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CDC ref: 21/01702/F

Planning Registration
Cherwell District Council

By email

26 January 2022

Dear Sirs

**Application for approval of planning permission details
Evans Automotive, Bunkers Hill**

Please find enclosed an application seeking approval of details in relation to two planning conditions.

Condition 4

This requires a scheme for the turning area within the site to be agreed.

It is proposed that a poured concrete surface (150mm thick) be provided to the turning area as this will be most durable for the turning of vehicles but also will then ensure that no loose material can be transported onto the road.

It will also allow convenient disposal of water within the site as shown. The gates to the site will mark a transition point with tarmac being used outside the gate to marry up with the pavement and road surface.

The details being provided are:

- Drawing 4598 Bunk- permeable subbase
- Drawing 4598 Bunk- 13- 001- BRE365
- Drawing 4598 Bunk- ICS- 01- XX-DR-C- 0200- S4- P01- Drainage Design
- Drawing 4598 Bunk ICS- 01- XX-DR-C- 0200- S4- P01- Typical Construction

Which we trust are in order.

In addition we are also submitting details for landscaping- see over.

The John Phillips Planning Consultancy

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Condition 5

Part a requires details of new planting,

This is shown on Anthony Stiff Associates drawing ASA-635-DR-001 as attached.

Part b of the condition is a standard requirement but there are no hedges or hedges within the site where works are proposed. Thus we seek to address this requirement by saying that there is no need for removals or levels changes that will affect .

The tree line adjacent the road (outside the existing fence) is made up of poplar trees. From time to time as is the nature of these trees parts of them have fallen and this may continue to be the case with these brittle trees. If at any time sound arboricultural management dictates works to them then that will be undertaken but that is not related to this development.

The roadside also has an understorey hedge, which will be retained but supplemented by the plantings shown as attached, with the ground levels remaining the same.

No other trees or hedges are of relevance.

Water will run in through the entrance as existing and electricity already runs overhead through the site.

Part c of the condition requires details of hardsurfaces. To provide a suitably durable surface concrete is proposed within the fenced enclosure, with the surface outside the gates to be tarmac to marry in with the pavement and provide a suitable smooth surface. Various drainage features will sit within and under the concrete, which is there to provide a suitable safe working area for people to manoeuvre.

If you have any questions about this application, please do not hesitate to contact me. We look forward to hearing that the application has been registered.

Yours sincerely

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