



CALA HOMES (COTSWOLDS) LIMITED
2ND FLOOR, BUILDING ONE
OXFORD TEHCNOLOGY PARK, TECHNOLOGY DRIVE
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Suzanne Taylor
Principal Planning Officer
Cherwell District Council
Via email only

23rd January 2023

Dear Suzanne,

DISCHARGE OF CONDITIONS 7, 10 AND 11 PURSUANT TO OUTLINE PLANNING PERMISSION 14/02121/OUT AS AMENDED BY NON-MATERIAL AMENDMENT 22/03492/NMA AT HIMLEY VILLAGE, MIDDLETON STONEY ROAD, BICESTER

I write on behalf of Cala Homes (Cotswolds) to discharge Conditions 7 (Site Wide Phasing Plan), 10 (Biodiversity Strategy) and 11 (Site Wide Surface Water Drainage Scheme) pursuant to Outline planning permission 14/02121/OUT as amended by Non-Material Amendment 22/03492/NMA at Himley Village, Middleton Stoney Road, Bicester.

Condition 7 (Site Wide Phasing Plan) states:

“Prior to or alongside the submission of any application for approval of reserved matters for the first phase of development, a phasing plan covering the entire site the subject of this application, shall be submitted to and approved in writing by the Local Planning Authority prior to the determination of the reserved matters application for the first phase. Thereafter each reserved matters application shall refer to a phase, phases, or part thereof identified in the approved phasing plan and development shall proceed in accordance with the approved phasing. Any variations to the approved phasing plan shall be submitted to and approved in writing by the Local Planning Authority.”

I submit the following document in order to discharge the requirements of this condition:

- Phasing Plan Dwg. No. P22-3093-DE-5-B-1

Condition 10 (Biodiversity Strategy) states:

“Prior to or alongside the submission of any application for approval of reserved matters for Phase 1, a Biodiversity Strategy for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the determination of the reserved matters application for Phase 1. Each reserved matter application shall be accompanied by a statement setting out how the proposed development will contribute to achieving the Biodiversity Strategy and Net Biodiversity Gain. The development shall be carried out in accordance with the approved Biodiversity Strategy.”

I submit the following document in order to discharge the requirements of this condition:

- Biodiversity Strategy – January 2023

Condition 11 (Site Wide Surface Water Drainage Scheme) states:

“Prior to or alongside the submission of any application for approval of reserved matters for Phase 1, a full surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall have been submitted to and approved in writing by the Local Planning Authority prior to the determination of any reserved matters application for Phase 1. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- *Discharge Rates*
- *Discharge Volumes*
- *Sizing of features – attenuation volume*
- *Infiltration in accordance with BRE365*
- *Detailed drainage layout with pipe numbers*
- *SUDs – Swales, Ponds, Permeable Paving, Filter Strips, Rain Gardens*
- *Network drainage calculations*
- *Phasing”*

I submit the following document in order to discharge the requirements of this condition:

- Site Wide Drainage Strategy – January 2023 Rev P02

I have submitted this application through the Planning Portal, with the reference number: **PP-11871993**. The application fee is £116 and this will be paid upon the submission of this application.

I trust that the receipt of the above documents and associated fee is sufficient to validate the application within your normal timescales.

Yours sincerely

Becky Pull BSc (Hons) MSc
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Cala Homes Cotswolds

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