

4 October 2019  
L 191004 JY - Updated Technical Submission to CDC



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Dear Mr Kirkham

**19/00616/OUT – Fewcott Road, Fritwell  
Updated Technical Submission on behalf of Cala Homes (Chiltern) Limited**

On behalf of the Applicant, Cala Homes, we duly submit updated technical documentation concerning outline planning application 19/00616/OUT. The original application submission concerned a proposal for 'The erection of up to 38 dwellings and associated access'.

**Background**

Having duly considered consultation response submitted to the above application, Cala Homes have met with both Officers of Cherwell District Council (21<sup>st</sup> June) and subsequently Fritwell Parish Council and interested members of the Local Community, most recently on 9<sup>th</sup> September.

In view of all feedback and discussion held, Cala Homes wishes to update the application submission. By way of summary, this now proposes:

- A revised quantum of development, of up to 28 dwellings;
- A revised access proposal, shifting the priority access junction westwards along Fewcott Road and enhancements to the 'village entrance' by means of traffic control;
- An updated Illustrative site layout to communicate the capacity of the site and nature in which the site could come forward for development;

Further technical information is set out within this covering letter, along with the accompanying updated technical documents which comprise:

- Revised Illustrative Masterplan (PL02 Rev G)
- Design and Access Statement Addendum (DS.02)
- Indicative Boundary Treatments Plan (PL.08)
- Flood Risk Assessment (Issue 3)
- Transport Technical Note, incorporating a revised access proposal (J32-3847-PS-001) and swept path analysis (J32-3847-PS-006)
- Biodiversity Impact Assessment & Cover Letter (19-1281)
- Landscape & Visual Impact Assessment (18-0038 V6)
- Arboricultural Impact Assessment (18-1515 - V2)
- Agricultural Land Classification and Circumstances Statement

The Applicant duly requests that 19/00616/OUT is determined in the context of the updated technical material submitted. A revised description of development is proposed in the form of 'the erection of up to 28 dwellings and associated site access onto Fewcott Road'.

**Quantum and Nature of Development**

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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In view of comments made concerning the original quantum of 38 dwellings, the Applicant proposes a reduced quantum of development of up to 28 dwellings. The enclosed illustrative masterplan demonstrates the capacity of the site and manner in which development could come forward. It is noted that the layout, along with matters relating to appearance, landscaping and scale are reserved for determination at a later date.

The Design and Access Addendum Statement highlights a character study of the settlement and proposed changes as a result of the application process to date. Key changes include:

- Site access moved closer to village;
- Dwellings updated along northern boundary to provide strong, direct frontage to Fewcott Road;
- Boundary treatments indicated and enhanced with feature stone walls and additional planting;
- Provision of onsite open space increased to comply with policy requirements;
- Additional planting provided to screen sensitive views to site North, East and South;
- Land for paddock use provided to south of site and Plot 11 moved away from site boundary. Southern edge enhanced with additional planting and boundary detailing to Plot 11;
- Footpath connection provided through site along eastern boundary; and
- Dwelling typologies updated following area analysis - to also include the removal of hipped roofs and introduction of chimneys.

You will observe that additional landscaping is indicated on the southern boundary at Plot 11, adjacent to the Public Right of Way (219/6) connection. This ensures such measures are within the red-line boundary. The footpath itself is not in the ownership of the Applicant, though it is noted that contributions may be sought in order to improve the surfacing of a section of this route.

### **Proposed Means of Access**

A Technical Note, provided by Mode Transport, sets out a revised priority junction access proposal. The amendments respond to the comments received from Oxfordshire County Council (OCC). The Technical Note reports:

- Construction of a new access off Fewcott Road, approximately 40m north of the existing access to the site. To provide a 5.5m carriageway width into the site. The current access will be stopped up as part of the development proposals;
- As part of the new access design, a new 1.8m footway will be provided along the western extent of the Fewcott Road, connecting the site to the existing footway provision within Fritwell. 1.8m footways will be provided into the site;
- Horizontal visibility has been demonstrated in Drawing J32-3847-PS-001 to be achievable in both directions in accordance with MfS and DMRB requirements;
- The OCC standard refuse vehicle can access and egress from the proposed site access, as show in Drawing J32-3847-PS-006;
- 54 allocated and 10 visitor car parking spaces have been provided in line with the maximum OCC parking standards; and,
- The development proposals will relocate the existing gateway feature on Fewcott Road to the east of the proposed site access, moving the speed limit further east. A Vehicle Activated Sign is envisaged to be provide to alert drivers of their speed.

Mode Transport conclude that the development proposals should not give rise to any sever cumulative impacts in terms of network operation and highways safety.

### **Technical Updates**

The enclosed technical reports are updated from those originally submitted, in order to reflect the change to illustrative masterplan proposals. Two additional items include:

### *Agricultural Land Classification and Farming Circumstances Statement*

Kernon Countryside Consultants Limited have undertaken an assessment of Agricultural Land Classification and Circumstances. Based on field survey work undertaken, the assessment concludes the site to be of Grade 3a value at best with limited economic benefits arising from the site of 1.6 hectares. The development proposal is not considered to represent 'significant' development in the context of Footnote 53 of Paragraph 170 of the NPPF. Even if this were to be the case, and in the context of Policy Villages 2 (Local Plan) and bullet b) of Policy PD1 of the Mid-Cherwell Neighbourhood Plan, land around the settlement is all predicted to include BMV quality as evidenced by the enclosed assessment.

### *Biodiversity Calculator Assessment*

Habitat changes and enhancements are set out within the attached Biodiversity Impact Assessment Matrix and accompany cover letter, in order to achieve a net gain of 1 unit. The enhancements set out demonstrate a suitable approach to environmental enhancement in the context of the site character.

### **Land Interest**

In response to Officer comments, we enclose land registry title plans and highways search information. This demonstrates the works proposed, including the access, can be delivered within either the Applicant's own interest or that in the extent of adopted Highways land.

### **Heads of Terms**

Engagement with the community has highlighted a desire for financial contributions to benefit local projects and the immediate community. Notwithstanding formal consultation responses issued to the original application proposals, we understand that discussions continue between District Council Officers and Fritwell Parish Council as to potential assignment of S106 contributions, particularly in respect of leisure items. To this effect, the Applicant confirms its agreement, in principle, that local projects benefit from S106 funding. The assignment of such contribution must, of course, be in accordance with CIL regulation tests.

### **Summary**

This updated technical submission follows continued engagement with Fritwell Parish Council and Officers of both Cherwell District and Oxfordshire County Council. A revised quantum of 28 dwellings is now proposed. An updated Illustrative Masterplan is provided to set out the nature of development that could come forward, and has considered formal consultation responses submitted to date, particularly concerning matters of design.

The proposal is considered to comply with policies of the Local Plan and Mid-Cherwell Neighbourhood Plan. Following necessary consultation, the Applicant looks forward to further engaging with Officers to advance the application. In the meantime, please do contact me should you have any queries in respect of the updated submission.

Yours sincerely



**James Yeoman** BA(Hons) Dip TP MRTPI  
Associate Director

cc. Neil Cottrell CALA Homes  
Encs.