

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

31th 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 19th 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 20th 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 19th 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

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