

Linda Griffiths
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By Planning Portal

16th April 2021

Planning Portal Ref:
PP-09358704

LPA Ref:
20/03702/REM

DLA Ref:
L&Q002/DLL

Dear Linda,

WYKHAM PARK FARM

Approval of Reserved Matters: Spine Road, including landscaping and associated infrastructure (20/3702/REM).

I write further to the submission of the application for the Spine Road at Wykham Park Farm (20/3702/REM) 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.

This covering letter supports the submission of revised plans and material which includes changes to the alignment of the proposed spine road to protect the proposed Neolithic causeway. These changes remain within the previously submitted red line site boundary.

In addition, there are further technical highway changes presented to the spine road to include amendments to the design of the bus stops, inclusion of double yellow lining, traffic calming and safe crossing in accordance with our client's advice, received from the Oxfordshire County Council's Highways Team. In addition, this revised submission is supported by a Road Safety Audit, Stage 1 (RSA1) and Designers Response.

The submission includes landscape and planting changes to the spine road, in accordance with the Council's Landscape Officer's advice received on 1st March 2021, and also responds to the comments raised in your email dated 12th April. A 4m verge is proposed on the north, planted with amenity grass and trees. A different tree species is now proposed for each of the four sections of spine road, those sections are defined by greenway crossing points and the wooded PRow at the eastern end of the site. The variation in tree species reflects the change in character along the spine road, influenced in part by the development uses along it. Pairs of larger lime trees will punctuate the street scene at greenway nodal points and will frame the spine road crossing points.

The tree placement is designed to be spaced at 20m centres but must also accommodate highway safety requirements including vis splays at junctions, and the provision of street lighting - OCC has

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advised that lamp columns cannot be within 10m of a tree. The placement of the street trees along the spine road is underpinned by a desire to deliver a tree planted 'avenue', a character that is supported by CDC. This requires regularly spaced formal tree planting within the spine road verge, rather than fewer and irregular groupings of trees.

We have reviewed the approved landscape treatment for the spine road section to be delivered by BDW and consider our design to be consistent, both in terms of the regularity of tree planting and no southern verge to the spine road. We have provided an extract below, which further demonstrates this continuity:



An Arboricultural Impact Assessment is also provided containing information in relation to the protection of trees indicated to be retained as part of the outline planning permission.

Submission

Please substitute the plans and reports as detailed in the table below:

Superseded		Substitutions /New Material	
WPF-HYD-XX-XX-DR-C-0005-P07	Spine	WPF-HYD-XX-XX-DR-C-0005-P11-Spine	
Road General Arrangement Sh1 (Hydrock)		Road General Arrangement Sh1	
WPF-HYD-XX-XX-DR-C-0006-P07	Spine	WPF-HYD-XX-XX-DR-C-0006-P12-Spine	
Road General Arrangement Sh2 (Hydrock)		Road General Arrangement Sh2	
WPF-HYD-XX-XX-DR-C-0007-P07	Spine	WPF-HYD-XX-XX-DR-C-0007-P12-Spine	
Road General Arrangement Sh3 (Hydrock)		Road General Arrangement Sh3	
WPF-HYD-XX-XX-DR-C-0008-P07	Spine	WPF-HYD-XX-XX-DR-C-0008-P11-Spine	
Road General Arrangement Sh4 (Hydrock)		Road General Arrangement Sh4	
WPF-HYD-XX-XX-DR-C-0009-P06	Spine	WPF-HYD-XX-XX-DR-C-0009-P11-Spine	
Road General Arrangement Sh5 (Hydrock)		Road General Arrangement Sh5	
WPF-HYD-XX-XX-DR-C-0010-P03	Spine	WPF-HYD-XX-XX-DR-C-0010-P06	Spine
Road Red Line Boundary		Road Red Line Boundary	
WPF-HYD-XX-XX-DR-C-0221-P02	Long	WPF-HYD-XX-XX-DR-C-0221-P04	Long
Sections Sh1 (Hydrock)		Sections Sh1	

WPF-HYD-XX-XX-DR-C-0222-P02 Sections Sh2 (Hydrock)	Long	WPF-HYD-XX-XX-DR-C-0222-P05 Sections Sh2	Long
WPF-HYD-XX-XX-DR-C-0223-P01 Sections Sh3 (Hydrock)	Long	WPF-HYD-XX-XX-DR-C-0223-P03 Sections Sh3	Long
WPF-HYD-XX-XX-DR-C-0224-P02 Sections Sh4 (Hydrock)	Long	WPF-HYD-XX-XX-DR-C-0224-P04 Sections Sh3	Long
WPF-HYD-XX-XX-DR-C-0225-P01 Sections Sh5 (Hydrock)	Long	n/a	
WPF-HYD-XX-XX-DR-C-0226-P01 Sections Sh6 (Hydrock)	Long	n/a	
WPF-HYD-XX-XX-DR-C-0401-P02 Road Construction Detail Sh1 (Hydrock)	Spine	WPF-HYD-XX-XX-DR-C-0401-P04 Road Construction Details	Spine
WPF-HYD-XX-XX-DR-C-0402-P01 Road Construction Detail Sh2 (Hydrock)	Spine	n/a	
WPF-HYD-XX-XX-DR-C-0601-P05 Layout Sh1 (Hydrock)	Drainage	WPF-HYD-XX-XX-DR-C-0601 P07 Layout	Drainage
WPF-HYD-XX-XX-DR-C-0602-P05 Layout Sh2 (Hydrock)	Drainage	WPF-HYD-XX-XX-DR-C-0602 P07 Layout	Drainage
WPF-HYD-XX-XX-DR-C-0603-P05 Layout Sh3 (Hydrock)	Drainage	WPF-HYD-XX-XX-DR-C-0603 P07 Layout	Drainage
WPF-HYD-XX-XX-DR-C-0604-P05 Layout Sh4 (Hydrock)	Drainage	WPF-HYD-XX-XX-DR-C-0604 P07 Layout	Drainage
WPF-HYD-XX-XX-DR-C-0605-P08 Layout Sh5 (Hydrock)	Drainage	WPF-HYD-XX-XX-DR-C-0605 P10 Layout	Drainage
WPF-HYD-XX-XX-DR-C-2300-P02 Road Swept Path Analysis (Hydrock)	Spine	WPF-HYD-XX-XX-DR-C-2300.1-P04 Road Swept Path Analysis Sh2	Spine
WPF-HYD-XX-XX-DR-C-2301-P02 Road Swept Path Analysis (Hydrock)	Spine	WPF-HYD-XX-XX-DR-C-2301.1-P04 Road Swept Path Analysis Sh4	Spine
edp5378_d009-C-Detailed Design of Road Corridor (EDP)	Landscape	edp5378_d009-G-Detailed Design of Road Corridor	
Highways Technical NoteWPF-HYD-XX-XX- RP-C-0005 (Hydrock).		WPF-HYD-XX-XX-RP-C-0005-P03 (Highway Planning Statement)	
		WPF-HYD-XX-XX-DR-C-0003-P04 Road Overview Plan	Spine
		WPF-HYD-XX-XX-DR-C-0009.1-P04 Road Roundabout Design Checks	Spine
		WPF-HYD-XX-XX-DR-C-0009.2-P04 Road Roundabout Visibility Checks	Spine
		WPF-HYD-XX-XX-DR-C-2300-P06 Road Swept Path Analysis Sh1	Spine
		WPF-HYD-XX-XX-DR-C-2301.2-P04 Road Swept Path Analysis Sh5	Spine
		WPF-HYD-XX-XX-DR-C-2301-P05 Road Swept Path Analysis Sh3	Spine
		WPF-HYD-XX-XX-DR-C-2302-P04 Road Swept Path Analysis Sh6	Spine
		edp5378_r011-B-Arboricultural Assessment - Spine Road	Impact
		WPF-HYD-XX-XX-RP-C-0010-P01 (Drainage Planning Statement)	
		WPF-HYD-XX-XX-RP-C-0008 Stage 1 RSA Response	

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 (PP-09746279), 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 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).

This further discharge of conditions application (PP-09746279) has been made for other pre-commencement conditions associated with the implementation of the spine road, this pack includes the information related to the following conditions, Cond 22 - Spoil Management Plan, Cond 23 - Soil Management Plan, Cond 19 + 42 - Details of protection to existing PRoW, Cond 48 - Details of access during construction & Cond 49 - site specific CMP.

Conclusion

We trust this is sufficient information to allow the submission to be reconsulted upon without delay and, in due course, for the Council to determine the submission.

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 set out in the outline planning permission, phasing, and other related documents.

The revisions have been submitted via the Planning Portal. Please do contact me or my colleague Francesca Parmenter (FParmenter@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