

Linda Griffiths
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

By Planning Portal

4th May 2020

Our Ref: L&Q002/FP/DL

CDC Ref:
14/01932/OUT

Planning Portal ref:
PP-08689820

Dear Linda,

Land at Wykham Park Farm, Banbury

Submission to Discharge Condition 50: Preliminary Earthworks Strategy

We write on behalf of our client L&Q Estates– the applicant – in respect to the discharge of pre-commencement condition 50 required pursuant to the outline planning permission 14/01932/OUT.

Condition 50 states:

"Prior to the commencement of development, a strategy for preliminary earthworks shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following:

- *Details relating to the proposed grading and mounding of land areas including the indicative levels and contours to be formed.*

This covering letter accompanies a technical note and a set of plans that together demonstrate the strategy for the preliminary earthworks to be carried out and as such meet the requirements of the condition. The submitted documents include:

- WPF-HYD-XX-XX-RP-C0002 Earthworks Strategy Tech Note;
- WPF-HYD-XX-XX-DR-C-0209 Rev P02 Storage Area Sections;
- WPF-HYD-XX-XX-DR-C-0210 Rev P03 Sports Pitch A Sections;
- WPF-HYD-XX-XX-DR-C-0211 Rev P02 Sports Pitch B Sections;
- WPF-HYD-XX-XX-DR-C-0212 Rev P05 Leap Sections;
- WPF-HYD-XX-XX-DR-C-0213 Rev P04 Leap Sections;
- WPF-HYD-XX-XX-DR-C-0215 Rev P02 Cross Section Location Plan; and
- WPF-HYD-XX-XX-DR-C-2400 Rev P13 Cut & Fill Analysis.

The submission provides information in relation to the site wide preparatory earthworks. The intention of the strategy is for all site won material and topsoil to be moved within the site boundary and for a cut & fill balance to be achieved.

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The main earthworks relate to the creation of the site wide drainage network, including two attenuation basins and a swale system. The earthworks also propose the creation of two platforms for the sports pitches, in accordance with the agreed archaeology mitigation strategy, and to create parkland and play area at the entrance to the development. Other earthworks relate to the construction of the main spine road and site access.

Due to the interrelationship between the earthworks, drainage and remediation strategies and the approach to material management as part of the comprehensive site-wide preparatory works, parallel but separate submissions for C10: Site Drainage Strategy and C13: Remediation and Materials Management have been made to Cherwell District Council. Submissions have been made separately to enable these conditions to be approved independently of each other.

This application has been submitted via Planning Portal along with the requisite fee of £116.00.

We trust that the enclosed information is sufficient to allow condition 50 to be discharged, however if you require any further information please do not hesitate to contact my colleague Donna Lavender (DLavender@davidlock.com).

Yours sincerely,



FRANCESCA PARMENTER
Senior Associate

Cc: - Sarah Griffiths L&Q Estates;

Enc: WPF-HYD-XX-XX-RP-C0002 Earthworks Strategy Tech Note;
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WPF-HYD-XX-XX-DR-C-0213 Rev P04 Leap Sections;
WPF-HYD-XX-XX-DR-C-0215 Rev P02 Cross Section Location Plan; and
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