

Linda Griffiths
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

By Planning Portal

12th November 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 local centre loop road and associated school access has been designed in close consultation with OCC, both as highway and education authority.

Arboricultural Impact Assessment is also provided containing information in relation to the protection of trees as requested by the Councils Arb Officer.

Submission

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

DAVID LOCK ASSOCIATES LIMITED
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Central Milton Keynes
Buckinghamshire
MK9 3BP

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✉ mail@davidlock.com
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Superseded		Substitutions /New Material	
WPF-HYD-XX-XX-DR-C-0011-P05	Ancillary	WPF-HYD-XX-XX-DR-C-0011-P07	Ancillary
Roads Red Line Boundary		Roads Red Line Boundary	
WPF-HYD-XX-XX-DR-C-0012-P09	Ancillary	WPF-HYD-XX-XX-DR-C-0012-P10	Ancillary
Roads General Arrangement Sh1		Roads General Arrangement Sh1	
WPF-HYD-XX-XX-DR-C-0013-P07	Ancillary	WPF-HYD-XX-XX-DR-C-0013-P09	Ancillary
Roads General Arrangement Sh2		Roads General Arrangement Sh2	
WPF-HYD-XX-XX-DR-C-0222-P05	Long	WPF-HYD-XX-XX-DR-C-0222-P07	Long
Sections Sh2		Sections Sh2	
WPF-HYD-XX-XX-DR-C-0224-P04	Long	WPF-HYD-XX-XX-DR-C-0224-P04	Long
Sections Sh4		Sections Sh4	
WPF-HYD-XX-XX-DR-C-0405-P02	Ancillary	WPF-HYD-XX-XX-DR-C-0405-P03	Ancillary
Road Construction Details Sh1		Road Construction Details Sh1	
WPF-HYD-XX-XX-DR-C-0406-P02	Ancillary	WPF-HYD-XX-XX-DR-C-0406-P02	Ancillary
Road Construction Details Sh2		Road Construction Details Sh2	
WPF-HYD-XX-XX-DR-C-0601 P07	Drainage	WPF-HYD-XX-XX-DR-C-0601-P10	Drainage
Layout		Layout Sh1	
WPF-HYD-XX-XX-DR-C-0602 P07	Drainage	WPF-HYD-XX-XX-DR-C-0602-P09	Drainage
Layout		Layout Sh2	
WPF-HYD-XX-XX-DR-C-0603 P07	Drainage	WPF-HYD-XX-XX-DR-C-0603-P09	Drainage
Layout		Layout Sh3	
WPF-HYD-XX-XX-DR-C-0604 P07	Drainage	WPF-HYD-XX-XX-DR-C-0604-P09	Drainage
Layout		Layout Sh4	
WPF-HYD-XX-XX-DR-C-2303.1-P04	Ancillary	WPF-HYD-XX-XX-DR-C-2303.1-P04	Ancillary
Roads Swept Path Analysis Sh2		Roads Swept Path Analysis Sh2	
WPF-HYD-XX-XX-DR-C-2304.1-P04	Ancillary	WPF-HYD-XX-XX-DR-C-2304.1-P05	Ancillary
Roads Swept Path Analysis Sh4		Roads Swept Path Analysis Sh4	
edp5378_d013-D-Ancillary Roads Landscape		edp5378_d013-E-Ancillary Roads Landscape	
WPF-HYD-XX-XX-DR-C-0004-P05	Ancillary	WPF-HYD-XX-XX-DR-C-0004-P07	Ancillary
Roads Overview Plan		Roads Overview Plan	
WPF-HYD-XX-XX-DR-C-2303-P05	Ancillary	WPF-HYD-XX-XX-DR-C-2303-P06	Ancillary
Roads Swept Path Analysis Sh1		Roads Swept Path Analysis Sh1	
WPF-HYD-XX-XX-DR-C-2304-P05	Ancillary	WPF-HYD-XX-XX-DR-C-2304-P05	Ancillary
Roads Swept Path Analysis Sh3		Roads Swept Path Analysis Sh3	
edp5378_r011-B-Arboreal Assessment - Spine Road	Impact	edp5378_r018-A-AIA Ancillary Road Reserve Matters	

The following information that was previously submitted remains relevant unchanged and relevant to the determination:

- N0021318-1_PRI Civils- Gas Governor
- WPF-HYD-XX-XX-RP-C-0010-P01 (Drainage Planning Statement)
- WPF-HYD-XX-XX-RP-C-0006-P02 (Highway Planning Statement)
- WPF-HYD-XX-XX-DR-C-0605 P10 Drainage Layout

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 (LPA reference 21/01405/DISC) 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).

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 Colette Portway (CPortway@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