

Our ref: DY/002.24
12 January 2024

FAO: Lewis Knox
Cherwell District Council
Bodicote House
Banbury
Oxfordshire
OX15 4AA

Dear Mr Knox,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION AT LAND ADJOINING WITHYCOMBE FARMHOUSE, STRATFORD ROAD A422, DRAYTON (OUTLINE DECISION NOTICE REF 22/02101/OUT)

I am writing in relation to the Outline decision notice (ref 22/02101/OUT) which approves the construction of a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved.

An application for Approval of Details Reserved by Condition has been submitted via the Planning Portal (PP-12727310) which seeks the approval of Conditions 4, 9, 15, 18, 21, 22 and 23 of the above decision notice. Set out below is the wording of these conditions, along with details of the information submitted in order to discharge them.

Condition 4

No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed strictly in accordance with the approved levels.

Submitted via the Planning Portal to discharge this condition is the following document: -

- WE102-EN-001A - Planning Engineering

Condition 9

No development shall commence above slab level unless and until a scheme for electric vehicle infrastructure to serve each dwelling has been submitted and approved in writing by the Local Planning Authority. The approved electrical vehicle charging infrastructure shall be provide in accordance with the approved details prior to the first occupation of the dwelling it serves.

Submitted via the Planning Portal to discharge this condition is the following document: -

- WE102-SL-030 (External Works Layout)

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bloorhomes.com

Condition 15

Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Submitted via the Planning Portal to discharge this condition is the following document: -

- P6519_Banbury Rise_Mitigation_WSI_V3_280623

Condition 18

No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres per person per day and shall continue to accord with such a limit thereafter.

Submitted via the Planning Portal to discharge this condition is the following document: -

- Part G Water Calculations

Condition 21

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

Submitted via the Planning Portal to discharge this condition is the following document: -

- 10511 AMS Tree Protection

Condition 22

Prior to the commencement of development hereby approved, a phasing plan covering the entire application site, similar to that previously approved on the development to the north, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved phasing plan and each reserved matters application shall only be submitted in accordance with the terms of the approved phasing plan and refer to the phase (or phases) it relates to as set out in the approved phasing plan.

Submitted via the Planning Portal to discharge this condition is the following document: -

- WE102-SL-060A (Phasing Layout)

Condition 23

Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement and scheme which ensures a minimum of 20%

biodiversity net gain within the development site shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. Thereafter, the approved biodiversity enhancement features and habitats shall be carried out and retained in accordance with the approved details.

Submitted via the Planning Portal to discharge this condition is the following document: -

- 10308.BiodiversityNetGainRM.vf

I trust the application, accompanying supporting information and fee are in order and I look forward to confirmation of validation in due course.

Yours sincerely

BLOOR HOMES (WESTERN) LTD



DEBBIE YOUNG
LAND TECHNICAL ADMINISTRATOR