

Justification & impact statement



for retrospective landscaping works to

The Lion at Wendlebury,

Wendlebury Rd, Wendlebury,

Bicester, Oxfordshire OX25 2PW.

prepared by - **AAN design & survey**

14 January 2019



The Lion at Wendlebury

IMPACT

Generally

Due to its low height the bank is not visually intrusive and due to the fact that it was covered in topsoil and seeded it is now fully grassed over and not impactful to any degree whatsoever.

N.B. We are not clear the exact date that works commenced or finished so the dates shown on the planning application form are only an estimate.

Proximity to the listed building The works which have already been carried out, are sufficiently far away to have no impact upon the listed building.

JUSTIFICATION

Background.

The Lion at Wendlebury was bought by the applicant in November 2017 following a major extension and refurbishment which had been granted permission by the local authority.

In carrying out the development, rather than use landfill, the previous owners deployed a small amount of excavation spoil and spread it into a low bank at the top end of the site.

Solution.

The justification is to regularise works carried out by previous owners, clarifying the planning status and thus maintaining the long-term viability of the site and business as a whole.

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for WH Brakspear and Sons Ltd

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