

Linda Griffiths
Principal Planning Officer
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Via Email

25th November 2020

Our Ref: L&Q002/FP/DL

LPA refs:

Cond 10 |
20/01164/DISC

Cond 13 |
20/01163/DISC

Cond 50 |
20/01162/DISC

Dear Linda,

Land at Wykham Park Farm, Banbury

**Submission to Discharge Condition 10: Drainage Strategy,
Condition 13: Remediation and Materials Strategy and
Condition 50 Earthworks Strategy.**

Further to the submission of the above discharge of condition applications, we have reviewed the consultation responses received and provide an updated and revised submission as set below.

A revised Drainage Strategy Report (WPF_HYD_XX_XX_RP_C0003 _ Rev 05) is submitted which responds directly to comments received from consultees including OCC Drainage as Local Lead Flood Authority. The revised submission provides updates and clarifications in respect to technical matters including the approach to drainage assessment and calculations and climate change allowance.

It also responds to comments received in relation to design of the swale/ ditch channels and their role and relationship with the wider green way corridor including the protection and retention of existing tree and hedgerow features, as well as the confirmation of 1:3 ditch profiles with the introduction of a more varied design response to add interest within the wider green way profile.

Design principles and parameters for the green way, including their central role as access and movement corridors and facilitators of pedestrian and cycle cross parcel permeability are referenced and secured in the Design Parameters Code.

The detailed design for the green way corridors will be further developed and agreed with the local planning authority as part of landscape reserved matters.

The main earthworks are subject of a conditions application ref 20/01162/DISC relating to the creation of the site wide drainage network, including two attenuation basins, a swale system, the creation of two platforms for the sports pitches, in accordance with the agreed archaeology mitigation strategy, and the 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.

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The below provides clarification in relation to comments raised by the local planning authority.

Plans (WPF-HYD-XX-XX-DR-C-0216 Rev P02, WPF-HYD-XX-XX-DR-C-0217 Rev P02 & WPF-HYD-XX-XX-DR-C-0218 Rev P02) have been submitted to illustrate the extent and scope of ground remodelling across the site, and includes existing and proposed levels and contours to help demonstrate the approach taken to the earth regrading across the site.

The objective of the earthworks is to create development platforms and attenuation features through a neutral cut and fill exercise (see *Table 3 Earthworks Strategy Tech Note* which confirms neutral cut and fill calculations), 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.

The Arboricultural Technical Note (edp5378_r003a) illustrates the tree protection and tree retention measures to support the implementation of the earthworks strategy.

We note no objection to the approach adopted in the remediation strategy from the Council's EHO, however clarification has been requested by the local planning authority in relation to the approach to the sports pitch and play areas. Some 600 mm cover is proposed to these areas, comprised of 300 mm non-contaminated substrate material and 300 mm top soil (see *Table 1 Earthworks Strategy Tech Note*, which provides detail in relation to topsoil calculations).

There will be no impact upon the drainage of the pitches, which will be designed to accommodate shallow drainage – as guided by Sport England standards (300mm) and as appropriate to avoid the buried archaeology as agreed through the approved Written Scheme of Investigation.

We note the Local Planning Authority position in relation to avoidance of the creation of soil heaps. We refer to condition 23 of the outline consent that requires a soil management plan relating to soil arisings, to be submitted prior to the commencement of a development phase (including for landscaped areas and development parcels) to ensure that topsoil is stored separately from subsoil and that it is available to be reused as a growing medium for soft landscaping.

The proposed re-mounding at the western edge of the site adjacent to Bloxham Road is part of the designed landscape strategy to integrate the existing retained woodland to the north and the tree belt along Bloxham Road to create character around the gateway and reconfigured Bloxham Road. Visibility into the site will be limited to the gateway entrance, due to the remodelled parkland and existing and new planting. This relationship and design intent is illustrated in the Design Parameters Code.

The amendments referred to in this revised submission and further detailed in the **appended revised drawing/report register**, satisfactorily address the issues raised by the Council and the relevant consultees and we therefore request that the Council determines the discharge of conditions applications as soon as possible to assist in unlocking the implementation of the site.

To allow the Council and consultees adequate time to consider the amendments we hereby agree to an "extension of time" for the determination of the application **until 16th December 2020**, at which time we can review progress.

Nevertheless, please do contact me or my colleague Donna Lavender (**DLavender@davidlock.com**) at your earliest opportunity should you have any queries.

Yours sincerely,



FRANCESCA PARMENTER
Senior Associate

Cc: - Sarah Griffiths L&Q Estates;

Appendix 1: Revised Drawing/Report Register for Each Condition
Cond 10 (Drainage) | LPA Reference 20/01164/DISC

Previously submitted to be Superseded	Revised & New Material
DLA Covering Letter dated 4 th May 2020	DLA Covering Letter Dated 25 th November 2020
WPF-HYD-XX-XX-RP-C0003 Drainage Strategy Report	WPF_HYD_XX_XX_RP_C0003_ Rev 05 Drainage Strategy Report
	WPF_HYD_XX_XX_RP_C0005_Drainage Planning Response
	edp5378_r003-A-Arboricultural Technical Note

Cond 13 (Remediation) | LPA Reference 20/01163/DISC

Previously submitted to be Superseded	Revised & New Material
DLA Covering Letter dated 4 th May 2020	DLA Covering Letter Dated 25 th November 2020

Cond 50 (Earthworks) | LPA Reference 20/01162/DISC

Previously submitted to be Superseded	Revised & New Material
DLA Covering Letter dated 4 th May 2020	DLA Covering Letter Dated 25 th November 2020
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-0209 Rev P03 Storage Area Sections
WPF-HYD-XX-XX-DR-C-0210 Rev P03 Sports Pitch A Sections	WPF-HYD-XX-XX-DR-C-0210 Rev P04 Sports Pitch A Sections
WPF-HYD-XX-XX-DR-C-0211 Rev P02 Sports Pitch B 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-0212 Rev P06 Leap Sections
WPF-HYD-XX-XX-DR-C-0213 Rev P04 Leap Sections	WPF-HYD-XX-XX-DR-C-0213 Rev P05 Leap Sections
WPF-HYD-XX-XX-DR-C-0215 Rev P02 Cross Section Location Plan	WPF-HYD-XX-XX-DR-C-0215 Rev P04 Cross Section Location Plan
WPF-HYD-XX-XX-DR-C-2400 Rev P13 Cut & Fill Analysis	WPF-HYD-XX-XX-DR-C-2400 Rev P15 Cut & Fill Analysis
	edp5378_r003-A-Arboricultural Technical Note
	WPF-HYD-XX-XX-DR-C-0214 Rev P02 Detention Basin Sections
	WPF-HYD-XX-XX-RP-C0002 Rev 5 Earthworks Strategy Tech Note
	WPF-HYD-XX-XX-DR-C-0216 Rev P02 Existing & Proposed Contours Sh1
	WPF-HYD-XX-XX-DR-C-0217 Rev P02 Existing & Proposed Contours Sh2
	WPF-HYD-XX-XX-DR-C-0218 Rev P02 Existing & Proposed Contours Sh3