

Phasing Statement

Land at Wykham Park Farm Banbury

April 2020

Condition 2 of the outline consent requires a phasing plan to guide the phasing of the development proposals in relation to land at Wykham Park Farm:

Prior to the commencement of development, a phasing plan covering the entire application site (that indicates amongst other things the clear development parcels for which reserved matters applications will be submitted, in whole or in part) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved phasing plan and refer to the phase(s) they relate to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper phased implementation of the development and associated infrastructure in accordance with Government guidance contained within the National Planning Policy Framework.

This statement presents two Phasing Plans pursuant to condition 2, to help inform the coordination of reserved matters applications.

- Plan Ref. L&Q002_003_B

identifies the land subject to preliminary earthworks to be approved pursuant to Condition 50 of the outline planning permission.

- Plan Ref. L&Q002_002_B identifies the Development Phases which include Residential, Highway Infrastructure, Strategic Landscaping, Local Centre, and Education Land.

Whilst the Development Phase Plan identifies a broad sequence for development across the site from the A361 Bloxham Road in the west to the east site boundary, it does not necessarily prescribe a specific order of delivery of phases development. The phases are likely to overlap once development becomes established and run in parallel to ensure delivery of required infrastructure in line with the respective delivery triggers secured in the s106 and outline planning conditions and to ensure a steady progression of development that responds to market demands.

The Development Phase identifies 3 phases. These comprise groups of development parcels and include other infrastructure elements and areas of open space to be delivered within and as part of that grouping of parcels.

There are likely to be smaller-sub phases within each phase which may vary in size in response to timely delivery of infrastructure and/or housebuilder implementation strategies to be informed, in part, by market demand. Sub-phases may be defined as an area for which reserved matters have been submitted, but also could be 'part' of an area for which a reserved matters application has been submitted if related to works required by condition.

Key infrastructure elements are identified including the primary and secondary street infrastructure; primary and secondary school sites to be transferred to OCC in accordance with the S106 terms; and strategic open space and landscaping within which will be provided areas for sport, play and recreation open space; sustainable drainage features, foot/cycleways and the bridleway section.

Occupation-based delivery requirements contained within the S106 of on-site infrastructure and amenities are as follows:

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Dwelling Occupation	S106 Trigger
100th or 24 months after 1st (whichever is the earlier)	Primary School land
190th or 36 months after 1st or the completion of the spine road (whichever is the earlier)	Secondary School land
199th	1 st LAP, 1 st LEAP
299th	2 nd LAP
499th	3 rd LAP, 2 nd LEAP
500th	Community Facility
599th	NEAP
600th	Allotments, Permissive Bridleway, Sports Pitches, and Pavilion
699th	4 th LAP
750th	Completion of the spine road to the eastern boundary
899th	5 th LAP