

Linda Griffiths
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By Planning Portal

27 January 2021
Our Ref: L&Q002/FP/DL

CDC Ref:
14/01932/OUT

Planning Portal ref:
PP-09457380

Dear Linda,

Wykham Park Farm Planning Application, Local Planning Authority Reference 14/01932/OUT: Submission to Discharge Condition 8: Levels; Condition 11: Drainage Phasing; Condition 25: Street Lighting and Condition 32: Trees associated with the site access 278 works.

On behalf of our clients, L&Q Estates Limited (previously known as Gallagher Estates), we write to formally discharge Conditions **8, 11, 25 and 32** of the above Planning Permission, specifically in relation to the site access arrangements for the site.

Following your meeting with DLA and our client on the afternoon of 20th January, it was discussed, these works officially constitute a "Phase" of the overall development site, and as such it is necessary to formally discharge the relevant, phased conditions as set out in the outline planning permission for the site development.

However, as explored these conditions also overlap specifically with technical highways approval, covered under separate legislation and the proposed site access works have now all been approved through the Highways Technical approval, Section 278 Agreement, process with Oxfordshire County Council (OCC) as the highway authority. OCC technically approved the works as of the 11th September 2020 and the approval certificate is attached herein as part of this submission.

Please note, as also agreed in our meeting of the afternoon of 20th January, that a separate discharge of conditions application has been applied separately for conditions C49 Part A (Framework CMP which includes C19 (diversions of PRow)) Part B Phased CMP which includes C22 (spoil storage), C23 (soil management plan) and C48 (access to Farm during construction) under planning portal reference: PP-09457380. These conditions are also required to be formally discharged to enable the site access works to the site to proceed, but do not relate to the specific matters that have received technical approval.

To reiterate, this specific combined discharge of condition application relates to specific matters that have already achieved technical approval, therefore this submission is merely a matter of verification to discharge these conditions for planning purposes.

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The conditions to which this technical approval relates include:

Condition 8 states:

"No development (with the exception of works undertaken in accordance with condition 50) shall take place on any phase until full details of proposed site and floor levels in comparison to existing site levels, including those that have been approved and implemented pursuant to condition 50, within that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out only in accordance with the approved levels, unless otherwise agreed in writing by the Local Planning Authority."

Condition 8 therefore requires full details of existing and proposed levels to be submitted to and approved in writing by Cherwell District Council prior to commencement. The following plans are formally submitted from the approved S278 pack to discharge this condition:

- Contours drawing: WPF-HYD-XX-XX-DR-D-0120 P5

Condition 11 states:

"No development (with the exception of works undertaken in accordance with condition 50) shall take place on a phase until a drainage scheme detailing the foul and surface drainage works for that phase, having regard to its wider relationship to the site-wide drainage strategy has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from any phase of the development shall be accepted into the public system until the approved drainage works related to that phase, have been completed."

Condition 11 therefore requires a detailed programme of drainage phasing from the approved S278 pack to be submitted to and approved in writing by Cherwell District Council prior to commencement. The proposed surface water drainage for the S278 works can be seen on the enclosed drainage drawings and includes both ditches and pipes along with a balancing pond to attenuate flows into the watercourse. This arrangement is currently with the Lead Local Flood Authority for their approval. The following plans are formally submitted to discharge this condition:

- Drainage Layout: WPF-HYD-XX-XX-DR-D-0150 P8
- Balancing Pond X-Section: WPF-HYD-XX-XX-DR-D-0152 P4
- Drainage Long Sections: WPF-HYD-XX-XX-DR-D-0153 P4
- Manhole Schedule: WPF-HYD-XX-XX-DR-D-0154 P4
- Drainage Construction Details 1 of 2: WPF-HYD-XX-XX-DR-D-0155 P2
- Drainage Construction Details 2 of 2: WPF-HYD-XX-XX-DR-D-0156 P4

Condition 25 states:

"No dwelling shall be occupied within any phase until full details of the street lighting to be provided within that phase together with a programme for installation, has been submitted to and approved in writing by the local planning authority. Thereafter the street lighting shall be provided within that phase as approved and retained as such thereafter unless otherwise agreed in writing by the local planning authority."

Condition 25 therefore requires details of street lighting from the approved S278 pack to be submitted to and approved in writing by Cherwell District Council prior to commencement. The following General Arrangement drawing was designed and approved by OCC's Street Lighting Unit and is formally submitted to discharge the condition:

- General Arrangement: WPF-HYD-XX-XX-DR-D-0100 P8

Condition 32 states:

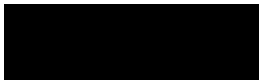
"No trees or hedgerows on the site (as existing at the date of this decision) shall be lopped, felled, uprooted or wilfully damaged unless otherwise directly necessary to lay out either the approved new vehicular access from Bloxham Road (including visibility splays) or approved Link Road (as set out in plans listed in condition 5) or is otherwise directly necessary to facilitate the carrying out of the detailed elements of the development as approved within any subsequent reserved matters approval."

Condition 32 therefore requires details of the extent of trees and hedgerows to be removed under the approved S278 works to be submitted to and approved in writing by Cherwell District Council prior to commencement. The following Site Clearance drawing is formally submitted to discharge the condition:

- Site Clearance: WPF-HYD-XX-XX-DR-D-0105 P4

The application herein has been submitted via Planning Portal along with the requisite fee of £116.00. We trust that the enclosed information is sufficient to allow Conditions 8, 11, 25 and 32 to be discharged, however if you require any further information please do not hesitate to contact either myself or my colleague Colette Portway (CPortway@davidlock.com).

Yours sincerely,



DONNA LAVENDER
Associate

Cc: Sarah Griffiths L&Q Estates;
Enc:

Document Number	Title	Relevant conditions
10.2.120.250	OCC Technical Approval Certificate	All
WPF-HYD-XX-XX-DR-D-0100 P8	General Arrangement	All
WPF-HYD-XX-XX-DR-D-0105 P4	Site Clearance	32
WPF-HYD-XX-XX-DR-D-0120 P5	Contours	8
WPF-HYD-XX-XX-DR-D-0150 P8	Drainage Layout	11
WPF-HYD-XX-XX-DR-D-0152 P4	Balancing Pond X-Section	11
WPF-HYD-XX-XX-DR-D-0153 P4	Drainage Long Sections	11
WPF-HYD-XX-XX-DR-D-0154 P4	Manhole Schedule	11
WPF-HYD-XX-XX-DR-D-0155 P2	Drainage Construction Details 1 of 2	11
WPF-HYD-XX-XX-DR-D-0156 P4	Drainage Construction Details 2 of 2	11