

Our ref: DY/008.24
8 February 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-12793555) which seeks the approval of Conditions 8 and 11 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 8

Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing, lighting and drainage, shall be submitted to and approved in writing by the Local Planning Authority. The access, driveways and turning areas shall be constructed in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

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

- Private Construction Details Rev F
- WE102-EN-010- Highway Details
- WE102-EN-011- Drainage Construction Details

Nb. All adoptable highway and streetlighting will be constructed in line with Oxfordshire County Council's specification.

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Condition 11

Prior to the installation of any external lighting, a full lighting strategy to include illustration of proposed light spill and which adheres to best practice guidance in relation to ecological impact, 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 document.

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

- 720_001 Withycombe Farm S38 Lighting Layout
- 720_201 Withycombe Farm S38 Calculation Report

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