

Our ref: DY/003.24
18 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-12742818) which seeks the approval of Condition 17 of the above decision notice. Set out below is the wording of this condition, along with details of the information submitted in order to discharge it.

Condition 17

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles including an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Discharge Rates;*
- b) Discharge Volumes;*
- c) SuDS (Permeable Paving, Soakaway Tanks);*
- d) Maintenance and management of SuDS features (to include provision of a SuDS Management and Maintenance Plan);*
- e) Infiltration in accordance with BRE265;*
- f) Detailed drainage layout with pipe numbers;*
- g) Network drainage calculations;*
- h) Phasing;*
- i) Flood Flow Routing in exceedance conditions (to include provision of a flood exceedance route plan).*

Development shall be carried out in accordance with the approved surface water drainage scheme.

Bloor Homes Western is a division of Bloor Homes Limited
Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, GL20 7FU
T 01684 290485 E west@bloorhomes.com

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Registered Office Ashby Road, Measham, Swadlincote, Derbyshire DE12 7JP VAT Reg No. 125 4938 61

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Submitted via the Planning Portal to discharge this condition are the following documents: -

- 12692 - Bretch Hill Withycombe Farm Phase 4 Soil Infiltration Testing Letter Report
- SUDS Maintenance Schedule
- WE102 - Storm Network 1 Calculations
- WE102 - Storm Network 2 Calculations
- WE102 - Storm Network 3 Calculations
- WE102-EN-107 - S104 Legal Plan
- WE102-EN-120 - Overland Flood Routes
- WE102-EN-121 - Pond Details
- WE102-SL-060A (Phasing Layout)

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