applicant and its project team will continue to engage with the community and other key stakeholders where appropriate and necessary, including attendance at relevant Parish Council meetings.

Utilities Statement

PJA Civil Engineering Limited have prepared a Utilities Statement to examine utility supplies to support the Application. The Statement confirms that all public utilities are accessible in the vicinity of the Site to supply the Proposed Development. The updated Utilities Statement also comments on the Thames Water consultee response which requires the diversion of a pipe which crosses under the Site.

Environmental Statement Chapters

ES Chapter 6: Socio-Economics and Population

We have updated the Socio Economics and Population chapter of the ES. In particular, further commentary has been provided in respect of cumulative and in-combination effects. A further update has been specifically provided in respect of secondary school capacity within the area.

ES Chapter 7: Transport and Movement (including Framework Travel Plan)

An addendum document titled 'Application Comments Response Note (Ref: 162751A/N03)' has been prepared by Vectos to provide additional information on the following aspects of this Chapter and the Transport Assessment:

- Vehicular Access Strategy
- Sustainable Transport Access Strategy
- Parking Strategy
- Highway Impacts
- Mitigation

In summary, the note confirms:

- The observations made with respect to the vehicular access strategy both by OCC and Yarnton Parish Council have been adequately addressed;
- The sustainable access strategy submitted in support of the Application is consistent with the requirements of the PR9 Development Brief;
- The Applicant is willing to increase the extent of the shared pedestrian/cycleway that is intended to be provided alongside the northbound section of the A44;
- The Applicant is aware of, and committed to, providing parking in accordance with the OCC Street Design Guide and the recently adopted OCC Parking Standards. Exact details will be confirmed as part of future Reserved Matters Applications;
- As requested by OCC, a detailed VISSIM model has been developed to test the cumulative impact of the Proposed Development upon the adjacent transport network, with the results confirming:
 - The Growth Fund infrastructure and mode shift mitigation would have a positive impact on the delays experienced by vehicles using the network;
 - With all Growth Fund works and mode shift implemented in 2031 (as agreed with OCC), there is negligible impact on average vehicle speeds compared to the '2018 Base'

- There will not be a severe cumulative impact from a queuing perspective, including at Peartree Roundabout where worst case queue lengths are not expected to back up onto the mainline carriageway of the A34;
- The Level of Service results generated from the model do not show any residual effects that would warrant any further mitigation to that considered by the modelling; and,
- With the exception of some works in Kidlington, all measures listed in Appendix 4 of the IDP are required.

ES Chapter 8: Ecology

An updated Ecology ES Chapter has been prepared by Aspect Ecology to look at updated survey work, the preparation of an updated Biodiversity Net Gain assessment, and consultation responses that related to ecology and nature conservation.

The updated surveys include:

- Update reptile survey undertaken September 2021
- Update bat activity survey (Commenced September 2021 and Completed August 2022)
- Update dormouse survey (Commenced September 2021 and Completed July 2022)

Subject to the implementation of appropriate mitigation such as those advised, no significant adverse effects to local biodiversity, either alone or in combination, are expected to arise pursuant to the Proposed Development.

ES chapter 9: Ancient Woodland and Veteran Trees

This Statement comprises an Addendum to Chapter 9 of the ES for the Proposed Development. The driver for this addendum is revisions to the proposals which have been put in hand by the Applicant to address comments on the Application which have been received from various consultees during the determination period.

The Addendum Chapter confirms that the conclusions of the assessment, as set out in respect of the original in ES Chapter 9 section 8, remain valid and applicable to the revised proposals.

There have been changes to the Appendices which accompany this Chapter, Appendices 1, 2 and 4 have been updated to reflect the revisions to the proposals (with Appendix 3 remaining unaltered) and Appendices 5.1-5.4 have been superseded or withdrawn.

A detailed list of the revised Appendices and the scope of changes is detailed within the Addendum chapter.

ES Chapter 11: Flood Risk Assessment and Drainage Strategy and Earthworks

This ES Chapter has been updated by PJA to reflect the latest policy and guidance and to refer to the updated Flood Risk Assessment.

ES Chapter 16: Archaeology

A short addendum has been prepared by Oxford Archaeology to address the archaeological field evaluations that were undertaken on-site between November and December 2021.

The addendum considers that the results of the on-site investigations have validated and clarified the conclusions of the originally submitted ES Chapter in demonstrating that the Site does not contain significant archaeological deposits. Oxford Archaeology also consider the investigations sufficiently demonstrated that the deposits within the Site can be considered to be of low or negligible value.

ES Chapter 17: Landscape and Visual Impact

Following submission of the Application, feedback was received from CDC's Landscape Officer who requested two additional receptors be assessed at Dolton Way Bridleway and Begbroke Ancient Woodland.

In relation to Dolton Way Bridleway, changes to Dolton Lane will be limited to the introduction of a short section of paved surface at the eastern end of the lane; hedgerow and trees that line the route limit views out to the surroundings. The limited views mean that the surroundings have only minimal influence on the character of the lane. The overall effect of the Slight magnitude of change experienced by this Medium-High landscape receptor.

In relation to the Begbroke Ancient Woodland, there are no direct impacts as a result of the Proposed Development (e.g. no trees need to be removed and public access will still not be promoted, so footfall will not increase). The overall effect that results from this High sensitivity receptor experiencing a Negligible magnitude of change is judged to be Negligible.

Chapter 18: Health Impact Assessment

The HIA has been updated to reflect comments received by OCC, namely to include additional Assessment of Health (referring to local data from Oxfordshire's Joint Strategic Needs Assessment) and further information on Stakeholder Engagement.

In relation to the Assessment of Health, the updated report looks at the Oxfordshire Joint Strategic Needs Assessment (2022) to determine local health trends with regards to the scheme.

In relation to Stakeholder Engagement, the updated report details the stakeholder engagement undertaken prior to the submission and following the submission.

In addition, to reflect the changes discussed to the Application and ES documents, the following have also been amended for consistency:

- ES Chapter 1: Non-Technical Summary
- ES Chapter 2: Introduction
- ES Chapter 4: Alternative Design Evolution
- ES Chapter 19: Summary of Effects and Residual Effects

Oxford University Development Ltd Response

Quod, on behalf of Oxford University Development Ltd (OUD), prepared a response on the relationship between OUD's development site at PR8 and the Site (dated 21 October 2021). OUD accept the principle of development at PR9, with the response primarily looking at the sustainable transport, socio-economic/population/social infrastructure and education elements of the Proposed Development.

The OUD response encourages the Proposed Development to be more ambitious in terms of transport modal share aspirations. The Proposed Development proposes a comprehensive set of sustainable transport measures, aimed at reducing car reliance and encouraging more active forms of transport.

The Site will have extensive pedestrian and cycling routes which will connect into the nearby green space. In addition, public transport facilities such as bus stops and key junctions are endeavoured to be improved to allow residents of Yarnton safer, more reliable and quicker journeys.

The Applicant agrees with OUD that the Proposed Development, as well as all the other sites being brought forward as a result of the Partial Review allocations, should play its role in encouraging sustainable transport. The Applicant has developed plans to ensure that the Proposed Development will facilitate this in dialogue with relevant partners.

Conclusion

It is considered that the Application continues to comply with Local Development Plan policies within the CDC Local Plan (Part 1-2), we consider it also meets the requirements of national policy, namely the NPPF (2021).

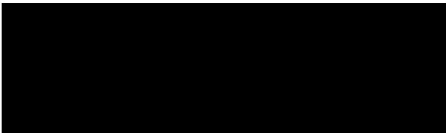
It is further considered that there are no material considerations of sufficient weight to determine that the Application is other than in accordance with the Development Plan. On this basis, planning permission and consent should be granted for the application accordingly.

Application Drawings and Documents

A separate schedule of updated drawings for determination, illustrative material, and application reports and documents is appended to this letter.

We trust that this is a useful summary of the key changes, but should you require further information, please do not hesitate to contact either Robert Davies or Jai Sidhu of this office.

Yours faithfully



Gerald Eve LLP

Enc: Drawing and Application Schedule
Documents detailed within Schedule



PR9 - Application Drawing and Document Schedule

Drawings

Application Drawings as Submitted in October 2021

Plan Title	Drawing No	Original Revision	Status	New Revision
Red Line Boundary Plan	DE234 02	A	No Change	-
Site Location Plan	DE234 01	A	No Change	-
PR9 Framework Plan	DE234_12	J	To be substituted	R
Parameter Plan - Land Use	DE234_14	A	To be substituted	H
Parameter Plan - Building Heights	DE234_15	A	To be substituted	G
Parameter Plan - Indicative Movement	DE234_16	A	To be substituted	H
Parameter Plan - Green Infrastructure	DE234_17	A	To be substituted	H

Application Drawings for Determination – December 2022

Plan Title	Drawing No	Revision
Red Line Boundary Plan	DE234 02	A
Site Location Plan	DE234 01	A
PR9 Framework Plan	DE234_12	R
Parameter Plan - Land Use	DE234_14	H
Parameter Plan - Building Heights	DE234_15	G

New Application Drawings for Determination – December 2022

Plan Title	Drawing No	Revision
Parameter Density Plan	DE234 18	A



Drawings for Illustrative Purposes – December 2022

Plan Title	Drawing No	Revision	Status
Parameter Plan - Indicative Movement	DE234_16	H	Revised Plan
Parameter Plan - Green Infrastructure	DE234_17	H	Revised Plan

Documents

Documents to be Superseded

Document Title	Status	Superseded By
<i>Application Documents</i>		
Flood Risk and Drainage Strategy	Superseded	06058-FRA-001 Rv3 [compressed]
Utilities Statement	Superseded	06058 Yarnton Utilities Assessment V-B - Final
Delivery Statement	Superseded	Outline Framework Delivery Plan - PR9 - Addendum
<i>ES Chapters</i>		
6 – Socio Economics	Superseded	6. Chapter 6 - Socio-Economic - Addendum.doc
18 – Health Impact Assessment	Superseded	18. Chapter 18_Yarnton HIA Final

Documents where Supplemental Information has been Provided

Document Title	Status	Addendum / Supplemented
<i>Application Documents</i>		
Design and Access Statement	Supplemental Information Provided	06 12 22 Revised Yarnton DAS (Low res)
Statement of Community Engagement/Involvement	Supplemental Information Provided	PLMR - PR9 SCI Addendum FINAL
Education Strategy	Supplemental Information Provided	221207 Yarnton Education Strategy
Covering Letter	Supplemental Information Provided	PR9 - Addendum Covering Letter
<i>ES Chapters</i>		
1 – Non Technical Summary	Addendum Chapter Prepared	1. ES Chapter 1_NTS - Addendum
2 – Introduction	Addendum Chapter Prepared	2. ES Chapter 2_Introduction - Addendum
4 – Alternative Design Evolution	Addendum Chapter Prepared	4. ES Chapter 4_Alternative Designs Addendum
7 - Transport and Movement (including Framework Travel Plan)	Supplemental Information Provided	N03-Application Comments Response Note-V0d
8 – Ecology	Supplemental Information Provided	1005436 Addendum to Ecological Appraisal May 2022 vf
9 – Ancient Woodland and Trees	Supplemental Information Provided	FLAC 38-1037 CHAPTER 9 ADDENDUM STATEMENT (w. Appendices)



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11 – Flood Risk and Drainage Strategy and Earthworks	Supplemental Information Provided	06058-WR-ES-001 - R1
16 – Archaeology	Supplemental Information Provided	Yarnton PR9 - Chapter 16 (Archaeology) - ES Addendum
17 - Landscape and Visual Impact	Supplemental Information Provided	Yarnton LVIA Addendum.pdf
19 – Summary of Effects and Residual Effects	Supplemental Information Provided	19. ES Chapter 19_Summary of Effects and Residual Effects - Addendum

New Documents

Document Title	Status
5436 TN03 BNGA Update 2022 dv2 (Biodiversity Net Gain Assessment)	New Document
Innovation Framework	New Document
Site PR9 Land West of Rutten Lane Energy Statement 1.0	New Document
TN05 Consultee Comments vf1 – Ecology Consultation Response Note	New Document