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By Planning Portal

21<sup>st</sup> December 2020

Planning Portal Ref:  
PP-09358704

DLA Ref:  
L&Q002/DLL

Dear Linda,

### **WYKHAM PARK FARM**

#### **Approval of Reserved Matters: Spine Road, including landscaping and associated infrastructure.**

I am pleased to submit this application on behalf of our client, L & Q Estates Limited (Previously known as Gallagher Estates). The application seeks approval for all matters reserved by the outline planning permission (14/01932/OUT) in respect of the main spine road through the site at Wykham Park Farm. The application therefore seeks reserved matters approval for:

*Approval of Reserved Matters: Spine Road, including landscaping and associated infrastructure.*

### **Background**

This application is pursuant to the outline planning permission for the development of Strategic Development at South West Banbury (Policy 17), granted on 19<sup>th</sup> December 2019, under reference 14/01932/OUT, for:

*"Outline - Development of up to 1,000 dwellings together with a mixed use local centre [including A1 retail up to 1,000 m2, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school and safeguarded additional primary school land; secondary school playing field land; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures. Formation of a new roundabout access from the A361 together with associated alterations to alignment of Bloxham Road and provision of a section of link road through the site up to its eastern-most boundary."*

The application seeks the approval of Reserved Matters pursuant to Condition no. 1 of the outline planning permission 14/01932/OUT, which states:

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*"No development shall commence on a phase identified within an approved phasing plan (see condition 2), with the exception of works undertaken in accordance with condition 50, until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) of the development proposed to take place within that phase have been submitted to and approved in writing by the Local Planning Authority.*

*Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)."*

In addition, this application seeks to discharge formally condition 7, which specifically relates to the spine road and states:

*"The first application for approval of reserved matters shall include full details of the link road (from its access off Bloxham Road to the eastern boundary of the application site) including its alignment, specification, main junctions (other than private drives), drainage, crossings, road markings, traffic calming, footways/cycle lanes, verges, street lighting, bus stop infrastructure and associated soft landscaping. No development shall take place on the site until the hereby specified link road details have been approved through the grant of a reserved matters approval and the development shall thereafter be carried out in accordance with the link road details approved except where otherwise agreed in writing by the local planning authority."*

## **Proposal**

This reserved matter application relates to the spine road only which runs through the site from the roundabout access arrangement from Bloxham Road which was approved as part of the outline and up to the adjacent site being developed by Barratts David Wilson homes which was recently subject to an approved reserve matters approval under reference 18/0895/REM.

A further separate reserve matters application has been applied for in parallel to this submission, which seeks approval for the Western Perimeter Road and the secondary school loop. This has been submitted under planning portal reference PP-09358786.

## **Submission**

The formal submission comprises the following drawings and documents, which should be read as a whole:

- Covering letter (DLA);
- Application form (DLA);
- Application Plans and Drawings:
  - WPF-HYD-XX-XX-DR-C-0010-P03 Spine Road Red Line Boundary (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0005-P07 Spine Road General Arrangement Sh1 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0006-P07 Spine Road General Arrangement Sh2 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0007-P07 Spine Road General Arrangement Sh3 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0008-P07 Spine Road General Arrangement Sh4 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0009-P06 Spine Road General Arrangement Sh5 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0221-P02 Long Sections Sh1 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0222-P02 Long Sections Sh2 (Hydrock)
  - WPF-HYD-XX-XX-DR-C-0223-P01 Long Sections Sh3 (Hydrock)

- WPF-HYD-XX-XX-DR-C-0224-P02 Long Sections Sh4 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0225-P01 Long Sections Sh5 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0226-P01 Long Sections Sh6 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0401-P02 Spine Road Construction Detail Sh1 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0402-P01 Spine Road Construction Detail Sh2 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0601-P05 Drainage Layout Sh1 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0602-P05 Drainage Layout Sh2 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0603-P05 Drainage Layout Sh3 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0604-P05 Drainage Layout Sh4 (Hydrock)
- WPF-HYD-XX-XX-DR-C-0605-P08 Drainage Layout Sh5 (Hydrock)
- WPF-HYD-XX-XX-DR-C-2300-P02 Spine Road Swept Path Analysis (Hydrock)
- WPF-HYD-XX-XX-DR-C-2301-P02 Spine Road Swept Path Analysis (Hydrock)
- edp5378\_d009-C-Detailed Landscape Design of Road Corridor (EDP)
- Planning, Design and Access Statement (DLA); and
- Highways Technical Note WPF-HYD-XX-XX-RP-C-0005 (Hydrock).

The information supplied herein, also seeks to resolve a number of pre-commencement relatable conditions, which are also the subject of a separate discharge of condition application, but are as follows:

- Cond 8: Site and Finished Floor Levels (Detail included on the General Arrangement Drawings referenced above).
- Cond 11: Drainage, related specifically to that element and in accordance with the site wide strategy (Detail included on the Drainage Layout Drawings referenced above).
- Cond 19: Works within 10m of an existing ROW (Detail included on the General Arrangement Drawings referenced above).
- Cond 20: All applications for reserved matters approval relating to a phase shall include details of the alignment and specification of any and all new and/or enhanced footpaths, bridleways and cycle tracks. (Detail included on the General Arrangement Drawings referenced above).
- Cond 25: Street lighting (Detail included on the General Arrangement Drawings referenced above).
- Cond 32: No Trees or hedgerows lost unless directly related to access from Bloxham Road (Detail included on the landscaping drawings referenced above and AIA to follow).
- Cond 42: Measures of protection of the Bodicote 11 Bridleway (Detail included on the General Arrangement Drawings referenced above).
- Cond 48: Details of access to Wykham Park Farm (Detail included on the General Arrangement Drawings referenced above).

## **Conclusion**

The spine road will provide an essential section of road through the development and providing a link to the remainder of the allocation which recently gained its detailed approval. The forward delivery of infrastructure will enable the residential parcels and associated infrastructure parcels to be accessed and serviced such that the parcels can begin to be developed.

The application is in accordance with the principles of the emerging Design Code for Wykham Park Farm, and those principles set out in the outline planning permission, phasing, and other related documents.

The application has been submitted via the Planning Portal with the requisite fee of £2,028. We trust that the information provided will enable you to validate and subsequently approve the application shortly. However, please do contact me or my colleague Francesca Parmenter ([FParmentar@davidlock.com](mailto:FParmentar@davidlock.com)) at your earliest opportunity should you have any queries about the application.

Yours sincerely,



**Donna Lavender**  
**Associate**

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Cc: Sarah Griffiths L&Q Estates