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Nathaniel Stock
Development Management Team Leader
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

12th April 2024

Dear Nat,

**Application for the approval of reserved matters pursuant to appeal decision
APP/C3105/W/21/3278536 on land north of Station Road, Hook Norton**

Oxford & Country Planning act on behalf of Deanfield Homes.

A planning application has been submitted to Cherwell District Council via the Planning Portal (ref. PP-12767055) seeking approval for reserved matters (appearance, landscaping layout and scale) pursuant to appeal decision APP/C3105/W/21/3278536 on land north of Station Road, Hook Norton (access being approved as part of the outline permission).

The following details have been submitted via the Planning Portal in support of the application:

- Completed application form;
- Planning Statement, prepared by Oxford & Country Planning;
- Design and Access Statement, prepared by BHPH Architects;
- Soft Landscape Management and Maintenance Plan, prepared by ACD Environmental;
- Soft Landscape Specification, prepared by ACD Environmental;

The following drawings prepared by BHPH Architects:

- Site Location Plan – Drawing No. 3884.P.100 Rev A
- Site Plan – Drawing No. 3884.P.101 Rev B
- Parking Plan – Drawing No. 3884.P.102 Rev B
- Enclosures Plan – Drawing No. 3884.P.103 Rev B
- Refuse Plan – Drawing No. 3884.P104 Rev B
- Tenure Plan – Drawing No. 3884.P.105 Rev B
- Open Space Plan – Drawing No. 3884.P106 Rev B
- Colour Site Plan – Drawing No. 3884.P107

- Contextual Section A-A – Drawing No. 3888.P108 Rev A
- Contextual Sections B-B & C-C – Drawing No. 3888.P109 Rev A
- Contextual Section D-D – Drawing No. 3888.P.110 Rev A
- Materials Plan – Drawing No. 3884.P112 Rev B
- Plot 1 Plans & Elevations – Drawing No. 3884.P.150 Rev A
- Plot 2 Plans & Elevations – Drawing No. 3884.P.151 Rev A
- Plots 3-5 Plans & Elevations – Drawing No. 3884.P.152 Rev A
- Plot 6 Plans & Elevations – Drawing No. 3884.P.153 Rev A
- Plot 7 Plans & Elevations – Drawing No. 3884.P.154 Rev A
- Plots 8-9 Plans & Elevations – Drawing No. 3884.P.155
- Plot 10 Plans & Elevations – Drawing No. 3884.P.156
- Plot 11 Plans & Elevations – Drawing No. 3884.P.157
- Plots 12-20 Plans – Drawing No. 3884.P.158 Rev A
- Plots 12-20 Elevations – Drawing No. 3884.P.159 Rev A
- Plots 21-24 Plans & Elevations – Drawing No. 3884.P.160
- Plot 25-26 Plans & Elevations – Drawing No. 3884.P.161
- Plot 27-28 Plans & Elevations – Drawing No. 3884.P.162 Rev A
- Plot 29 Plans & Elevations – Drawing No. 3884.P.163 Rev A
- Plots 30-31 Plans & Elevations – Drawing No. 3884.P.164 Rev A
- Plot 32 Plans & Elevations – Drawing No. 3884.P.165 Rev A
- Plot 33 Plans & Elevations – Drawing No. 3884.P.166 Rev A
- Plot 34 Plans & Elevations – Drawing No. 3884.P.167 Rev A
- Plots 35-36 Plans & Elevations – Drawing No. 3884.P.168 Rev A
- Plot 37 Plans & Elevations – Drawing No. 3884.P.169
- Plot 38 Plans & Elevations – Drawing No. 3884.P.170 Rev A
- Plot 39 Plans & Elevations – Drawing No. 3884.P.171 Rev A
- Plot 40 Plans & Elevations – Drawing No. 3884.P.172 Rev A
- Plot 41 Plans & Elevations – Drawing No. 3884.P.173 Rev A
- Plot 42 Plans & Elevations – Drawing No. 3884.P.174 Rev A
- Single Garages Plans & Elevations – Drawing No. 3884.P.175 Rev A
- Double Garages Plans & Elevations – Drawing No. 3884.P.176
- Visual Public Open Space View 1 – Drawing No. 3884.V01 Rev A
- Visual Plots 29-31 Driveway – Drawing No. 3884.V03

The following drawings prepared by ACD Environmental:

- Landscape Proposals – Drawing No. DEAN24491 - Sheet 1 of 3
- Landscape Proposals – Drawing No. DEAN24491 - Sheet 2 of 3
- Landscape Proposals – Drawing No. DEAN24491 - Sheet 3 of 3

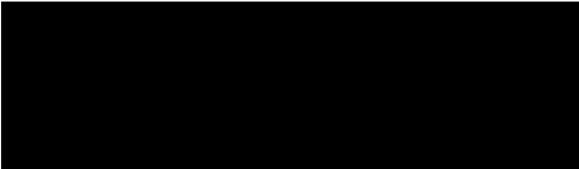
The following drawings prepared by MJA Consulting:

- Refuse Vehicle Swept Path Analysis – Drawing No. 7162-MJA-SW-XX-DR-C-500 Rev P2
- Fire Tender Swept Path Analysis – Drawing No. 7162-MJA-SW-XX-DR-C-501 Rev P2
- 4x4 Car Swept Path Analysis – Drawing No. 7162-MJA-SW-XX-DR-C-501 Rev P2

The application fee of £26,278 (including Planning Portal service charge) will be paid by my client via the Planning Portal.

I trust that the abovementioned details are sufficient to register the application but please feel free to contact me should you require any further information or clarification. I look forward to receiving acknowledgment of the application's validation in due course.

Kind regards,



Mike Robinson BA (Hons) DipTP MRTPI

Director

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