

Cover Letter

Address: Rookery Farm, 6 Church Lane, Fenny Drayton CV13 6BA

Stage: Reserved Matters (Landscaping)

Applicant: Peter Simpson.

1. Introduction

The following cover letter and information has been prepared by Henderson Planning & Design Ltd. to accompany the submission of a Reserved Matters application (Landscaping). The original application was submitted as an Outline Application ref:21/00402/OUT (Appearance, Scale, Layout, and Access) for the Residential Development of up to 5 dwellings including car park to serve Fenny Drayton community and demolition of existing bungalow and agricultural buildings. The outline application was granted consent on the 5th of October 2022.

2. Application ref: 21/00402/OUT

Condition 2 of consent:

2. No development shall be commenced until plans and particulars of 'the reserved matters' referred to in the above conditions relating to the:-

Landscaping of the site including treatment of private and public spaces to enhance or protect the site's amenity through hard (boundary treatments) and soft measures and details of boundary planting to reinforce the existing landscaping at the site edges to include native species mix hedgerows have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

3: Plans provided

A 'Proposed Landscaping scheme' has been provided with annotated detail of all requests made by the LPA for soft and hard landscaping.

The site location of the original application has also been submitted. Site area: 0.97ha

It is considered that the proposal put forward will help both enhance the development and help integrate it with the immediate and surrounding landscape.

Jack Henderson

Date: 29.04.2025