

# **Planning, Design & Access Statement**

Spine Road Reserve Matters Submission

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## **1.0 INTRODUCTION**

1.1 This Planning, Design & Access Statement ('the Statement') has been prepared by David Lock Associates ('DLA') on behalf of L & Q Estates Ltd (Previously known as Gallagher Estates), the master developer of Land at Wykham Park Farm which forms part of a Residential Led, Mixed Use Allocation of a Strategic Development known as South West Banbury.

1.2 The Wykham Park development includes outline permission under local authority reference 14/01932/OUT, first granted on 19<sup>th</sup> December 2019 on this part of the site for:

*"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."*

1.3 The development of site combines two adjoining sites that were allocated as a residential led development within the Councils adopted Development plan under Banbury Policy 17. The development as a whole will help the Council meet its housing requirements, create new jobs and investment opportunities, improve infrastructure.

1.3 The outline planning permission was subject to a number of conditions relevant to the proposal herein, those most relevant include:

Cond 1:

*"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*

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*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)."*

Cond 3:

*"In the case of the reserved matters, no application for approval shall be made later than the expiration of eight years beginning with the date of this permission.*

*Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004."*

Cond 7:

*"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.*

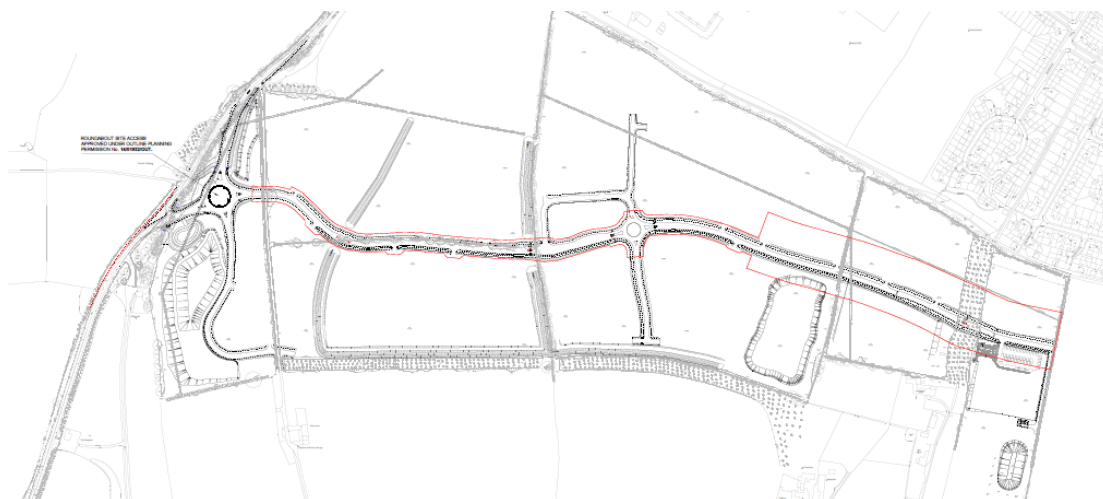
*Reason - To ensure that a suitable specification and alignment of link road is provided so that it meets its traffic mitigation requirements whilst not unduly compromising the urban design merits of the wider development in accordance with the requirements of Policies Banbury 17 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1."*

- 1.4 This application is for some 1369m of spine road which runs through the site from the roundabout access arrangement from Bloxham Road, approved as part of the outline (access plan reference B14129\_A\_005\_Rev\_D) up to the adjacent site being developed by Barratts David Wilson homes which was recently subject to a reserve matters approval under reference 18/0895/REM. The application is pursuant to the outline and includes landscaping and associated infrastructure.

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- 1.5 The application is one of a series of reserved matters applications ('RMAs') submitted by DLA on behalf of L&Q pursuant to the outline planning permission 14/01932/OUT. This includes, where necessary, details of access, appearance, landscaping, layout and scale ('the reserved matters') submitted for approval by Cherwell District Council, as the local planning authority, before development begins on the land or parcel to which it relates. This is in accordance with Condition No. 7 of the outline planning permission.
- 1.6 The outline conditions allow submission and approval of spine road ahead of approval of the Design Code. A reflection of the joint imperative between the Council and L&Q to deliver the spine road at the earliest opportunity and prior to 200 occupations on this site.
- 1.7 The development is structured around the spine road (Primary Street). The primary street network (which also includes cycleways and footpaths) will form the central connection through the site, connecting each residential area to the community facilities and amenities within the Local Centre as well as provide a continuous link through the wider South West Banbury Strategic Development. The Local Centre will be the heart of the new Wykham Park Farm development and provide the focus for retail and community related facilities.
- 1.8 As such this Spine Road is a key and critical piece of infrastructure for the delivery of the wider Wykham Park Farm allocation.
- 1.9 It is in this spirit that L&Q submit this application for strategic highway infrastructure to support and expedite delivery of the development.
- 1.10 This Statement is structured as follows:
1. Introduction
  2. Site and its Surroundings
  3. Proposed Development
  4. Development Plan and Other Material Considerations
  5. Conclusion

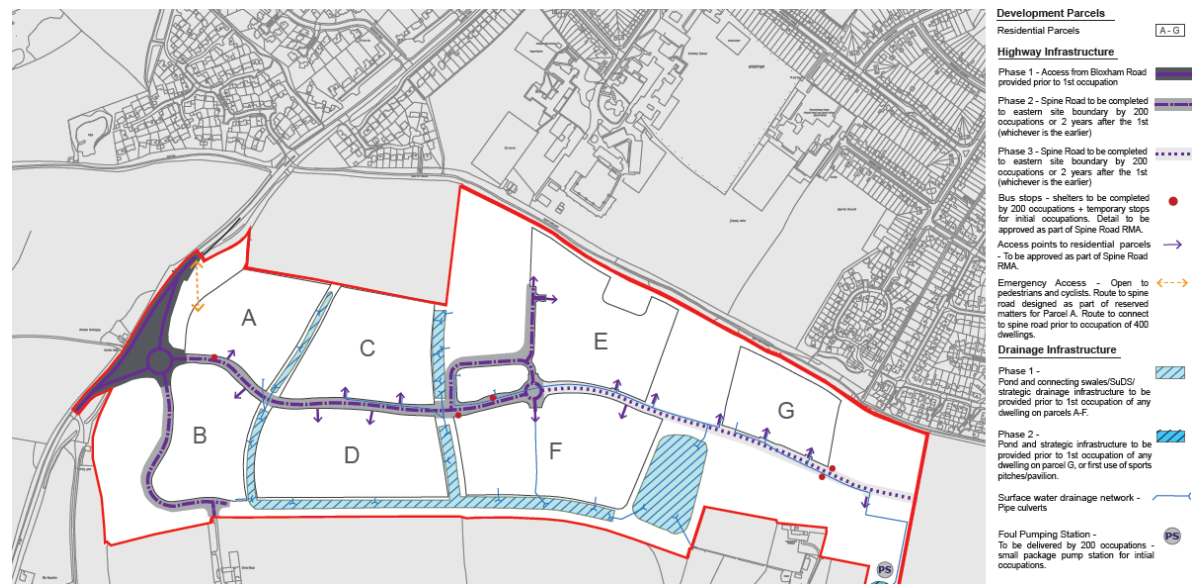
## **2.0 THE SITE AND SURROUNDINGS**

- 2.1 The application site comprises the area required to construct the section of spine road which runs through the site from the roundabout access arrangement from Bloxham Road up to the adjacent site being developed by Barratts David Wilson homes (the 'proposed development'). The red-lined site location plan is included in Figure 1 below. The site is 6.55 hectares.



**Figure 1 – Site Location (Source: Hydrock)**

- 2.2 The reserved matters extent extends eastwards from Bloxham Road, linking with the approved 'Spine Road' section of the adjoining development parcel.
- 2.3 The proposed development provides a fixed alignment for the main section of spine road and will provide for junctions along this alignment to serve the proposed development parcels to be brought forward by house builders. The proposed development also includes the detailed landscaping of the road and the provision of associated infrastructure such crossing points.
- 2.4 The roundabout access directly from Bloxham Road was approved as part of the outline planning permission and is provided on the plans supplied in support of this submission for context only, there are no changes proposed to that roundabout and it is not the subject matter of this submission.
- 2.5 The spine road is to be delivered in accordance with the Highways Infrastructure Plan Reference L&Q002-004 Rev D, as approved under Cond 2 of the outline permission. (See Figure 2).



**Figure 2 – Phasing**

2.6 Section 3.0 of the Statement will now describe the proposed development.

### **3.0 PROPOSED DEVELOPMENT**

#### **Proposals**

- 3.1 The proposed development is described as:

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

- 3.2 The application proposals involve the construction of the development spine road, footways, landscaping and associated works.
- 3.3 A further separate reserve matters submission has been applied for in parallel to this submission, which seeks approval for the Western Perimeter Road and the secondary school loop. This application provides the additional detail of the ancillary roads off the spine road, which are required to be delivered within Phase 1 of the development. The provision of associated infrastructure enables the delivery of Wykham Park Farm and ensures development will be supported by the necessary power and related infrastructure.

#### **Environmental Impact Assessment (EIA)**

- 3.4 An Environmental Statement and other supporting information were submitted with the original outline application 14/01932/OUT, as the proposals constituted EIA development. Consequently, "subsequent" applications are also regarded as EIA applications. Under the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)* subsequent EIA applications include reserved matters and matters requiring approval before development can commence (e.g. discharge of conditions).
- 3.5 It should be noted that the original Environmental Statement (dated October 2014) and supplemented by the Regulation 22 Further Information (dated March 2016) did not raise issues of overriding significance, and mitigation. Enhancement of existing habitats, features and services were built into the outline design approved with conditions governing further detailed information required prior to commencement of development or prior to occupation.
- 3.6 This RMA follows the approval of outline permission and been satisfactorily addressed by the original ES (as amended) in considering any significant environmental effects arising from the proposals. Therefore, no further ES is required. There are no new, additional or significant likely environmental effects arising from this proposal.



- 3.7 For the reasons set out later in this Statement, the proposals are consistent with the outline planning permission, other reserved matters approvals adjacent/adjoining to the site, and documents approved pursuant to the planning conditions discharged as referred to in this Statement.

#### **Application Submission**

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

*"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)."*

- 3.9 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.*

*Reason - To ensure that a suitable specification and alignment of link road is provided so that it meets its traffic mitigation requirements whilst not unduly compromising the urban design merits of the wider development in accordance with the requirements of Policies Banbury 17 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1."*

3.10 The application comprises:

- 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).

- 3.11 The following paragraphs consider the technical assessments supporting the application and how these assessments have informed the design of the proposal.

**Arboricultural Impact Assessment**

- 3.12 An Arboricultural Impact Assessment has been undertaken to inform this design and details the necessary tree protection measures to be implemented to ensure tree/hedgerow retention where possible. It is the intention that this will provide guidance to contractors used to undertake the development and is to be submitted to discharge Cond 32 of the Outline.

**Ecology**

- 3.13 The site currently comprises agricultural fields. In accordance with Condition 17 of the outline planning permission, a Badger Mitigation Strategy is required to be submitted and has been informed by up to date surveying of habitat. The survey information has informed the design of the scheme as whole, by ensuring appropriate buffers are maintained around any habitation. This strategy has been supplied to discharge this condition under separate cover.

**Archaeology**

- 3.14 An Archaeological Written Scheme of Investigation (October 2019) was submitted subsequent to the approval of the outline application and approved under Condition Nos 43, and 45. A detailed method statement for the preservation and protection of the Neolithic Causewayed Enclosure during the construction of the development was also supplied in support of those conditions. This submission has taken into account the need to avoid the Neolithic Causewayed Enclosure.

**Drainage**

- 3.15 An overarching site wide drainage strategy is required by Condition 10 of the outline permission. The proposed drainage plans supplied in support of this submission, demonstrate that both the surface water and foul water drainage designs are in accordance with the drainage proposals/strategies submitted to the Council pursuant to condition 10, Local Authority Reference 20/01164/DISC.

#### **4.0 DEVELOPMENT PLAN & OTHER MATERIAL CONSIDERATIONS**

- 4.1 In determining planning applications, the Council must follow the decision-making process indicated in section 70(2) of the *Town and Country Planning Act, 1990* (as amended by section 143 of the *Localism Act 2011*), which provides that the authority shall have regard to:

- (a) the provisions of the development plan, so far as material to the application;
- (b) any local finance considerations, so far as material to the application; and
- (c) any other material considerations.

- 4.2 Section 38(6) of the *Planning and Compulsory Purchase Act 2004 (as amended)* provides as follows:

*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*

- 4.3 Thus, the starting point for consideration of any application must be the development plan before going on to consider other material considerations. Such considerations can be wide-ranging as long as they relate to the use and development of land. In this case, the principal 'material considerations', other than those mentioned in Section 4.0 and elsewhere in this Statement, include the National Planning Policy Framework ('NPPF') and Planning Practice Guidance at the national level and the Council's Adopted Cherwell Local Plan 2011-2031 and Supplementary Planning Documents, at the local policy level.

#### **Development Plan**

- 4.4 The Development Plan principally comprises the Cherwell Local Plan 2011 -2031 adopted 20 July 2015 and relevant "saved" policies from the Local Plan 1996 for Cherwell, where policies were saved in 27 September 2007.
- 4.2 The site is as a Committed Strategic Development at South West Banbury (Banbury Policy 17) whereby this site the subject of this pursuant reserve matters submission, is read in conjunction with an adjoining counterpart to provide development of up to 1,345 dwellings with associated facilities and infrastructure as part of South West Banbury.

4.3 In relation to other policies in the adopted Joint Core Strategy, the principle of the proposed development has already been established by the granting of outline permission and approval of other documents (see Section 4 of this Statement). There is little specific guidance or policy on highways. However, the proposal, which sits within a framework of approved planning documents specific to Wykham Park Farm is considered to be consistent with the principles included within the Development Plan and therefore in accordance with:

- Policy PSD1: Presumption in Favour of Sustainable Development.
- Policy ESD 6: Sustainable Flood Risk Management
- Policy ESD 7: Sustainable Drainage Systems (SuDS)
- Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD 15: The Character of the Built and Historic Environment
- Policy Banbury 17: South of Salt Way – East

#### **Other Material Considerations**

#### **NPPF**

4.4 The proposal has been designed in accordance with the aims of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) in creating well-designed places and promoting sustainable transport, particularly Sections 9 and 12 of the NPPF. This recognises that good design is a key aspect of sustainable development, creates better places in which to live and helps make developments acceptable to communities.

4.5 Paragraph 127 of the NPPF is particularly relevant, as it states:

*Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 4.6 Paragraphs 108 and 109 of the NPPF are also relevant as they aim to ensure that safe and suitable access to development sites can be achieved for all users and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. These concerns do not apply here.

**Cherwell Residential Design Guide Supplementary Planning Document (SPD) (July 2018)**

- 4.7 The proposal meets the relevant Policy Principles in the SPD having regard to section 5 of the SPD which focuses on the need to ensure a connected and legible network, with a street design that is responsive to hierarchy, character and location and encourages walking and cycling. Traffic calming is also integrated as part of the street layout and urban form. Section 6.0 will now conclude this Statement.
- 4.8 The central spine road which runs through the centre of the development is planned to have a character that evolves as you pass from the western to eastern end, punctuated by nodal points which are aligned with intersecting landscape features.
- 4.9 Running from west to east the tree selection is therefore intended to be as follows: Sorbus aucuparia 'Cardinal Royal' group, Tilia cordata 'Greenspire' node, Carpinus betulus 'Frans Fontaine' group, Tilia cordata 'Greenspire' node, Acer campestre 'Elsrijk' group, Tilia cordata 'Greenspire' node, Ginko biloba group.
- 4.10 This landscaping proposal has been proposed following comprehensive dialogue with the Councils Landscape Officer and regard has been given to the landscaping proposals on the recently approved adjoining scheme for BDW under reference 18/0895/REM.

## **5.0 CONCLUSION**

- 5.1 In conclusion, it is considered that this reserved matter submission is in accordance with the outline permission, phasing plans, NPPF and supporting SPD guidance.
- 5.2 The proposed spine road as a primary street provides a fixed street alignment through the development site and is capable of being delivered and provide serviceable connections in advance of any residential parcel or ancillary social infrastructure as necessary to expedite delivery and service provision. The ability to provide serviced parcels will enable L&Q to respond to market demands and open up residential parcels effectively.
- 5.3 For all of the reasons set out in this Statement and supporting documentation, L & Q respectfully requests that the Council approves the reserved matters application in accordance with Section 38 (6) of the *Planning and Compulsory Purchase Act 2004* as soon as possible so the proposals can be constructed, and the benefits delivered.