



Linda Griffiths, Principal Planning Officer
Place and Growth Directorate
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Date: 1 June 2022
Our Ref: M21/0204-07 JR
Your Ref: 21/02083/REM

By email only: linda.griffiths@cherwell-dc.gov.uk

Dear Linda,

**RE: APPLICATION FOR APPROVAL OF RESERVED MATTERS 21/02083/REM
LAND AT TAPPERS FARM, OXFORD ROAD, BODICOTE**

I write to you on behalf of the Applicant, GreenSquare Homes, to submit a pack of further revised drawings for the above application for approval of reserved matters. These focussed revisions follow extensive discussions with yourself on the scheme design; most recently at a meeting on 27 April 2022 and subsequent correspondence on 14 and 16 May 2022.

Summary of changes

The changes to the layout are focussed upon the development parcel located between the 'main street' and Oxford Road. In general terms, these revisions seek to reinforce and reflect the site's character and location as a 'gateway' to Bodicote. The main changes can be summarised as follows:

1. The previous arrangement of a cul-de-sac and private drives has been replaced with a circular access route. This is a more straightforward, legible layout that creates a strong perimeter block and also facilitates servicing (such as deliveries, refuse collection and visitor parking).
2. Plots 31 to 33 and 35 to 40 have been redesigned to form continuous terraces, creating a cohesive and attractive frontage to the 'main street' whilst reflecting the site's character as a 'gateway' to Bodicote.
3. A second footway is provided to the main site access, with a 'no dig' construction method being specified in the Root Protection Area of the protected tree here.
4. The proposed materials have been adjusted to reflect those recently approved on the nearby development north of Wykham Lane (reference 19/01037/REM) and to achieve a simpler, more cohesive character across the site. 30% of the proposed dwellings will be natural ironstone; these are located around the 'main street' and public open space to reinforce the 'gateway' character of this part of the site. All other dwellings will use a single specification of red stock brick.
5. Natural slate roofing is introduced to certain dwellings in key locations around the public open space, again to reinforce the 'gateway' character here. All other dwellings will use a single specification of grey clay tiles to complement the facing materials.
6. There are minor layout 'tweaks' in the southern part of the site (for example, reduced driveway length to the rear of plot 25; dwelling substitution at plot 14; deletion of the garage to plot 19; and revisions to the road layout around plots 14 to 17).
7. The layout of the parking spaces to the front of plots 1 to 4 has been simplified.

The comments of other stakeholders have also been considered:

8. In response to the comments of the Lead Local Flood Authority, the Flood Risk Assessment and Drainage Strategy has been updated. A number of points of clarification have been addressed, and the revised document now includes details of infiltration testing in accordance with BRE365 (note this has been submitted previously as a standalone document); a Flood Exceedance Plan; a SuDS Maintenance Plan; and details on water quality.
9. A further revised Ecological Enhancement Plan is submitted to respond to the comments of the Council's Ecology Officer. This is accompanied by a letter by the Associate Ecologist at Focus Environmental Consultants which summarises the proposed ecological enhancements.

We note that the comments of the Council's Ecology Officer (dated 8 September 2021) seek the achievement of a 10% biodiversity net gain in accordance with the Environment Bill. Although the Environment Bill has now passed into law as the Environment Act 2021, the statutory 10% requirement is yet to take effect and is not expected to apply retrospectively to existing planning permissions.

In this 'transitional' period, the Council's adopted Development Plan policy ESD 10 '*Protection and Enhancement of Biodiversity and the Natural Environment*' seeks to achieve a net gain in biodiversity, and the supporting letter explains how the proposed development delivers new habitats including wildflower grassland; hedgerows; trees; ornamental planting and a range of wildlife boxes. Overall, it is considered that the proposed development complies with the Development Plan in this respect.

10. The revised Landscape Proposals and Play Area Proposals include additional detail to respond to the comments of the Landscape Officer.
11. The Noise Assessment, Street Lighting Design and Tree Survey have all been revised to reflect the latest scheme.

Next steps

This iteration of the scheme includes a series of focussed changes to respond positively to your comments, and those of the Council's consultees. It has previously been agreed that a focused reconsultation with certain consultees is undertaken, in order to meet the agreed determination deadline of 20 June 2022.

A comprehensive list of the updated drawing and document references can be found in the enclosed Document Issue Register (v4). I trust this package contains everything you need to be able to determine the application but if you need any further information or wish to discuss the merits of the scheme, please contact myself or my colleague Jonathan Adams at this office.

Yours sincerely,



JAMIE ROBERTS MPlan MRTPI
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For and On Behalf Of
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