

Phasing Statement

Land at Wykham Park Farm, Banbury

Phasing Statement

Land at Wykham Park Farm Banbury

April 2020 (Updated October 2020)

1.0 Introduction

- 1.1 Condition 2 of the outline planning permission 14/01932/OUT 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.

- 1.2 This statement is submitted pursuant to condition 2 and should be read alongside the Phasing Plans referred to below.
- 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_G identifies the Development Phases which include Residential, Highway Infrastructure, Drainage Infrastructure, Strategic Landscaping, Local Centre, and Education Land.
 - Plan Ref L&Q002_004_D identifies the site wide highway and drainage infrastructure
 - Plan Ref L&Q002_005_D identifies the strategic open space and landscape infrastructure
- 1.3 The Development Phase Referencing Plan (L&Q002_002_G) identifies broad phases of development. These comprise smaller groups of development parcels and include infrastructure elements and areas of open space to be delivered within and as part of that grouping of parcels.
- 1.4 The plan illustrates a development sequencing that identifies the direction of development across the site commencing from the A361 Bloxham Road in the west through to the eastern site boundary.
- 1.5 The plan does not necessarily prescribe a specific order of delivery of phases of development nor does the built development and delivery of infrastructure within each phase commence or complete together. 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 to ensure a steady progression of development that responds to market demands.
- 1.6 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.

2.0 Earthworks

- 2.1 Condition 50 of the outline planning permission allows the development of preliminary earthworks across the site to create development platforms and attenuation features through a neutral cut and fill exercise, with an objective to avoid taking material off site. There will be additional detailed regrading to inform finished floor levels, which will be agreed with the LPA as part of the approval required through condition 8 of the outline planning permission.
- 2.2 The preparatory earthworks are to be carried out across the site, prior to 'built' development, and for the purposes of condition 2 and are defined as a phase. Plan Ref. L&Q002_003_B identifies the extent of these preparatory earthworks.
- 2.3 The earthworks involve the creation of the site wide drainage network, including two attenuation basins and a swale system. Two platforms suitable for use as sports pitches and a LEAP area will also be created in the western part of the development. Other sources of material generation include the construction of the main spine road, Section 278 works and local centre bus loop.
- 2.4 The Earthworks Strategy pursuant to condition 50 has been submitted to CDC LPA ref *20/01162/DISC*. It is supported by a site wide drainage strategy, pursuant to condition 10 LPA ref *20/01164/DISC* and a Remediation Method Statement pursuant to condition 13 LPA ref *20/01163/DISC*.

3.0 Residential Parcels

- 3.1 Plan L&Q002_002_G identifies 7 residential development parcels across the site, Parcels A, B, C, D, E, F, and G. The plan provides an assumed range of number of dwellings to be delivered within each parcel. It is important to note that the dwelling numbers are indicative only and should be used for information to support the understanding of the sequencing of the site wide infrastructure alongside the delivery of residential parcels.

4.0 Strategic Infrastructure

Highway infrastructure

- 4.1 Plan L&Q002_004_D identifies the key strategic highway infrastructure and sets out the timescales for its provision which reflect infrastructure triggers that are set out in the S106 Agreement.
- 4.2 The highways infrastructure includes the principal west-east spine road from the Bloxham Road (A361) to the eastern boundary of the site. The new roundabout access to the A361 will be complete prior to the occupation of the first dwelling and the spine road will be to be delivered to the site's eastern boundary prior to 200 occupations or within 2 years from occupation of the first dwelling (whichever is the earlier).
- 4.3 The spine road locates the junctions from which the development parcels will be accessed and shows the locations of bus stops along the length of the spine road. Bus sheltered stops will be completed prior to the occupation of 200 dwellings, with temporary bus stops provided to support initial phases prior to the completion of the link road.
- 4.4 L&Q will also be providing the western perimeter road to facilitate access to Wykham Park Farm and properties; and will provide the primary street loop to access the school site and local centre.
- 4.5 Details in relation to construction access will be provided as part of the Construction Traffic Management Plan.

Drainage infrastructure

- 4.6 Plan L&Q002_004_D identifies the surface and foul water drainage strategy across the site.
- 4.7 The site wide surface water drainage strategy comprises a network of green links that contain swales of varying dimensions with their section to convey and treat surface water. Each swale profile is designed to cater for the surface water needs of the development parcel it serves, to include capturing the spine road drainage.
- 4.8 There are two drainage catchments within the site, referred to as Phase 1 and Phase 2 the phasing plan.
- 4.9 The majority of the surface water flows will be conveyed south-east to the large attenuation pond south of the secondary school land. The attenuation basin will be provided as part of the initial works undertaken as part of the phase 1 works. The attenuation pond will cater for the surface water drainage requirements for residential parcels A-F as well as the school land and the local centre. Drainage spurs will be installed to enable the individual parcels to be connected at a later date.
- 4.10 Phase 2 surface water drainage works include a smaller attenuation pond located at the eastern part of the site. This pond will accommodate flows from residential parcel G, the sports pitches, the pavilion, NEAP and allotments via drainage culverts installed below a section of the spine road and allotment access road.
- 4.11 The two drainage phases both outfall along the southern boundary of the site along Wykham Lane. Further details of the proposed surface water drainage strategy for the site, including outfall, are included as part of the details submitted pursuant to condition 10 (Surface Water Drainage Scheme) *LPA Ref 20/01164/DISC*.
- 4.12 Foul water drainage will be also be installed as part of the initial strategic infrastructure works, below the main spine road. A foul pumping station is to be provided at the eastern part of the site, prior to 200 occupations.

Landscaping and Open Space infrastructure

- 4.13 Plan L&Q002_005_D identifies the strategic open space and landscape infrastructure as four broad phases. The plan also identifies the formal areas for play, sport and recreation as well as the movement and amenity routes which include new and diverted public rights of way.
- 4.14 Schedule Four of the S106 and the phasing plan give clear triggers as to when each of the strategic landscaping, open space and play areas must come forward in relation to the development of the residential parcels.
- 4.15 Phase 1 incorporates the establishment of the Parkland gateway at the site entrance along Bloxham Road. This area of landscape and planting will be completed prior to the occupation of the 100th dwelling in Parcel A and B or within 3 years of commencement of the development (whichever is the earlier).
- 4.16 Phase 2a includes the landscaping of the western and central green links which support part of the surface water drainage network, as well as providing amenity routes and sections of the new circular bridleway to provide pedestrian and cycle movement between development parcels, and the wider development. This area of landscape and planting will be completed within 18th months from the first occupation within Parcel C or D, or within 5 years from commencement of the development (whichever is the earlier).


- 4.17 Phase 2b includes the landscaping of the eastern extent of the green links, along the southern boundary of the site and the landscaping of the attenuation pond. It also includes the delivery of landscape along the salt way edge and the identified pedestrian and bridle connections to the Salt Way. Phase 2b will provide additional amenity routes and sections of the new circular bridleway that will connect with landscape provided in Phase 2a. This area of landscape and planting will be completed within 18th months from the first occupation within Parcel E or F, or within 6 years from commencement of the development (whichever is the earlier).
- 4.18 Phase 3 comprises the majority of the formal open space provision at the eastern edge of the site, to include the sports pitches, NEAP, and allotments. This area of landscape and planting will be completed within 18 months from 1st occupation in Parcel G or within 6 years from commencement of the development (whichever is the earlier).
- 4.19 More detailed landscape and open space information including timescales for its implementation will be provided through the submission of *Open Space Schemes*, in accordance with the requirements of the s106 (Schedule 4 para 5.1), to be submitted prior to implementation of development on any parcel that contains open space.

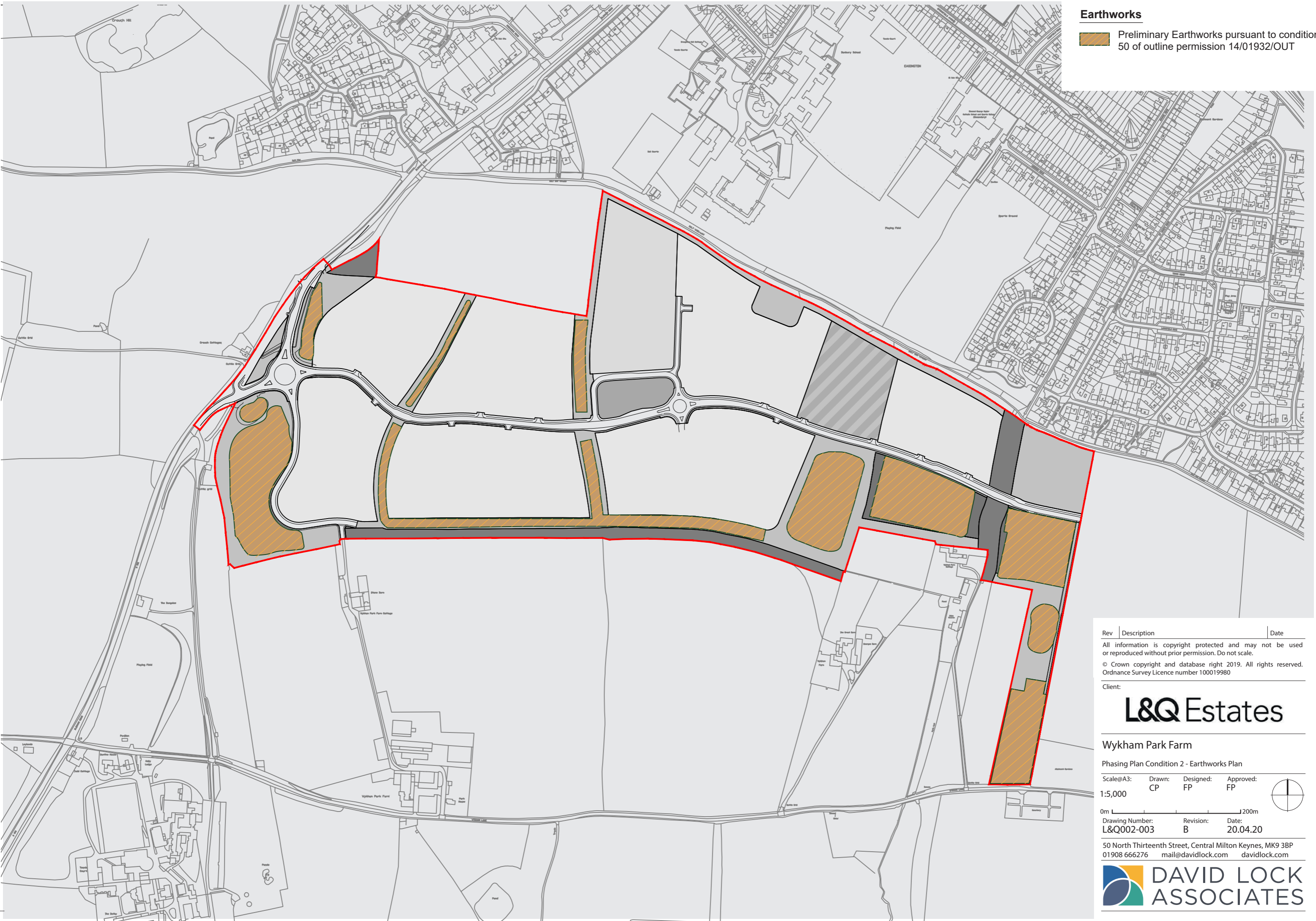
5.0 S106 triggers for infrastructure provision

- 5.1 This Phasing Statement aligns with the requirements of the section 106 agreement (S106) attached to the outline planning permission but does not supersede these requirements. The statement demonstrates the coordinated approach to the provision of infrastructure alongside the delivery of residential parcels and will be used to help inform the coordination of reserved matters applications.
- 5.2 Occupation-based delivery requirements contained within the S106 for on-site infrastructure and amenities are as follows and align with the triggers presented on the phasing plan:

Dwelling Occupation	S106/ Condition 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
200th or 2 years after the 1st (whichever is the earlier)	Completion of the spine road to eastern site boundary
299th	2 nd LAP
499th	3 rd LAP, 2 nd LEAP
400th	Emergency Access
500th	Community Facility
599th	NEAP
600th	Allotments, Permissive Bridleway, Sports Pitches, and Pavilion
699th	4 th LAP
750th	Completion of the spine road to White Post Road
899th	5 th LAP

Earthworks

 Preliminary Earthworks pursuant to condition 50 of outline permission 14/01932/OUT



Rev	Description	Date

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L&Q Estates

Wykham Park Farm
 Phasing Plan Condition 2 - Earthworks Plan

Scale@A3:	Drawn:	Designed:	Approved:
1:5,000	CP	FP	FP

Drawing Number:	Revision:	Date:
L&Q002-003	B	20.04.20

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Residential Parcels

- Parcel A - 100-110 dwellings A
 - Parcel B - 110-122 dwellings B
 - Parcel C - 135-150 dwellings C
 - Parcel D - 150-165 dwellings D
 - Parcel E - 135-140 dwellings E
 - Parcel F - 200-223 dwellings F
 - Parcel G - 85-95 dwellings G
- (NB Indicative number of dwellings)

Highway Infrastructure

- Phase 1
- Phase 2
- Phase 3

Drainage Infrastructure

- Phase 1
- Phase 2

Strategic Landscaping

- Phase 1
- Phase 2
- Phase 3

Schools

- Primary School - Land to be transferred prior to 100th occupation or 24 months after 1st occupation (whichever is the earlier).
- Secondary School Land - to be transferred prior to the 190th occupation or 36 months after 1st or the completion of the spine road (whichever is the earlier).

Local Centre

- Local Centre - Community Centre within the Local Centre to be provided prior to the occupation of 500 dwellings. Temporary hard-standing to be provided prior to the delivery of the local centre/community centre.

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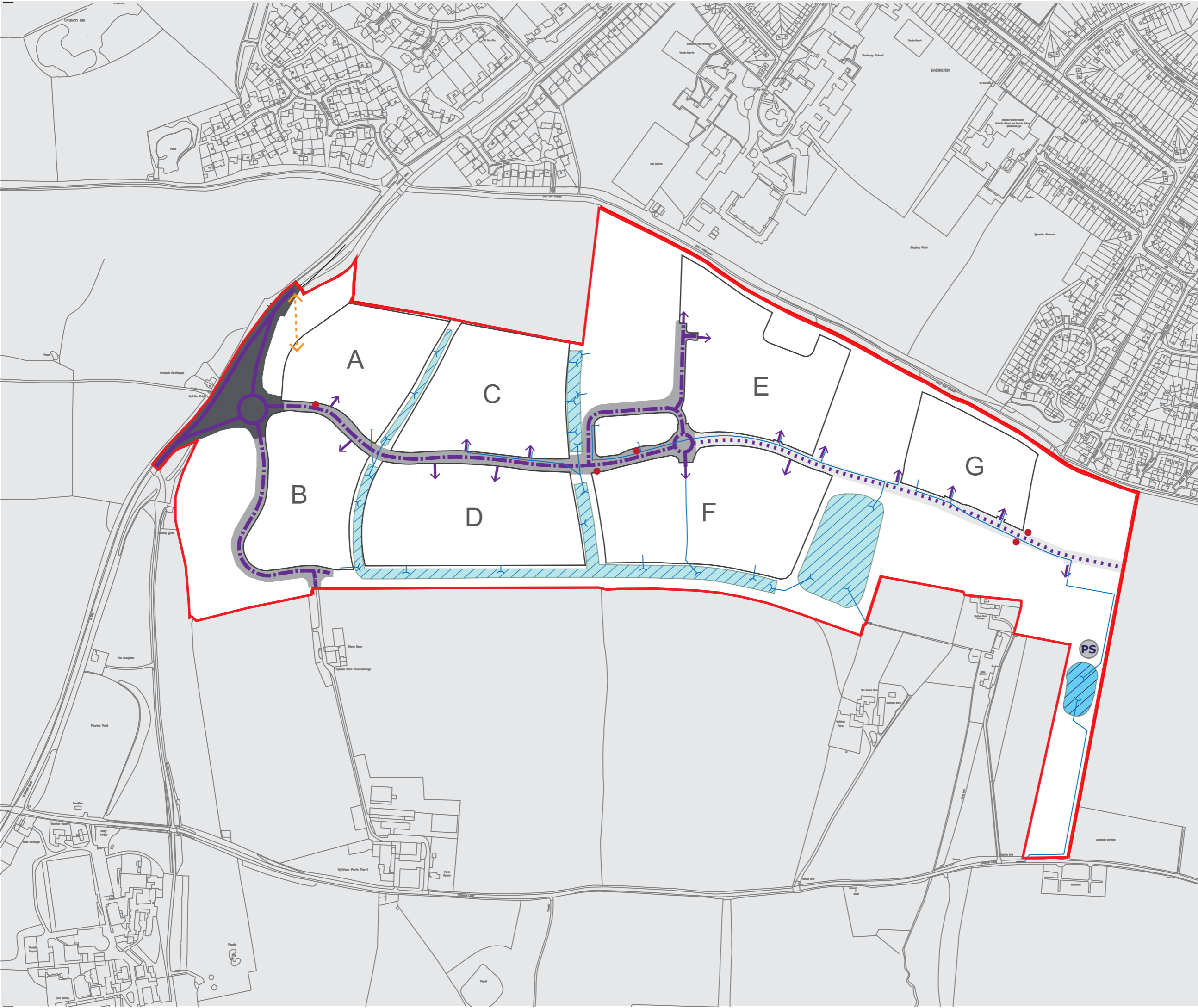
**Wykham Park Farm
 Phasing Plan Condition 2 - Development Phase
 Referencing Plan**

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Drawing Number:	Revision:	Date:
L&Q002-002	G	14.10.20

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Development Parcels

Residential Parcels A - G

Highway Infrastructure

Phase 1 - Access from Bloxham Road provided prior to 1st occupation

Phase 2 - Spine Road to be completed to eastern site boundary by 200 occupations or 2 years after the 1st (whichever is the earlier)

Phase 3 - Spine Road to be completed to eastern site boundary by 200 occupations or 2 years after the 1st (whichever is the earlier)

Bus stops - shelters to be completed by 200 occupations + temporary stops for initial occupations. Detail to be approved as part of Spine Road RMA.

Access points to residential parcels - To be approved as part of Spine Road RMA.

Emergency Access - Open to pedestrians and cyclists. Route to spine road designed as part of reserved matters for Parcel A. Route to connect to spine road prior to occupation of 400 dwellings.

Drainage Infrastructure

Phase 1 - Pond and connecting swales/SuDS/strategic drainage infrastructure to be provided prior to 1st occupation of any dwelling on parcels A-F.

Phase 2 - Pond and strategic infrastructure to be provided prior to 1st occupation of any dwelling on parcel G, or first use of sports pitches/pavilion.

Surface water drainage network - Pipe culverts

Foul Pumping Station - To be delivered by 200 occupations - small package pump station for initial occupations. PS

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Wykham Park Farm Phasing Plan Condition 2 - Highways and Drainage Infrastructure

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Drawing Number: **L&Q002-004** Revision: **D** Date: **14.10.20**

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Development Parcels

Residential Parcels

A - G

Strategic Landscaping

Phase 1 - To be completed prior to 100th occupation in Parcel A and B or 3 years from commencement.



Phase 2a - To be completed within 18 months from the first occupation in Parcel C or D or 5 years from commencement.



Phase 2b - To be completed within 18 months from the 1st occupation in Parcel E or F or 6 years from date of commencement.



Phase 3 - To be completed within 18 months from 1st occupation in Parcel G or 6 years from date of commencement.



PRow/Bridleway Routes

Existing PRow



Proposed PRow diversion - Diversion prior to commencement of works in relation to parcel G and in accordance with timescales and routing agreed as part of condition 41.



Existing Bridleway



Proposed Bridle Route - Adjacent sections to be completed in parallel with Primary School Land and Parcels C + D and no later than the opening of the community centre. Remaining sections to be completed prior to 600th occupation.



Pedestrian Access - connecting between existing school + playing fields to be provided by OCC.



Indicative Leisure Route - Routes will be provided alongside strategic GI corridors.



FOS/Play Areas

NEAP - To be provided prior to 600th occupation.



LEAP 1 - To be provided prior to 200th occupation.



LEAP 2 - To be provided prior to 500th occupation.



Sports Pitches - To be provided prior to 600th occupation.



Link between Pitches - To be provided prior to the sports pitches first being brought into use.



Pavilion - To be provided prior to 600th occupation.



Allotments

Allotments - To be provided prior to 600th occupation.



Allotment Access - To be provided prior to the allotments first being brought into use.



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Wykham Park Farm Phasing Plan Condition 2 - Landscaping and Open Space Plan

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