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H O M E S O F D I S T I N C T I O N

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17th August 2022

Planning Portal Ref: PP-10349091

Dear Nathanael,

Application for approval of Reserved Matters following outline approval. Town and County Planning (Development Management Procedure) (England) Order 2015

Site: Land north of Hempton Road and West of Wimborn Close, Deddington

Proposals: Submission of Reserved Matters application to outline planning permission 20/02083/OUT for the approval of details of layout (internal access roads and footpaths), scale, appearance and landscaping relating to the erection of 14 dwellings including 5 affordable dwellings, together with the provision of parking, landscaping and other associated details.

Officers will be aware that an outline planning application (Ref: 20/02083/OUT) for the erection of up to 14 dwellings was granted by Cherwell District Council on 16th August 2022. Burrington Estates have acquired the site with the intention of building out the scheme.

Burrington Estates own land adjoining the site which is currently being built for 21 dwellings (App Ref: 18/02147/OUT & 20/03660/REM) which comprises 14 open market and 7 affordable dwellings.

As such, a Reserved Matters application has now been submitted via the Planning Portal which seeks approval for details relating to appearance, landscaping, scale and layout of the proposed development.

This application is supported by the following documentation and drawings:

- Site Location Plan: 201-P500
- Site Layout Plan: 201-P501 Rev C
- Affordable Housing – 201-P503 Rev B
- Materials Plan – 201-P504
- Housetype Drawings:
 - o Plot 22 – Plans as Proposed – 201 – P601 Rev A
 - o Plot 22 – Elevations as Proposed – 201 – P602 Rev B
 - o Plot 23 – Plans as Proposed – 201 – P603 Rev B
 - o Plot 23 – Elevations as Proposed – 201 – P604 Rev C
 - o Plot 24 – Plans as Proposed – 201 – P605 Rev B
 - o Plot 24 – Elevations as Proposed – 201 – P606 Rev C
 - o Plot 25 – Plans as Proposed – 201 – P607 Rev D
 - o Plot 25 – Elevations as Proposed – 201 – P608 Rev D



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- Plot 26 – Plans as Proposed – 201 – P628 Rev D
 - Plot 26 – Elevations as Proposed – 201 – P629 Rev D
 - Plot 27 – Plans as Proposed – 201-P609 Rev B
 - Plot 27 – Elevations as Proposed – 201 – P610 Rev B
 - Plot 28 – Plans as Proposed – 201-P611 Rev B
 - Plot 28 – Elevations as Proposed – 201-P612 Rev C
 - Plot 29 – Plans as Proposed – 201-P613 Rev B
 - Plot 29 – Elevations as Proposed – 201-P614 Rev C
 - Plot 30 – Plans as Proposed – 201-P615 Rev C
 - Plot 30 – Elevations as Proposed – 201-P616 Rev B
 - Plots 31-33 – Plans as Proposed – 201-P619 Rev C
 - Plots 31-33 – Elevations as Proposed – 201-P620 Rev D
 - Plot 34-35 – Plans as Proposed – 201-P621 Rev C
 - Plot 34-35 – Elevations as Proposed – 201-P622 Rev D
 - Plot 22 – Garage – Floor Plans and Elevations as Proposed – 201-P623 Rev A
 - Plot 23 & 24 -Garage – Floor Plans and Elevations as Proposed – 201-P624 Rev C
 - Plot 25 – Garage – Floor Plans and Elevations as Proposed – 201-P625 Rev C
 - Plot 26 & 30 – Garage – Floor Plans and Elevations as Proposed – 201-P626 Rev B
 - Plot 28 & 29 – Garage – Floor Plans and Elevations as Proposed – 201-P627 Rev C
- Soft Landscape Proposals – GL1714 01
 - Hard Landscape Proposals – GL1714 02
 - Landscape Management Plan – GL1714
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- Swept Path Analysis – Fire Appliance & Refuse Vehicle ES20.020.06.03 P3

These drawings listed above have been submitted with the aim of addressing layout, appearance, landscape and scale matters of the proposed development.

Planning History and Background Information

The site has the benefit of an outline planning permission for the erection of up to 14 dwellings. This application was originally submitted in July 2020 and was subsequently reported to planning committee with an officer's recommendation for approval in May 2021. At this committee members voted to approve the application subject to the signing of a Section 106 Agreement which was duly signed in August 2022.

Pre-Application Proposals

Whilst the Section 106 Agreement was being agreed, Burrington Estates submitted a pre-application proposal (App Ref: 21/02338/PREAPP) to officers with aim of agreeing details for the scheme which would help expediate a forthcoming Reserved Matters application.

By way of overview, a meeting was held with the planning officer – James Kirkham on 2nd September 2021 which was subsequently followed up with notes on the proposed scheme discussed at that meeting.



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Following the meeting, Burrington Estates issued an amended plan in November 2021 and the subsequent formal pre-app response received on 10th December 2021 was based on the updated scheme. By way of overview, officers noted that the revised layout appeared

“improved compared to the earlier submission. The changes to the layout enable the landscaping area through the centre of the site (which forms part of the open space and biodiversity enhancement for Phase 1) to be better integrated into the scheme for the benefit of residents and the visual amenity of the scheme. Having plot 6 frontage facing to the west is also considered to be beneficial in terms of views when approaching the site from the west.

The reorientation of plots 10-12 also provides a better integration of the footpath link into the scheme by providing a frontage onto this link. Plot 10 should adjoin plots 11-12 to provide a more unified block of development. This would also provide more space to allow some planting to the roadside garden wall of plot 10. Opportunities to provide more landscaping and tree planting to the main spine road need to be explored as this currently appears very limited particularly in light of the guidance in the NPPF that tree lined streets are to be expected in all new developments.”

Further details relating to the pre-app will be highlighted in the paragraphs below.

Proposed Development

The principle of development for up to 14 units has been established through approval of the outline planning application. As such, this application seeks to approval for the remaining Reserved Matters, namely layout, appearance, scale and landscaping. Whilst the application is supported by a Design Note, it is important to highlight a number of the key points associated with this application.

- Layout

With regards to the proposed layout, this is similar to the one discussed during the pre-app but has been amended to address particular comments made by the case officer and statutory consultees.

The fundamental principle of the scheme is to provide active frontage onto the access road running through the scheme, the open countryside to the north and the landscape/biodiversity strip which separates this development from land to the south. In order to achieve this, the access road (5.5m with 2m wide footpaths) will continue from the 21 unit scheme up to the northern boundary. Off the main carriageway there will be two private drives which serve Plots 1-3 (22 – 24 as marked on the layout) and Plots 6-9 (27-30) respectively. Beyond this Plots 4 and 5 (25-26) have been reorientated so that they address the main road, whilst plot 6 (27) will face westwards – these amendments respond directly to comments raised by the planning officer at the pre-application stage.

With respect the eastern aspect of the site, Plots 10 (31) is now linked to plots 11-12 (32-33) to provide a unified block of development. This block has been designed to be dual aspect providing an active frontage overlooking the nearby footpath, the car park serving Plots 15-21 on land to the south and the main access road.

The parking court serving Plots 10-13 (31-34) has been amended from the pre-app submission. The previous scheme proposed car parking in a tandem arrangement however this has now been amended into a more conventional parking court which benefits from surveillance of neighbouring plots. This parking court has been tracked to ensure that a refuse vehicle is able to turn safely within the scheme.



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- *Appearance*

With regards to appearance, the proposed dwellings have been designed to reflect the distinctive vernacular form found elsewhere within Deddington. We have also been mindful of the details contained within the Cherwell Residential Design Guide.

The aim has been to design dwellings which utilise traditional detailing including steep roof pitches with horizontal ridge lines. Roof verges are simple and without barge boarding. It is considered that these dwellings will be indistinguishable from those already being built on land to the south. It is important that there is consistency so that the scheme reads as one development of 35 dwellings rather than two separate schemes.

With regards to materials, we note the comments made by the planning officer that the most prominent plots should be prioritised and will be finished in natural stone. As such, a Materials Plan (201-P504) has been submitted which identifies Plots 1,4, 6, 9 and 10 (22, 25, 27, 30 and 31) being elevated in natural stone with natural slate roofs. The other plots will be elevated in red brick with clay tiles. Chimneys are also proposed on all plots.

- *Scale*

The proposed development has been designed to respond to the local context and character of Deddington. Therefore, all buildings will be two storey.

- *Landscaping*

With regards to landscaping, a Soft and Hard Landscape Scheme (Drawing Ref: GL1714 01A and GL1714 02A) has been prepared and sets out the detailed site and 'on-plot' landscaping details of the scheme. This scheme has been developed in conjunction with the Landscape and Biodiversity Enhancement and Management Plan which has been submitted separately to discharge conditions 15 and 16 of this permission.

- *Other Associated points*

In addition to the above it is also worth commenting on a number of associated matters, in particular housing mix, affordable housing, drainage and trees.

- *Housing Mix*

With respect to housing mix, please note the following table below:

	2 Beds	3 Beds	4 Beds
Pre-app Submission	4 (28.5%)	7 (50%)	3 (21.5%)
Submitted Scheme	5 (36%)	7 (50%)	2 (14%)

Within the pre-application response, the planning officer stated that

In terms of housing mix the scheme provides for 4 x two bed (28.5%), 7 x 3 bed (50%) and 3 x 4 bed (21.5%) dwellings. This equates to an overprovision of 3 and 4 bed dwellings when compared to the evidence of the Strategic Housing



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Market Assessment (2014) supporting the Local Plan. The housing mix would be more closely aligned with the SHMA and Policy BSC4 if one of the 4 bed houses was amended to be a 2 bed house.

As such, we have responded directly to this particular point by increasing the number of two-bedroom units to five and reduced the number of four beds to two. It is therefore contended that the proposed housing mix is in accordance with the Strategic Housing Market Assessment and Policy BSC4 of the Cherwell Local Plan.

- *Affordable Housing*

With regards to affordable housing, we noted the comments made by Strategic Housing Officer however by reviewing the proposed elevations we will be utilising the same palette of materials and fenestration details and therefore we are content that they will be tenure blind.

With regards to Building Regulation requirements Plots 13 and 14 (34 and 35) have been designed to be compliant with M4(2) Category 2: Accessible and Adaptable Dwelling and this is demonstrated on the submitted floorplans (see drawing: 201-P621 Rec C).

- *Drainage*

Officers will be aware that the outline application was supported by a Drainage Statement (Ref: 23933-01-TN-02 Rev C) which established the principles of the drainage scheme for this site. As such, the following details have been submitted to support this application:

- ES20.020-0203 P3 - Highway & Site Levels Plan
- ES20.020-0301 P3 - Drainage Layout
- ES20.020-0311 P3 - SW Catchment Plan
- Detailed Drainage Design Report prepared by Expedite

These details have also been submitted within a Discharge of Conditions application which supports this application.

- *Trees and Vegetation*

The eastern and western boundaries of the site are bounded by existing hedgerows which fall outside the red line of the application site. However, a Tree Protection Plan (Ref: TGA.2467.TPP.001) has been submitted which demonstrates that those existing features will be protected throughout the construction phase of development.

Furthermore, in accordance with the NPPF and as noted on the Soft Landscaping Scheme additional trees and hedgerow will be planted to help soften the scheme into the existing landscape.

Looking ahead, Burrington Estates are keen to implement this planning permission as soon as possible to ensure continuity from the first phase of development. Therefore, in conjunction with this submission, an application has already been submitted seeking to discharge conditions 6-9 which relate to site investigation details. Furthermore, another application has been submitted seeking to discharge the following conditions from the outline planning permission:



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- 5. Finished Floor Levels
- 10. Detailed Surface Water Drainage Scheme
- 12 – 13 – Construction Traffic Management Plan and Construction Environmental Management Plan
- 14. Sustainability Details
- 15. Biodiversity Enhancement Details
- 16. Landscape and Ecological Management Plan
- 19. Water Efficiency Details
- 21. Electric Vehicle Charging Plan

Given the nature of the application, it is noted that a fee of £6,468.00 (excl service charge) is required. This fee has been paid under separate cover.

Should you have any queries relating to the above, please do not hesitate to contact me. Otherwise, I look forward to receiving confirmation that the application has been validated.

Yours sincerely,

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