



Ref: OX5094-2
Date: 9th January 2026

Development Management
Cherwell District Council
Bodicote House,
Bodicote,
Banbury
OX15 4AA

Dear Sir/Madam,

Re: Full application for redevelopment of an existing yard for the erection of 10 residential dwellings (Use Class C3) including allotments, footpath, public open space and other associated works at land at Dovecote Farm, Fritwell Road, Somerton

This application is submitted on behalf of our client, Laxton Properties ('the Applicant'), in support of the proposed redevelopment of land at Dovecote Farm, Fritwell Road, Somerton, comprising the provision of 10 dwellings and associated operational development including formation of parking, landscaping and amenity space. The application also proposes the formation of a community allotment and a permissive footpath access route. A change of use from pastoral agricultural to public outdoor amenity/leisure space is proposed to a separate land parcel adjacent to the Somerton Play Area.

As set out within the submitted supporting documentation, the proposed residential development will deliver several significant local benefits whilst facilitating a well-considered and high-quality redevelopment of a redundant agricultural yard.

The following plans and documents are submitted in support of the application:

Documents

- Completed Application Forms
- Covering Letter (DLP Planning)
- Planning Statement (incorporating SCI) (DLP Planning)
- Section 106 Draft Heads of Terms (DLP Planning)
- Transport Statement (Stomor)
- Flood Risk Assessment and Drainage Strategy (Stomor)
- Ecological Impact and Biodiversity Net Gain Assessment (ACD Environmental)
- Soft Landscape Specification (ACD Environmental)
- Arboricultural Impact Assessment, Arboricultural Method Statement (ACD Environmental)
- Historic Environment Desk Based Assessment (Lanpro)
- Geo Environmental Assessment (Main site) (WDE Consulting)
- Geo Environmental Assessment (Allotments) (WDE Consulting)
- Design and Access Statement (BHPH Architects)

Plans

- Scheme Design Issue Drawing Pack (BHPH Architects), containing the following plans:





- 3904.P.100 Rev C - Site Location Plan
 - 3904.P.101 Rev G – Site Plan
 - 3904.P.102 Rev B – Colour Site Plan
 - 3904.P.103 Rev A – Existing Site Plan
 - 3904.P.104 Rev A – Existing Elevations
 - 3904.P.105 Rev B – Plot 1
 - 3904.P.106 Rev A – Plot 2
 - 3904.P.107 Rev B – Plot 3
 - 3904.P.108 Rev B – Plot 4
 - 3904.P.109 Rev A – Plot 5
 - 3904.P.110 Rev A – Plot 6
 - 3904.P.111 Rev A – Plot 7
 - 3904.P.112 Rev A – Plot 8
 - 3904.P.113 Rev A – Plot 9
 - 3904.P.114 Rev B – Plot 10
 - 3904.P.115 Rev A - Carport
 - 3904.P.116_Rev B Contextual Street Scene
 - 3904.P.117_Rev C Parking Plan
 - 3904.P.118_Rev B Refuse Plan
 - 3904.P.119_Rev C Proposed Footpath Location Plan
 - 3904.P.120_Rev B Enclosures Plan
 - 3904.P.121_Rev B Block Plan
 - 3904.P.122_Rev B Allotments Plan
 - 3904.P.123 Existing Floor Plan
 - 3904.P.124 Existing Contextual Street Scene
 - 3904.P.125 Land Use Plan
 - 3904.P.V01_Rev A Site Entrance Visual
 - 3904.P.V02_Rev A Courtyard Visual
- Landscape Proposals – PRI2465 11E Sheets 1 – 4 (ACD Environmental)
 - Tree Protection Plan PRI24625-03 Sheets 1 and 2 (ACD Environmental)
 - Topographical Survey 0354-7-851 to 863 Sheets 1 – 5 (Woods Hardwick)

The requisite application fee will be paid to you under separate cover.

We look forward to receiving your confirmation of validation and would very much appreciate any feedback you may be able to provide as early as possible during the determination process so that we can respond proactively to any issues arising.

Should any further information be required, please do not hesitate to contact me. I look forward to hearing from you in due course regarding validation of the application.

Yours sincerely,


Jonathan Gentry MRTPI
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