



Cherwell District Council
Planning Division
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

28th June 2023

PLANNING PORTAL REF: PP-12274002

Dear Sir / Madam

APPLICATION TO DISCHARGE CONDITION 13 OF PLANNING REF: 19/02948/F – LAND SOUTH OF SOUTH SIDE, STEEPLE ASTON.

Please find enclosed an application for approval of details reserved by condition pursuant to the above planning permission. This application relates to condition 13 as below for which the following drawings and details are submitted:

Condition 13 – Landscaping

- Soft Landscaping Plan – REC23271-11 Rev B;
- Soft Landscape Management & Maintenance Plan – REC23271-11 Rev A;
- Materials & Boundary Treatments Plan – T.224.01.501 Rev A.

The condition has already been previously discharged by the local planning authority on 26th January 2022 however it is the intention to make some amendments to the approved details and therefore further approval is sought.

These amendments include the following:

- Replacing the 1.2m high estate railings proposed along the footpath north of plot 1 to 1.2m high post and rail fencing;
- Omission of the hedge between the footpath north of plot 1 and the driveway;
- Deletion of the 1.2m high estate railings proposed to define the front curtilage between plots 1 and 2 and replace with low-level hedge;
- Planting of a new hedge along the boundary treatment to the east of plot 1.

The hedge originally proposed between the footpath north of plot 1 and the driveway has been removed from the plans as there is not sufficient space between the boundary fencing and the curb-line of the driveway to plant the hedge.

The post and rail fencing reverts back to the boundary treatment originally indicated on the Materials Plan (ref: P.224.MP.01 Rev K) approved as part of the detailed planning permission under application reference 19/02948/F.

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All other aspect of the proposed landscaping details remain the same as indicated on the approved plans already discharged under condition 13.

The application has been made on-line and a payment transfer for the sum of £116 has been made via the Planning Portal to cover the application fee.

We trust that the enclosed information will be sufficient to enable the local planning authority to discharge this planning condition, but if you require any further information please do not hesitate to contact me on the details below.

Yours faithfully,



Steven Kerry
Associate Planning Director

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