



Mr Bob Neville  
Senior Planning Officer  
Cherwell District Council  
Bodicote House  
Banbury  
Oxfordshire  
OX15 4AA

15<sup>th</sup> December 2020

Dear Mr Neville

**Reserved Matters Approval 18/01309/REM – Discharge of Condition 4 (Materials) - Planning Portal Ref PP-09300895 – Development at Cotefield Farm Bodicote**

Please find enclosed an application to discharge Condition 4 (materials) of the Reserved Matters approval for Phase 2 of the above site.

The condition was originally discharged in early 2019 (ref 18/00502/DISC) and construction of Phase 2 commenced in autumn 2019. We are seeking a change to the approved materials for four of the plots (plots 82, 83, 94 and 95) which have not yet commenced from the approved stone to the approved brick for the site.

By way of background, the Reserved Matters approval for Phase 2 of the development lists the approved plans and documents in Condition 1, including the Materials Plan P18-1568-**07C**. Conditions 2 and 3 of the approval refer to Materials Plan P18-1568-**07B**; and condition 4 requires submission and approval of an amended materials plan. Condition 4 was discharged on 14<sup>th</sup> February 2019 approving Materials Plan P18-1568-**07E**.

The development comprises a mix of brick and stone; plots 82, 83, 94 and 95 as currently approved are to be stone-built dwellings. It is proposed that these four dwellings are instead built from the approved Ibstock brick. We are therefore submitting Materials Plan P18-1568-**07F** for approval.

The reason for the proposal is to slightly reduce the number of stone-built dwellings on the site in order to ease construction difficulties and timescales. The stone-built dwellings take longer to construct than the brick-built dwellings and are inconsistent in terms of coursing heights and thickness, which means additional and specialist work is needed to ensure the required minimum 125mm cavity is maintained for the external wall.

Plots 82, 83, 94 and 95 are in an area of the site not yet started where most of the dwellings will be stone; they do not front onto the public open space and they are within a street scene adjacent to the neighbouring Cala site which similarly comprises a mix of stone and brick dwellings.

**Crest Nicholson Midlands**  
1st Floor - Pacific House - Relay Point - Tamworth, B77 5PA  
T: 0121 435 1100

A Division of Crest Nicholson Operations Limited  
Reg Office: Crest House, Pyrcroft Road  
Chertsey, Surrey, KT16 9GN  
Reg. Number 1168311 England

[www.crestnicholson.com](http://www.crestnicholson.com)



Changing these two pairs of semi-detached dwellings to the site-approved brick would help to speed up the projected construction timescale for the development. It would maintain the complementary mix of materials across the site whilst retaining key frontage and corner plots as stone.

The application has been submitted via the Planning Portal and the appropriate fee has been paid. I look forward to receiving confirmation that it has been formally registered.

If you have any queries, please do not hesitate to contact me.

Yours sincerely



Jolande Bowater MRTPI  
Planning Manager

[Jolande.Bowater@crestnicholson.com](mailto:Jolande.Bowater@crestnicholson.com)