

6 April 2022
L 220406 NS Covering Letter (Condition 8)



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BY PLANNING PORTAL

Dear Mr Campbell

Wincote, Cow Lane, Steeple Aston OX25 4SG
Full Planning Permission (CDC Ref. 21/02366/F)
Discharge of Condition 8 (Proposed Parking Provision for Construction Workers Vehicles)
On behalf of Mr. Henry Squire
Planning Portal Reference: PP-11166620

Savills is instructed by Mr. Henry Squire to submit an application to discharge Condition 8 of the full planning permission which was granted by the Local Planning Authority in relation to the site called 'Wincote' on Cow Lane, Steeple Aston. Mr Squire wishes to progress with the rebuilding of his home as soon as possible and, in seeking to do, wishes to agree details with Cherwell District Council (CDC) of the parking provision for construction workers (which is a 'prior to commencement' condition).

The full planning permission relates to the description of the proposed development described below and which was issued by the LPA on 29th October 2021

"Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse."

The wording of Condition 8 and its Reason is provided below:

"8. Prior to the commencement of any works a plan detailing the proposed parking provision for construction workers vehicles to be accommodated within the site (including details of the proposed surfacing and drainage of the provision) shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be laid out and maintained as such during the construction period. Within a period not more than 6 months following the completion of the dwelling the access road/parking/turning areas used in association with the construction of the dwelling shall be removed and the land made good in accordance with a landscaping scheme which shall have first been submitted and approved in the writing by the local planning authority.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street parking/turning/unloading of construction vehicles and to safeguard the character and appearance of the Conservation Area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in Section 12 of the National Planning Policy Framework."

We also note that a Non-Material Amendment relating to a replacement basement and a bat enclosure was approved by the LPA in relation to Wincote on 21st December 2021 (CDC Ref. 21/04010/NMA).

In order to discharge Condition 8, Squire and Partners have prepared a plan which shows the proposed location of 11 construction workers parking spaces (Squire & Partners Ref. 20064-SQP-ZZ-ZZ-DR-A-PL131 Rev P1).

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The parking spaces will be provided on a terram mat and type 1 gravel build up.

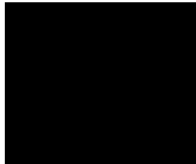
The location of the construction workers parking area relates to land which is located immediately to the south of the construction vehicle turning head as shown on the Indicative Construction Access Arrangements plan in Appendix C of the approved Construction Traffic Management Plan.

It is considered that the proposed location of these parking spaces represents an appropriate evolution of the construction related proposals and will not result in the loss of trees which are proposed to be retained, or result in any significant adverse environmental effects.

All documents have been uploaded via the Planning Portal system. The relevant application fee of £116 plus the Planning Portal Service Charge of £32.20 has also been paid.

We trust that you have all the relevant information that is required to validate and discharge this Condition 8. 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