

7 July 2021
L 210707 NS Covering Letter



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Dear Mr Stock

**Wincote, Cow Lane, Steeple Aston OX25 4SG
Application for full planning permission and Conservation Area Consent for the demolition and replacement of an existing residential property
On behalf of Mr. Henry Squire
Planning Portal Reference: PP-09752723**

Savills is instructed by Mr. Henry Squire to submit an application for full planning permission and Conservation Area Consent for the demolition and replacement of his existing home. This residential property is known as 'Wincote' and is located on land to the north of Cow Lane in the village of Steeple Aston.

The proposed development has already been the subject of positive pre-application discussions, including an online meeting on 18th February 2021. A formal pre-app response was provided in writing by the District Council on 11th March 2021. As a result of engaging in pre-app discussions, matters which have been raised by the Council have been taken into consideration by the applicant and his consultant team and the proposed development refined as a result.

We also wish to note that, following the pre-application process of discussions, the decision has been taken by the applicant to demolish the whole of the Wincote property, with the exception of the cellar. The primary reasons for making this change to the proposals have resulted from the applicant's further consideration of the existing condition of the original cottage building and the inability of the original cottage building to be improved to the level of sustainability which the applicant requires. The change in approach has also taken into consideration the opportunity to create a better integrated house with a consistent design approach through each of its distinct sections. A more detailed description of the proposed development is provided in the Design and Access Statement and in Section 5 of this Planning Statement.

When viewed in the context of the prevailing national and local planning policies, and the local area within which the proposed development will be located, it is considered that the proposals for Wincote represent a sustainable form of development and an appropriate design.

This application is accompanied by the following technical inputs:

- Completed Application Forms
- Planning Statement (June 2021) (Savills)
- Design and Access Statement (July 2021) (Squire and Partners)
- Ecology Survey and Report (Ref. 6193 EcoAp vf /EG/RL/DS) (Aspect Ecology)
- Arboricultural Impact Assessment (Ref. 10897_AIA.001 Rev A) (Aspect Arboriculture)
- Construction Traffic Management Plan (Ref. 26322-08-CTMP-01 REV A) (M-EC)

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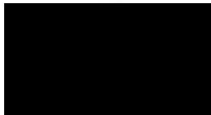
The architectural plans which are submitted in support of this application are identified on the attached Drawing Schedule produced by Squire and Partners. Additional plans comprising the topographical survey and measured building survey are identified on the attached document issue sheet produced by ME-C.

All documents have been uploaded via the Planning Portal system. The relevant planning application fee has also been arranged, with the requisite amount paid to Planning Portal as per the updated application guidelines.

Following the validation of the application, we look forward to discussing the consultation responses with you and the drafting of planning conditions.

We look forward to the validation of this application by officers. In the meantime, please contact me at the above address should you have any queries in respect of this correspondence.

Yours sincerely



Nev Surtees
Associate Planner

cc. Mr. H. Squire