

**FAO Linda Griffiths**  
Development Management  
Place & Growth Directorate  
Bodicote House  
Banbury  
OX15 4AA

31<sup>th</sup> May 2023

Dear Ms Griffiths,

**RE: Discharge of conditions application for Parcels 1 and 3 at Wykham Park, Banbury.**

**Site Address: OS Parcel 6400 Adjoining and South of Salt Way, Wykham Park Farm, Banbury (Wykham Park, Phase 1)**

Following the outline decision for 1,000 dwellings, local centre, primary school, sports pitches and associated infrastructure (14/01932/OUT) on 19<sup>th</sup> December 2019, and the current Reserved Matters application for 237 dwellings for Phase 1, Persimmon Homes is now submitting this application to discharge the conditions for this phase of development, following approval on 20<sup>th</sup> April 2023.

**Condition 1 – Approved Details**

Persimmon Homes notes the wording of this condition and can confirm that unless otherwise agreed the development will be built in accordance with the plans listed on the Drawing Issue Sheet dated 19<sup>th</sup> April 2023.

**Condition 2 and 3 – External Materials and Sample Panel**

The following plan has been submitted in order to discharge this condition: ref. *051 External Materials Plan*. Samples have been sent directly to Cherwell District Council.

A sample panel for the proposed stone will be built on site and we will invite you out to inspect prior to construction of the stone plots taking place. However, it is the same stone that was used at our Warwick Road, North Banbury site (Hanwell Chase, Phase 3).

**Condition 4 – Biodiversity Enhancement**

Persimmon Homes notes the wording of this condition and can confirm that work on site will have begun no later than two years from the approval of all Reserved Matters.

**Condition 5 – Lighting Scheme**

The following drawings have been submitted to discharge this condition:

- 592\_001 Banbury S38 Lighting Layout
- 592\_101 Banbury S38 Lighting Equipment Schedule
- 592\_201 Banbury S38 Lighting Calculation Report





## **Condition 6 and 7 – Window Details and Recesses**

Persimmon Homes notes the wording of this condition and can confirm that unless otherwise agreed we will be in compliance with the requirements.

## **Condition 8 – Mortared Edges**

The following drawings have been submitted to provide the details for this condition. While the plots within the Gateway, Spine Road, Core, Greenway and Greenway Nodes will be built using mortared edges, the Suburban area is proposed to use dry edges:

- Adderbury\_Trad\_Det\_R21G\_Rev00
- Alnmouth\_Trad\_End\_R21G\_Rev04
- Barnwood\_Trad\_Det\_R21G\_Rev03
- Bloxham\_Trad\_Det\_R21G\_Rev00
- Danbury\_Trad\_End\_R21G\_Rev05
- Deepdale\_Trad\_R21G\_Rev05
- Haldon\_Trad\_End\_R21G\_Rev03
- Himbleton\_Trad\_Det\_RS\_R21G\_Rev02
- HQi50\_Trad\_Det\_RS\_R21G\_Rev02
- Kielder\_Trad\_Det\_R21G\_Rev05
- Kingley\_Trad\_Det\_R21G\_Rev05
- Marston\_Det\_Trad\_R21G\_Rev05
- Rendlesham\_Trad\_End\_R21G\_Rev 03
- Wychwood\_Trad\_Det\_R21G\_Rev04

## **Condition 9 – Landscaping**

Persimmon Homes notes the wording of this condition and can confirm that the landscaping will be installed as required by this condition.

## **Condition 10 – Tree Pits**

The tree pit details have been submitted to discharge this condition.

## **Condition 11 and 13 – Erection of Fencing PD and Parking Courts and Garages PD**

Persimmon Homes notes the wording of this condition and can confirm these PD restrictions will be passed onto future home owners.

## **Condition 13 – SuD's Details**

The following drawings have been submitted in order to discharge this condition:

- 04841-5450-P04 Basin & Swale Construction Details
- 22647-HYD-XX-XX-DR-C-0100 S104 Adoption Plan P03
- 22647-HYD-XX-XX-DR-C-0100 S104 Adoption Plan-0101 - P02
- P21-2662\_102D Detailed Soft Landscape Proposals Sheet 3 of 7
- P21-2662\_103D Detailed Soft Landscape Proposals Sheet 4 of 7
- P21-2662\_104D Detailed Soft Landscape Proposals Sheet 5 of 7
- P21-2662\_106D Detailed Soft Landscape Proposals Sheet 7 of 7

## **Condition 14 – Plot Access**

Persimmon Homes notes the wording of this condition and can the access, parking, turning, loading and unloading will be provided for each plot prior to occupation.





# Persimmon

## **Condition 15 – CTMP**

The following document: *Wykham Park, Phase 1 – CMS (April 2023)*, has been submitted to provide the information required by this condition.

## **Condition 16 – Residential Travel Plan**

The following Residential Travel Plan has been submitted to discharge this condition: *TP Wykham Park v1.5*.

This application has been formally submitted via the Planning Portal and as such the fee of £116.00 and the admin fee has been sent directly to the Planning Portal. The application to discharge the above referred conditions will be transferred to Cherwell District Council from the Planning Portal.

I trust that the details submitted should allow the application to be registered and accepted by officers, however if you require any further information please do not hesitate to contact me on the details provided below.

Yours sincerely,

Harriet Jarvis

**Harriet Jarvis** | Planner

**Persimmon (South Midlands)** | Aspen House, Birmingham Road, Studley, B80 7BG

**Switchboard** | 01527 851 200

**Email** | [harriet.jarvis@persimmonhomes.com](mailto:harriet.jarvis@persimmonhomes.com) **Web** | [persimmonhomes.com](http://persimmonhomes.com) | [charleschurch.com](http://charleschurch.com)



Printed on  
recycled paper

Persimmon Homes Wessex is a trading name of Persimmon Homes Ltd.  
Registered Office: Persimmon House, Fulford, York, YO19 4FE. Registered in England & Wales No.  
4108747