Planning Department

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxon

OX15 4AA

15th July 2020

Ref: PHE/2550

Dear Sirs

**Proposed detached dwelling Land off Rectory Lane Fringford Bicester**

Please find attached on behalf of my client a detailed planning application for a four-bedroom detached dwelling with single garage on the above site.

There have been two previous applications made for planning approval of a detached house on the above firstly in 1998 and then 2010 and both have been refused on the loss of TPO’d trees and archaeological grounds. With the positioning and design of the new dwelling access is now taken from Rectory Road and therefor does not affect the band of existing trees. The two existing category C trees at the rear of the site are to be removed and an Arboriculture Impact Assessment is attached with this application justifying their removal.

The archaeological reason for refusal could be dealt with by a condition on the planning approval for a desk top study prior to commencement and possibly a watching brief during excavation of the foundations.

The application consists of the forms with Certificate A, drawings 2550/02 to 2550/06 inclusive, Design and Access Statement, Planning Statement and Arboriculture Impact Assessment together with CIL information form and application fee of £462.00. I trust all the details meet with your approval, but should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards