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12th October 2023

Dear Sir,

Re: Planning Application for:

The construction and siting of 2no. Self-catering Holiday Let Straw Bale Cabins, associated Change of Use, and associated works including access track, decking and a sewage treatment plant.

Site: Field SP563193 (E: 456328, N: 219341), part of College Farm, Wendlebury, Oxfordshire

Please find the attached documentation for the Planning Application for this proposal.

The use, scale, occupation, accessing and servicing of the proposed cabins matches the existing planning permission on the site, 22/00032/F, which gives consent for a virtually identical scheme with the exception of the cabin typology. 22/00032/F gives consent for two yurt structures, of a traditional Mongolian design. Since obtaining permission for the yurts, my wife and I stayed in a yurt for a while last November, and at that time of year it was an 'interesting' experience, sadly not to be repeated in a hurry! Much of our target clientele will be shoppers at Bicester Village, who are unlikely to want to experience the yurts in those months when the weather will be most challenging.

So we have been wondering how to address this. We have come to the conclusion that our best course of action would be to delay building and seek consent to enable us to substitute the two yurts with two modest straw bale cabins instead, with an identical internal floor area, occupation etc. Straw, green roof, clay render, these can all be sourced on the farm so we can still maintain the environmental light touch that we wanted, and provide a better and more comfortable stay for our guests.

We have made revisions to the original D&A statement where appropriate, and to the drawings, which are attached with this application. As the site is on a working farm, may we request that the case officer makes contact to arrange a day and time for their site visit in due course please.

Continued./...



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Architectural Technologists

A list of attachments is set out at the foot of this letter.

I trust that you find the enclosed in order. Please contact me to arrange a convenient time to visit the site.

Yours sincerely,



T P Howard Dip Arch MSc MCIAT RIBA

- Encs D&A Statement 10th October 2023
Drawing 21.200.01 Rev B Location and Site Plan As Existing
21.200.02 Reb B Block Plan, Floor Plans and Elevations, As Proposed
21.200.03 Rev C Landscaping Scheme