

# H HAYFIELD

Andy Bateson  
Development Management  
Cherwell District Council  
Place & Growth Directorate  
Bodicote House  
Banbury  
OX15 4AA

10<sup>th</sup> January 2023  
**Submitted via Planning Portal**

**Your Ref: PP-11832606**  
**Our Ref: HC028**

**RE: LAND ADJOINING AND EAST OF LAST HOUSE ADJOINING AND NORTH OF BERRY HILL ROAD, ADDERBURY – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 2, 3, 4, 5, 6, AND 7 ON RESERVED MATTERS CONSENT 22/00959/REM.**

***Condition 2: Schedule of materials***  
***Condition 3: Stone sample panel***  
***Condition 4: Architectural details***  
***Condition 5: Boundary treatments***  
***Condition 6: Roof forms***  
***Condition 7: Refuse vehicle swept path details***

Dear Andy,

Hayfield are pleased to submit an application for approval of details reserved by Conditions 2, 3, 4, 5, 6 and 7, pursuant to Reserved Matters Permission 22/00959/REM, for land north of Berry Hill Road in Adderbury.

The application has been submitted via the Planning Portal (ref. PP-11832606) along with the requisite planning application fee of £148.20 (including £32.20 administrative fee). Please find enclosed within this letter, a list of planning submission documents and drawings, to assist in the consideration of this application and to enable this application to be validated expediently.

## Condition 2: Schedule of materials

Further to our meeting on the 30<sup>th</sup> November 2022, and as agreed with you, an updated Materials Plan has been prepared to provide for the front façade of Plots 6 and 7 as natural stone to address Condition 2 of the reserved matters permission. This is in line with the material disbursement of stone found within the local context, whereby only around 17% of existing plots along Berry Hill Road are actually natural stone, with the overwhelming majority being red brick. The more disbursed use of natural stone would reinforce character at key points on the external edges of the development but also within the interior environment, and would better reflect the historic evolution of the local area.

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- Existing natural stone plots
- Existing brick plots

Context Analysis, Berry Hill Road

### Condition 3: Stone sample panel

As required by Condition 3, a stone sample panel will be constructed on-site, to enable the sample to be inspected by the Local Planning Authority for approval. Please do let me know a convenient time for you to inspect the sample panel and I will arrange for suitable access to be provided.

As also confirmed by you during and subsequent to our meeting, garages are not expected to be provided in stone, and red brick is acceptable, even in instances where the corresponding dwelling is built in stone. This has been reflected in the Materials Plan.

### Condition 4: Architectural details

Full architectural details of the dwellings and garages are provided with this submission, to address the requirements of Condition 4. This includes details of eaves, verge and window detailing (including window profiles and plant on glazing bars).

### Condition 5: Boundary treatments

Full details of the boundary treatments to the site and each plot are also submitted, to enable the discharge of Condition 5. Details of stone walls to relevant side/ rear garden plots have been added.

### Condition 6: Roof forms

Details of revised roof forms have been provided, which provide for the gable at the front of garages to Plots 3, 5, 17, 18, 19, 28-29 and 33, as required by Condition 6. In addition, all gables to double garages have also been amended, to provide for consistency within the streetscene. This will also assist with respect to Condition 13, in addressing privacy concerns in relation to Plot 33 (details of which will form part of a separate submission).

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### Condition 7: Refuse vehicle swept path details

With regards to Condition 7, swept path details have been provided for an 11.6m refuse vehicle (and fire tender), to demonstrate that vehicles will not overhang the footways. A minor update has been made to the footpath network adjacent to the new pedestrian/ cycle link off Berry Hill Road on the Planning Layout, to enable this to be demonstrated. This has comprised the removal of the footpath to the western side of the turning head and the extension of the turning head to the east.

This has the added benefit of limiting pedestrian/ cycle movements in close proximity to existing properties on Berry Hill Road (particularly Last House), but retaining pedestrian/ cycle connectivity from the new link into the development. A crossing point is provided for from the footpath to the eastern side of the carriageway to the western side, to maintain overall pedestrian connectivity through the site.

### Next Steps

I look forward to receiving acknowledgement of receipt, confirmation of registration and validation of this application. If you should require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,



**Katie Christou MRTPI**  
**Planning Manager**  
[kchristou@hayfieldhomes.co.uk](mailto:kchristou@hayfieldhomes.co.uk)

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### List of Submission Documents and Drawings

10 January 2023                      Covering Letter  
10 January 2023                      Application Form

Condition 2: Schedule of materials

Condition 4: Architectural details

Condition 5: Boundary treatments

Condition 6: Roof forms

P21-2984\_05-G                      Materials Plan  
P21-2984\_06-D                      Boundary Treatments Plan  
P21-2984\_07-B                      Enclosure Details  
P21-2984\_09-D                      Streetscenes  
P21-2984\_02P                      House Type Pack  
PD01                                  Planning Details – Sheet 1  
PD02                                  Planning Details – Sheet 2  
December 2022                      External Materials Schedule

Condition 7: Refuse vehicle swept path details

P21-2984-01-X                      Site Layout Plan  
22021-BGC-D/ SPA01-E              Drive Swept Path Analysis Plan: Refuse Collection  
22021-BGC-D/ SPA02-C              Drive Swept Path Analysis Plan: Fire Tender