

13 October 2022
L 221004 NS Covering Letter



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BY PLANNING PORTAL

Dear Mr Campbell

Wincote, Cow Lane, Steeple Aston OX25 4SG
Full Planning Permission (CDC Ref. 22/01444/F)
Discharge of Condition 7 (Landscaping Strategy)
On behalf of Mr. Henry Squire
Planning Portal Reference: PP-11582525

Savills is instructed by Mr. Henry Squire to submit an application to discharge Condition 7 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).

The original full planning permission covering this site (Ref. 21/02366/F, dated 29th October 2021) provides the following description of the proposed development described below.

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

Since the original grant of full planning permission, a S73 application has been submitted to and approved by the LPA. The Decision Notice issued with that permission (CDC Ref. 22/01444/F) contains the following wording of Condition 7, which is relevant to this proposed discharge of condition. Condition 7 reads as follows:

"No development shall commence above slab level unless and until a scheme for landscaping the site has been provided to and approved in writing by the Local Planning Authority which shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas, to include trees to replace those removed to form the construction access*
- (b) details of the hard landscaping including hard surface areas, pavements, and pedestrian areas,*
- (c) details of boundary treatments.*

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first occupation/use of the development and shall be retained as such thereafter.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species."

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“Reason: In the interests of the character and appearance of the area, to ensure the creation of a pleasant environment for the development and to safeguard the significance of the Conservation Area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.”

In order to discharge Condition 7, we note the following:

- a) The landscaping scheme complements the approved design and layout of the new home (Wincote) and is consistent with the landscape principles identified in the Design and Access Statement submitted with the S73 application. A brochure showing the landscaping scheme in detail is also submitted with this application.
- b) The Tree Replacement Strategy outlines the specific removal of Category C trees and planting that will take place (See attached brochure with plans, drawings and vegetation types, extracted from 10897_AIA.001).
- c) The Planting Proposals detail the planting schemes for the; Informal Garden, Patio Area, House Wall and Herb Garden. Photos of the plants used are in the attached brochure. The plant types are detailed below:

Location	Plant Type
Informal Garden	Corylus columna, Carpinus ‘Frans Fontaine’, Crataegus monogyna, Acer rubrum ‘October Glory’, Betula utilis, Cotoneaster ‘Cornubia’
Patio Area	Magnolia grandiflora
House Wall	Wisteria sinensis
Herb Garden	Laurus nobilis lollipop, Mentha spicata, Thymus vulgaris, Allium schoenoprasum, Rosmarinus ‘Miss Jessopp’s Upright’ Salvia officinalis ‘Purpurascens’, Origanum vulgare, Petroselinum crispum

We trust that you have the relevant information required to discharge Condition 7. Please contact me at the above address should you have any queries in respect to this correspondence.

Yours sincerely



Nev Surtees
Associate Planner

cc. Mr. H. Squire