

18 September 2023



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Dear Sir/Madam,

Amendment to Full Planning Application 22/03063/F - Erection of 126 dwellings with access from Camp Road, provision of public open space and associated infrastructure, Upper Heyford

I write further to the submission of the above application. The Applicant has considered the consultation responses received, and I am now instructed to submit a formal amendment to this application.

List of application documents

The list of application documents accompanying the application is provided in the table below:

| Original Document /Plan | Revised Document/Plan | Produced By |
|---|-----------------------------------|-------------|
| Drawing No: 0778-10 – Topographical Plan | Not updated | Focus DP |
| Drawing No: 0778-101 – Location Plan | Not updated | Focus DP |
| Drawing No: 0778-102 – Planning Layout | Drawing No: 0778-102 Revision A | Focus DP |
| Drawing No: 0778-102-COL – Coloured Location Plan | Not updated | Focus DP |
| Drawing No: 0778-103 – Street Scenes | Drawing No: 0778-103 Revision A | Focus DP |
| Drawing No: 0778-104-1 – External Works Layout (Sheet 1 of 2) | Drawing No: 0778-104-1 Revision A | Focus DP |
| Drawing No: 0778-104-2– External Works Layout (Sheet 2 of 2) | Drawing No: 0778-104-2 Revision A | Focus DP |
| Drawing No: 0778-106 – External Detailing | Drawing No: 0778-106 Revision A | Focus DP |
| Drawing No: 0778-107– Adoption Plan | Drawing No: 0778-107 Revision A | Focus DP |
| Drawing No: 0778-108 – Materials Layout | Drawing No: 0778-108 Revision A | Focus DP |
| Drawing No: 0778-109 – Garages | Not updated | Focus DP |
| Drawing No: 0778-110 – Building Heights | Drawing No: 0778-110 Revision A | Focus DP |

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| Drawing No: 0778-111 – Access and Bin Collection | Drawing No: 0778-111 Revision A | Focus DP |
| Drawing No: 0778-112 – Unallocated Parking | Drawing No: 0778-112 Revision A | Focus DP |
| Drawing No: 0778-113 – Affordable Tenure | Drawing No: 0778-113 Revision A | Focus DP |
| Drawing No: 0778-114 – Surveillance and Protection | Drawing No: 0778-114 Revision A | Focus DP |
| Drawing No: 0778-115 – Public Open Space | Drawing No: 0778-115 Revision A | Focus DP |
| Housetype Booklet (Ref: 0778-HTB-Issue 1) | Housetype Booklet 0778-HTB-Issue 2 | Focus DP |
| Parking Matrix | Parking Matrix Issue 2 | Focus DP |
| Drawing No: DB-SD13-004 Rev D – Boundary Wall Type 1 | Not updated | Odyssey |
| Drawing No: DB-SD13-006 Rev B – Close boarded fence | Not updated | Odyssey |
| Report 22-192-04 Highways Technical Note | New Document | Odyssey |
| Drawing No: 22-192-002 Rev B - Refuse Vehicle Swept Paths | Part of Highways Technical Note | Odyssey |
| Drawing No: 22-192-003 Rev A – Proposed S278 Works | Part of Highways Technical Note | Odyssey |
| Drawing No: 22-192-01043 Rev B - Fire Tender Swept Paths Analysis | Part of Highways Technical Note | Odyssey |
| Drawing No: 22-192-105 Car Swept Paths Analysis | Part of Highways Technical Note | Odyssey |
| Drawing No: 22-192-109 Street Scene Sections | Part of Highways Technical Note | Odyssey |
| Drawing No: 22-0728 – Arboricultural Impact Plan | Drawing No: 22-0728 – Arboricultural Impact Plan – Revision v4 – Dated 15/09/2023 | Nicholsons |
| Drawing No: 22-0729 – Draft Tree Protection Plan | Drawing No: 22-0729 – Draft Tree Protection Plan – Revision v4 – Dated 15/09/2023 | Nicholsons |
| Drawing No: 2099.16-02 Rev A – Illustrative Landscape Layout | Drawing No: 2099.16-01 Revision F – General landscape Arrangement | HDA |
| Public Open Space Provision Note | New Document | HDA |
| Design and Access Statement | Not updated | Focus DP |
| Landscape and Visual Appraisal Addendum | Not updated | HDA |

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| Archaeology & Heritage Summary Note | Not updated | Orion |
| Flood Risk Assessment and Drainage Strategy | Flood Risk Assessment and Drainage Strategy Addendum 1- September 2023 | Odyssey |
| Transport Assessment | Not updated | Odyssey |
| Addendum to Ecological Appraisal Reports | Not updated | Aspect |
| Arboricultural Impact Assessment | Arboricultural Impact Assessment Version 3 – Ref: 22-0773 | Nicholsons |
| Phase I – II Geo-Environmental Site Assessment | New Document | Omnia |
| Remediation Method Statement (Ref: A11754/2.0) | New Document | Omnia |
| Planning Statement | Not updated | Savills |

Summary of amendments

The amendments to the scheme can be summarised as follows:

- A 10 metre wide corridor along the eastern boundary provides increased public open space and an improved ecology corridor;
- A green link is provided from the new corridor and the central open space;
- The central open space now has a better sense of enclosure;
- Bay windows have been included on dual aspect dwellings facing the central open space to improve natural surveillance;
- The affordable housing offer has been updated following discussions with the Council’s Housing team in terms of mix, tenure and specification;
- As discussed with the Housing team, a 4-bed wheelchair adapted house meeting Category M(3) has been included as per the Housing Officer consultation response;
- The foul drainage strategy now connects to the Thames Water network. The sewage treatment plant previously shown has been replaced with a pumping station.
- The surface water drainage strategy includes permeable paving that infiltrates in locations where this is feasible.

Discussion

Design and Layout

The amended scheme reflects the feedback offered by one of the previous case officers, Katherine Daniels, at a meeting on 6 January 2023. This feedback was generally focused on minor design tweaks than fundamental objections to the design approach taken.

The central open space was welcomed as providing the heart of the development and the use of three storey houses around this area was supported by officers as they provided a clear vista when entering the development. As requested by the officer, the sense of enclosure around the open space has been increased to give a better sense of place.

As requested by the officer, bay windows have been added to units on corner plots to improve natural surveillance and enhance the dual aspect nature of these dwellings. Generally, housetypes have been

reviewed in respect of materials, again to provide variety.

This amended scheme is supported by a note on public open space provision. This confirms the previous applications by Pye Homes on this site combined to offer 0.681ha of public open space for 120 units and this was accepted by the Council. This revised scheme for 126 units offers 0.712ha of public open space.

The Applicant acknowledges that this quantum of open space does not meet the Council standards enshrined on the Development Plan which is relies on a per-head calculation. However, as a ratio, the proposed provision does match that previously accepted for Pye Homes and the Applicant is committed to provide a high quality bespoke area that will be very attractive to new residents and form part of the existing and proposed green infrastructure network at Heyford Park.

The play area in the central open space has been amended in line with comments by the case officer. This area is now enclosed but still enjoys good natural surveillance.

Furthermore, there is a qualitative element to this assessment. This scheme is part of the Heyford Park development so a good number of play areas within acceptable walking distance already exist, whilst several more are planned as part of future phases. As such, the shortfall in on-site provision will constitute minor harm in the planning balance exercise.

The hard landscaping has also been amended. Where appropriate, differing surfacing materials has been used to differentiate private drives and parking from the adoptable roads. This approach will help to reduce vehicle speeds.

The potential location for an informal footpath link to the eastern boundary where there is a gap in the existing vegetation is now shown on the submitted plans. It is important to note that no planning permission exists for the site immediately east of this development. The landowner to the east has a right of access across the site frontage, which is preserved through the inclusion of a grasscrete track in the south east corner connecting to a shared drive and out on to Camp Road.

Along the eastern edge, the green corridor has been widened to ten metres. This multi-functional space increases the total amount of public open space, provides an improved on-site biodiversity offer and provides a softer edge with the current farmland to the east.

The originally proposed package sewage treatment plant has now been replaced by a pumping station as part of the revised drainage strategy, discussed in more detail below.

Housing Mix

The proposed amended housing mix has been discussed with officers and the Council's Housing team and is shown in the table below:

| Size | Market | Affordable Rent | First Homes |
|------------------|-----------|-----------------|-------------|
| 1 bed maisonette | 0 | 12 | 0 |
| 2 bed houses | 4 | 7 | 11 |
| 3 bed houses | 53 | 4 | 0 |
| 4 bed houses | 31 | 4 | 0 |
| TOTAL | 88 | 27 | 11 |

The Affordable Rent offer includes a four bedroom wheelchair adapted house that meets Building Regulations

Part M (Cat 3) requirements as specifically requested by the Housing team in their original consultation response.

Drainage

Since the initial submission, the applicant has been investigating options for the foul drainage strategy. To that end, this scheme can now connect to the public sewer removing the need for an on-site package sewage treatment plant. This has been replaced by a pumping station as part of an overhauled drainage strategy that has adopted the usual SuDS techniques also including attenuation basins, swales, permeable paving and underground storage crates.

Highways

This amendment is supported by an updated set of technical drawings, as requested by Oxfordshire County Council, as a Highways Technical Note. The Applicant is comfortable that there are no issues with its land ownership along the site frontage that would cause any highway safety concerns or prevent formation of the proposed site accesses.

The Applicant's preference is to provide a stand-alone Travel Plan to satisfy the County Council's requirements on this point. The Applicant is willing to accept a typical pre-occupation condition on any planning permission to cover this point.

Noise and Air Quality

A previous case officer, Richard Grieg, confirmed by email in April 2023, "*the Departments approach is likely to be consistent with the pending Pye Schemes. The policy framework, inclusive of the CDC Air Quality Action Plan (adopted in 2017) referred to by Env Protection remains broadly unchanged, therefore I wouldn't anticipate these assessments/reports being required in advance of the application being determined nor being secured by condition*".

As such, these reports have not been instructed as part of this amendment.

Contamination

As requested, this amendment is supported by a Phase I-II Geoenvironmental Assessment and a Remediation Statement

Ecology

The Applicant is in the process of updating the Phase One survey and will provide an updated report and BNG calculation in due course. As previously discussed with Council's officers, a net loss on site is inevitable and the Applicant is already in discussions with the relevant bodies over an off-site mitigation scheme, be that a financial or in-kind contribution.

The applicant is in the process of requesting that the Nature Space license is transferred from the previous consents on this site and will provide the relevant details in due course, in order that these can be correctly referenced in the anticipated condition relating to great-crested newt mitigation.

Summary

This submission represents a full amendment to this application that addresses all the matters and concerns raised by consultees and yourself in response to the initial application.

The Applicant appreciates that you will need to fully reconsult on this submission, but I hope we can progress



this application positively in the coming weeks.

The applicant is aware that the s106 in relation to applications 15/01357/F and 21/03523/OUT on this site have recently been signed and the expectation is that the s106 for this application will be based on those agreements. May I therefore request that solicitors are engaged to start drafting the s106 to enable a permission to be issued promptly once the officers are content to recommend the application for approval.

Yours sincerely



Dawn Brodie
Associate Director

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