

Linda Griffiths
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By Planning Portal

19th April 2021

Planning Portal Ref:
PP-09358786

LPA ref: 20/03724/REM

DLA Ref:
L&Q002/DLL

Dear Linda,

WYKHAM PARK FARM

Approval of Reserved Matters: Western Perimeter Road and Loop Road ancillary to the main Spine Road, including landscaping and associated infrastructure (20/03724/REM).

I write further to the submission of the application in relation to the Western perimeter road and ancillary roads to the spine road (20/03724/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 Western Perimeter Road and Loop Road which is ancillary to the main spine road through the site at Wykham Park Farm.

This covering letter supports the submission of revised plans and material which includes technical highway changes to include, traffic calming and safe crossing adjacent to the school, including relocation of school access point, in accordance with our client's advice, received from the County Councils Highways Team. The plans also include the provision of a gas governor, located adjacent to the western perimeter road and there has been a slight variation to the red line boundary to allow for this to be accommodated along with its associated parking.

The western perimeter road RMA is not enclosed with avenue planting but instead offers views towards the parkland. Tree planting will be provided within the parkland to include individual tree specimens, groupings of trees and small copses. Focusing tree planting within the Parkland Gateway and outside of the adoptable highway and associated engineering design requirements will provide greater opportunity for planting to contribute to the street scene.

The local centre loop road has been designed in close consultation with OCC, both as highway and education authority. No verge is provided in the loop road, however planting and landscape treatment will be designed as part of the public realm within the local centre.

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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Superseded	Substitutions /New Material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-0011-P02 Ancillary Roads Red Line Boundary (Hydrock)	WPF-HYD-XX-XX-DR-C-0011-P05 Ancillary Roads Red Line Boundary
WPF-HYD-XX-XX-DR-C-0012-P03 Ancillary Roads Red Line General Arrangement Sh1 (Hydrock)	WPF-HYD-XX-XX-DR-C-0012-P09 Ancillary Roads General Arrangement Sh1
WPF-HYD-XX-XX-DR-C-0013-P03 Ancillary Roads Red Line General Arrangement Sh2 (Hydrock)	WPF-HYD-XX-XX-DR-C-0013-P07 Ancillary Roads General Arrangement Sh2
WPF-HYD-XX-XX-DR-C-0223-P01 Long Sections Sh3	WPF-HYD-XX-XX-DR-C-0222-P05 Long Sections Sh2
WPF-HYD-XX-XX-DR-C-0224-P02 Long Sections Sh4	WPF-HYD-XX-XX-DR-C-0224-P04 Long Sections Sh4
WPF-HYD-XX-XX-DR-C-0405-P01 Ancillary Roads Construction Details Sh1 (Hydrock)	WPF-HYD-XX-XX-DR-C-0405-P02 Ancillary Road Construction Details Sh1
WPF-HYD-XX-XX-DR-C-0406-P01 Ancillary Roads Construction Details Sh2 (Hydrock)	WPF-HYD-XX-XX-DR-C-0406-P02 Ancillary Road Construction Details Sh2
WPF-HYD-XX-XX-DR-C-0601-P05 Drainage Layout Sh1 (Hydrock)	WPF-HYD-XX-XX-DR-C-0601 P07 Drainage Layout
WPF-HYD-XX-XX-DR-C-0602-P05 Drainage Layout Sh2 (Hydrock)	WPF-HYD-XX-XX-DR-C-0602 P07 Drainage Layout
WPF-HYD-XX-XX-DR-C-0603-P05 Drainage Layout Sh3 (Hydrock)	WPF-HYD-XX-XX-DR-C-0603 P07 Drainage Layout
WPF-HYD-XX-XX-DR-C-0604-P05 Drainage Layout Sh4 (Hydrock)	WPF-HYD-XX-XX-DR-C-0604 P07 Drainage Layout
WPF-HYD-XX-XX-DR-C-0605-P08 Drainage Layout Sh5 (Hydrock)	WPF-HYD-XX-XX-DR-C-0605 P10 Drainage Layout
WPF-HYD-XX-XX-DR-C-2303-P01 Ancillary Roads Link Swept Path (HGV)	WPF-HYD-XX-XX-DR-C-2303.1-P04 Ancillary Roads Swept Path Analysis Sh2
WPF-HYD-XX-XX-DR-C-2304-P01 Ancillary Roads Swept Path (BUS)	WPF-HYD-XX-XX-DR-C-2304.1-P04 Ancillary Roads Swept Path Analysis Sh4
edp5378_d0013-Detailed Landscape Design of Roads (EDP)	edp5378_d013-D-Ancillary Roads Landscape
WPF-HYD-XX-XX-RP-C-0006 Highways Design Note – (Hydrock)	WPF-HYD-XX-XX-RP-C-0006-P02 (Highway Planning Statement)
	WPF-HYD-XX-XX-DR-C-0004-P05 Ancillary Roads Overview Plan
	WPF-HYD-XX-XX-DR-C-2303-P05 Ancillary Roads Swept Path Analysis Sh1
	WPF-HYD-XX-XX-DR-C-2304-P05 Ancillary Roads Swept Path Analysis Sh3
	edp5378_r011-B-Arboricultural Impact Assessment - Spine Road
	WPF-HYD-XX-XX-RP-C-0010-P01 (Drainage Planning Statement)
	N0021318-1_PRI Civils- Gas Governor

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-09746326) 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-09746326) 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 ancillary roads to the spine road will provide essential sections of road required to facility the delivery of the parcels for essential community infrastructure in the site and also linkages to Wykham Park Farm itself, required by condition. 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**

Email: DLavender@davidlock.com

Cc: Sarah Griffiths L&Q Estates