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

23rd February 2023

Submitted via Planning Portal

Your Ref: PP-11957018
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 8, 10, AND 11 ON RESERVED MATTERS CONSENT 22/00959/REM.

Condition 8: LAP details

Condition 10: revised landscape plans

Condition 11: updated Biodiversity Impact Assessment

Dear Andy,

Hayfield are pleased to submit an application for approval of details reserved by Conditions 8, 10 and 11, 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-11957018) 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 8: LAP details

Condition 10: revised landscape plans

Condition 11: Biodiversity Impact Assessment

Revised landscape plans including details of the LAP play area are awaiting imminent approval by the Council in relation to application 22/03437/DISC, to discharge Condition 17 (Landscape Scheme) attached to the outline planning consent 19/00963/OUT. These same approved details have been submitted as part of this application, to enable the discharge of Conditions 8 and 10, as attached to the Reserved Matters permission.

As required by Condition 8, this includes fencing and associated gate details to enclose the LAP and details of signage to be erected at one entrance to the LAP. As required by Condition 10, additional tree planting is provided between the rear garden boundaries of Plots 8-10 and 17-18; Plots 4-6 and 20-21; and Plots 35 and 36 to enhance privacy and residential amenity. In addition to this, further tree planting has been accommodated between Plots 1 and 2. This seeks to enhance privacy between these plots, addressing the intentions of

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Condition 13, and obviates the need for obscure glazing to be provided to the west facing first floor windows to Plot 1.

The landscape details submitted with this application proposes some minor updates to the proposed location of the areas of 'EM2 Standard General Purpose Meadow Mixture'. The overall quantum of meadow mixture within the site remains unchanged. However, the areas have been consolidated to enable the meadow mixture to be enclosed with timber knee-rail fencing and public access restricted, to achieve the target habitat condition. By relocating the areas of meadow mixture, this has the benefit of maintaining the large area to the northern part of the site as usable and publicly accessible open space. This minor change to the landscaping scheme enables a net gain in biodiversity of 0.49 Habitat Units and 0.26 Hedgerow Units to be demonstrated, as set out in the enclosed Biodiversity Impact Assessment, which is a requirement of Condition 11.

Informative 11

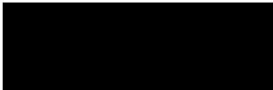
In response to Informative 11, the location of the two *Prunus avium* which previously followed the alignment of the outer path of the LAP have been removed as requested, to enhance natural surveillance of the LAP, with a relocated tree provided to the northern edge of the LAP, between the *Malus sylvestris* and the *Quercus robur* species. In addition, due to concerns relating to the toxicity of the *Euonymus fortunei* 'Emerald Gaiety' shrub, this species has been replaced with *Miscanthus sinensis* 'Klein Fontane'. The LAP Proposals have been updated to clarify that the seating within the LAP will be a hardwood option and two bins will be provided, both fitted with seagull flaps to contain rubbish.

The requirements of Informative 11 are also reflected in the landscape plans awaiting imminent approval by the Council in relation to application 22/03437/DISC.

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

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List of Submission Documents and Drawings

23 February 2023 Covering Letter
23 February 2023 Application Form

P21-2984_01/Y Site Layout

Condition 8: LAP details

Condition 10: revised landscape plans

HAY23648/20C LAP Proposals
HAY23648/11E Landscape Proposals: Sheet 1 of 3
HAY23648/11E Landscape Proposals: Sheet 2 of 3
HAY23648/11E Landscape Proposals: Sheet 3 of 3
P21-2984-06-E Boundary Treatments Plan

Condition 11: updated Biodiversity Impact Assessment

HAY23648_BNG/REVA Biodiversity Impact Assessment
Metric/REVA Warwickshire Metric (Excel file to be circulated with case officer by email,
once application has been validated)