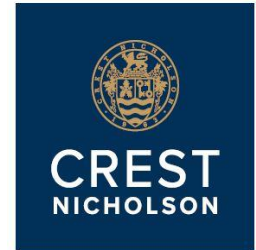


1 July 2022



David Peckford  
Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA

Dear David,

**Application for Approval of Details Reserved by Condition for Bicester Eco Town Exemplar Site, Banbury Road, Bicester under Application Reference 21/01227/F  
Crest Nicholson Chiltern  
Planning Portal Reference: PP-11359563**

Crest Nicholson Chiltern are submitting an application for approval of details reserved by conditions relating to Bicester Eco Town Exemplar Site, Banbury Road, Bicester

We are pleased to enclose details in respect of conditions no.14, 15, 16, 17, 19, 20, 24, 28 & 31 relating to the above application for planning permission at the above site. We set out below the details submitted relating to the conditions.

Condition Number	Details of Condition	Documents Submitted
14	<i>No development shall commence until full details of the measures to achieve zero carbon energy use, as defined by Policy Bicester 1 of the Cherwell Local Plan Part 1 2011-2031, through on site solutions, have been submitted to and approved in writing by the Local Planning Authority. Should it be demonstrated to the satisfaction of the local planning authority that it is not possible to achieve zero carbon on site, a scheme for off site mitigation in Bicester shall be provided, prior to the first residential occupation, for that portion of the energy use that cannot be met on site.</i>	▪ Elmsbrook Phase 4 - Sustainability Statement - 30-06-22
15	<i>No development shall commence until details of how each dwelling within that phase achieves good day lighting by achieving at least 2 points of the former Code for Sustainable Homes level 5 for day lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details such that each dwelling achieves good day lighting.</i>	▪ Elmsbrook Phase 4 - Sustainability Statement - 30-06-22
16	<i>No development shall take place until a report outlining how carbon emissions from the construction process and embodied carbon have been minimised has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the recommendations contained in the approved report.</i>	▪ Elmsbrook Phase 4 - Sustainability Statement - 30-06-22

**Crest Nicholson Chiltern**  
Abbey View, Building 2, St Albans, Hertfordshire, AL1 2QU  
T: 01727 616940 F: 01727 616972

A Division of Crest Nicholson Operations Limited  
Reg Office: Crest House, Pycroft Road  
Chertsey, Surrey, KT16 9GN  
Reg. Number: 1168311 England

[www.crestnicholson.com](http://www.crestnicholson.com)

Classified as General

17	<i>No development shall take place until a study, by a suitably qualified person, has been submitted to and approved in writing by the local planning authority, demonstrating that the design of the dwellings within that phase is such that overheating will not occur and that heat island effects have been minimised. The development shall thereafter be carried out in accordance with the agreed details.</i>	<ul style="list-style-type: none"> <li>▪ Elmsbrook Ph4 replan - CIBSE TM59 Overheating Assessment</li> </ul>
19	<i>Prior to the commencement of the development above slab level, details of the fenestration, roof verge and eaves, cills and lintels for each house type, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the buildings shall be constructed in accordance with the approved details.</i>	<ul style="list-style-type: none"> <li>▪ 54790-HGP-BUC-A-1020_Buckingham Elevations_T2</li> <li>▪ 54790-HGP-DAR-A-1020_Dartford Elevations - Type 1 &amp; 2_T2</li> <li>▪ 54790-HGP-DAR-A-1021_Dartford Elevation - Type 3_T2</li> <li>▪ 54790-HGP-DOR-A-1020_Dorking Elevations_T2</li> <li>▪ 54790-HGP-M42ROM-A-1020_M4(2) Romsey Elevations - Type 1 &amp; 2_T2</li> <li>▪ 54790-HGP-M42ROM-A-1021_M4(2) Romsey Elevations - Type 3_T2</li> <li>▪ 54790-HGP-MAL-A-1020_Marlborough Elevations_T2</li> <li>▪ 54790-HGP-P02-03-A-1020_Plots 2-3 Elevation_T2</li> <li>▪ 54790-HGP-P13-15-A-1020_Plots 13-15 Elevation_T3</li> <li>▪ 54790-HGP-P23-26-A-1020_Plots 23-24, 24-26 Elevation_T3</li> <li>▪ 54790-HGP-P42-45-A-1020_Plots 42-43, 44-45 Elevation_T3</li> <li>▪ 54790-HGP-ROY-A-1020_Roydon Elevations - Type 1_T3</li> <li>▪ 54790-HGP-ROY-A-1021_Roydon Elevation - Type 2_T3</li> <li>▪ 54790-HGP-WIN-A-1020_Windsor Elevations_T2</li> </ul>
20	<i>Prior to the commencement of development to provide the garages identified to include a green roof, full details of the construction and planting of the green roofs together with details of the maintenance programme that will ensure the delivery and long term maintenance of the roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall then be constructed and maintained in accordance with the approved details.</i>	<ul style="list-style-type: none"> <li>▪ 14790TA-PRP-ZZZ-ZZZ-A-1811-C4_Roof Details_Green Roofs</li> <li>▪ 692164_B181825_Bicester-Eco-Homes_Q37NBSSpecification_GarageRoof</li> <li>▪ 692165_B181825_Bicester-Eco-Homes_J41NBSSpecification_GarageRoof-ValleyGutter-LinkRoof</li> <li>▪ Bauder Green Roof Details - New Extensive Unins Flat 1</li> <li>▪ Bauder Green Roof Details - New Extensive Unins Flat 2</li> </ul>
24	<i>Prior to the first occupation of each individual dwelling, the dwelling shall be provided with solar PV in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.</i>	<ul style="list-style-type: none"> <li>▪ CRE-BIC-34-500 - PV Site Layout</li> <li>▪ CRE-BIC-34-MCS - MCS Calculation</li> <li>▪ PV Mounting Detail</li> </ul>
28	<i>All properties shall be provided with a system for rainwater harvesting in accordance with details to be submitted to and approved in writing prior to the first occupation of any dwelling. The rainwater harvesting system shall be implemented in accordance with the approved details.</i>	<ul style="list-style-type: none"> <li>▪ 2017 rain-director-install</li> <li>▪ 2017 Rewatec Tank Install RV</li> <li>▪ Buckingham-RAD11760-5ap</li> <li>▪ Cromer-M4(2)-RAD11760-2ap</li> <li>▪ Dartford-RAD11760-7ap</li> <li>▪ Dorking-RAD11760-3ap</li> <li>▪ Evesham-M4(2)-RAD11760-1ap</li> <li>▪ Handover Pack RD01 - 0419-1</li> <li>▪ Marlborough-RAD11760-4ap</li> <li>▪ Romsey-RAD11760-9ap</li> </ul>

**Crest Nicholson Chiltern**

Abbey View, Building 2, St Albans, Hertfordshire, AL1 2QU  
T: 01727 616940 F: 01727 616972

A Division of Crest Nicholson Operations Limited  
Reg Office: Crest House, Pycroft Road  
Chertsey, Surrey, KT16 9GN  
Reg. Number: 1168311 England

www.crestnicholson.com

		<ul style="list-style-type: none"> <li>▪ Roydon-RAD11760-8ap</li> <li>▪ Windsor-RAD11760-6ap</li> </ul>
31	<p><i>Prior to the first occupation the development, fire hydrants shall be provided or enhanced in the phase in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.</i></p>	<ul style="list-style-type: none"> <li>▪ 50151922 PHASE 4 ECO TOWN BANBURY RD BICESTER OX27 8AS REV 3 CAD 3 A0</li> </ul>

We trust this provides the Council with all necessary information required to sign off the condition. A BACS payment to the total of £148.20 will be made.

Should you require any further information on this application please do not hesitate to contact me via the email below or calling 07866 914 448.

Yours sincerely,

Drew Patterson  
Technical Coordinator

[Drew.Patterson@CrestNicholson.com](mailto:Drew.Patterson@CrestNicholson.com) / 07866 914 448