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By Planning Portal

2<sup>nd</sup> June 2021

Planning Portal Ref:  
PP-09358704

LPA Ref:  
20/03702/REM

DLA Ref:  
L&O002/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 in responds to comments specially raised by the Councils Landscape Officer and County Council Highways and Drainage teams. These changes remain within the previously submitted red line site boundary.

The landscaping plans have been revised and reflect agreement reached at the landscape workshop 26.05.21 with you and Judith Ward, in relation to the approach to planting within the Spine Road verge and species mix. It was agreed that we use *Tilia cordata* 'Rancho' as the main spine road trees, with pairs of *Ginkgo biloba* to frame the greenway node entrances.

Furthermore, following Oxfordshire County Council Highways comments and in discussion with Stagecoach in relation to bus stops, the GA drawings and Stage 1 Road Safety Audit have been updated with this submission. The changes include:

- Cycle on-slips tapered;
- Equestrian holding areas of dimensions [10m x 5m] shown at the back of footways at bridle crossing points;
- Localised road widening added to the inside of tight horizontal curves;
- Roundabout southern parallel crossing shifted 3m north;
- Eastern pedestrian refuge increased to 2.5m and road widening adjusted to suit;
- 2x additional informal pedestrian crossings added at eastern end of Spine Road;
- Local centre bus stops made into partial pull-ins in current locations;
- Bus shelter hardstanding increased to 5mx2m;

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- Limit of adoption extended by 1m on all parcel side roads to rectify buildability concerns.

Finally, some queries were raised by the County Councils Drainage team, which required clarification. This clarification has been provided through a **formal technical drainage response note**, prepared by Hydrock. This was confirmed informally with the LLFA as being an acceptable approach to deal with the comments raised.

### Submission

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

Previously Submitted Material	Revised Material
WPF-HYD-XX-XX-DR-C-0005-P11-Spine Road General Arrangement Sh1	WPF-HYD-XX-XX-DR-C-0005-P12-Spine Road General Arrangement Sh1
WPF-HYD-XX-XX-DR-C-0006-P12-Spine Road General Arrangement Sh2	WPF-HYD-XX-XX-DR-C-0006-P13-Spine Road General Arrangement Sh2
WPF-HYD-XX-XX-DR-C-0007-P12-Spine Road General Arrangement Sh3	WPF-HYD-XX-XX-DR-C-0007-P13-Spine Road General Arrangement Sh3
WPF-HYD-XX-XX-DR-C-0008-P11-Spine Road General Arrangement Sh4	WPF-HYD-XX-XX-DR-C-0008-P12-Spine Road General Arrangement Sh4
WPF-HYD-XX-XX-DR-C-0009-P11-Spine Road General Arrangement Sh5	WPF-HYD-XX-XX-DR-C-0009-P12-Spine Road General Arrangement Sh5
WPF-HYD-XX-XX-DR-C-0010-P06 Spine Road Red Line Boundary	WPF-HYD-XX-XX-DR-C-0010-P07 Spine Road Red Line Boundary
WPF-HYD-XX-XX-DR-C-0601 P07 Drainage Layout Sh1	WPF-HYD-XX-XX-DR-C-0601 P08 Drainage Layout Sh1
WPF-HYD-XX-XX-DR-C-0602 P07 Drainage Layout Sh2	WPF-HYD-XX-XX-DR-C-0602 P08 Drainage Layout Sh2
WPF-HYD-XX-XX-DR-C-0603 P07 Drainage Layout Sh3	WPF-HYD-XX-XX-DR-C-0603 P08 Drainage Layout Sh3
WPF-HYD-XX-XX-DR-C-0604 P07 Drainage Layout Sh4	WPF-HYD-XX-XX-DR-C-0604 P08 Drainage Layout Sh4
edp5378_d009-G-Detailed Design of Road Corridor	edp5378_d009-H-Detailed Design of Road Corridor
WPF-HYD-XX-XX-DR-C-0003-P04 Spine Road Overview Plan	WPF-HYD-XX-XX-DR-C-0003-P05 Spine Road Overview Plan
WPF-HYD-XX-XX-DR-C-0009.1-P04 Spine Road Roundabout Design Checks	WPF-HYD-XX-XX-DR-C-0009.1-P05 Spine Road Roundabout Design Checks
WPF-HYD-XX-XX-DR-C-0009.2-P04 Spine Road Roundabout Visibility Checks	WPF-HYD-XX-XX-DR-C-0009.2-P05 Spine Road Roundabout Visibility Checks
WPF-HYD-XX-XX-DR-C-2300-P06 Spine Road Swept Path Analysis Sh1	WPF-HYD-XX-XX-DR-C-2300-P07 Spine Road Swept Path Analysis Sh1
WPF-HYD-XX-XX-DR-C-2300.1-P04 Spine Road Swept Path Analysis Sh2	WPF-HYD-XX-XX-DR-C-2300.1-P05 Spine Road Swept Path Analysis Sh2
WPF-HYD-XX-XX-DR-C-2301-P05 Spine Road Swept Path Analysis Sh3	WPF-HYD-XX-XX-DR-C-2301-P06 Spine Road Swept Path Analysis Sh3
WPF-HYD-XX-XX-DR-C-2301.1-P04 Spine Road Swept Path Analysis Sh4	WPF-HYD-XX-XX-DR-C-2301.1-P05 Spine Road Swept Path Analysis Sh4
WPF-HYD-XX-XX-DR-C-2301.2-P04 Spine Road Swept Path Analysis Sh5	WPF-HYD-XX-XX-DR-C-2301.2-P05 Spine Road Swept Path Analysis Sh5
WPF-HYD-XX-XX-DR-C-2302-P04 Spine Road Swept Path Analysis Sh6	WPF-HYD-XX-XX-DR-C-2302-P05 Spine Road Swept Path Analysis Sh6
WPF-HYD-XX-XX-RP-C-0008 Stage 1 RSA Response	WPF-HYD-XX-XX-RP-C-0008-P02 Stage 1 RSA Response
(No previous)	WPF-HYD-XX-XX-RP-C-0007 Technical Design Note

Submitted Material (No updates)
WPF-HYD-XX-XX-DR-C-0221-P04 Long Sections Sh1
WPF-HYD-XX-XX-DR-C-0222-P05 Long Sections Sh2
WPF-HYD-XX-XX-DR-C-0223-P03 Long Sections Sh3
WPF-HYD-XX-XX-DR-C-0224-P04 Long Sections Sh4
WPF-HYD-XX-XX-DR-C-0401-P04 Spine Road Construction Details

WPF-HYD-XX-XX-DR-C-0605 P10 Drainage Layout Sh5
WPF-HYD-XX-XX-RP-C-0005-P03 (Highway Planning Statement)
edp5378_r011-B-Arboreal Impact Assessment - Spine Road
WPF-HYD-XX-XX-RP-C-0010-P01 (Drainage Planning Statement)

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) and will be updated accordingly in due course, 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).

There is a 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](mailto: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