

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

By Planning Portal

26th October 2021

Planning Portal Ref:
PP-10298502

DLA Ref:
L&Q002/DLL

Dear Linda,

WYKHAM PARK FARM

Approval of Reserved Matters: 4 No. Substations located within parcels, off the approved Spine Road

I write on behalf of our clients, L & Q Estates Limited (Previously known as Gallagher Estates), and am pleased to submit a Reserve Matters Application (RMA) for the approval of details of 4 x proposed electricity substations to serve the strategic development of South West Banbury or commonly known Wykham Park Farm.

The application therefore seeks reserved matters approval for:

Approval of Reserved Matters: 4 No. Electricity Substations located within parcels, off the approved Spine Road

Background

This application is pursuant to the outline planning permission for the development of Strategic Development at South West Banbury (Policy 17), granted on 19th December 2019, under reference 14/01932/OUT, for:

"Outline - 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."

This reserved matters application relates to an item of "infrastructure (Including utilities) referred to above. The substations all being vital and key infrastructure to ensure the distribution of electricity throughout the strategic development.

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

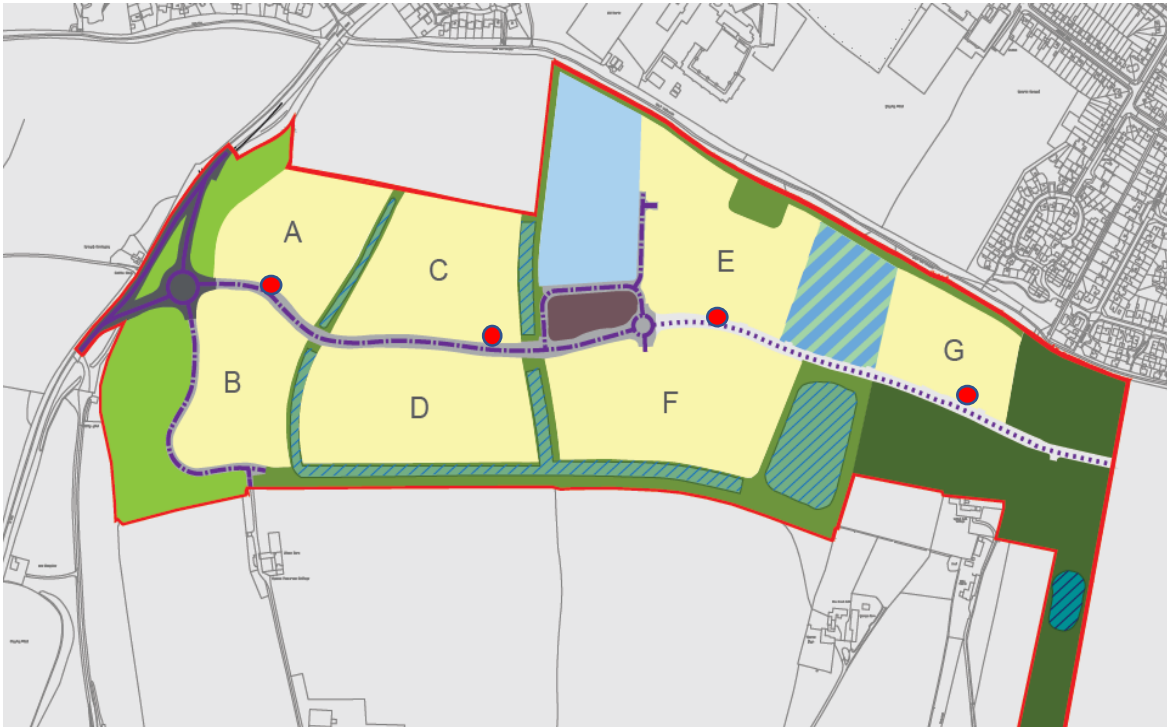
"No development shall commence on a phase identified within an approved phasing plan (see condition 2), with the exception of works undertaken in accordance with condition 50, until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) of the development 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)."

Proposal

This reserved matter application aforementioned above relates to the installation of 4 no electricity substations required to serve the development which would be located within parcels, located off the recently approved spine road.

The parcels in which the substations will be located are within residential parcels, A, C, E & G as indicated on the approved phasing plan:



Each substation measures 4 metres x 4 metres square with an overall height of approximately 3 metres. These would all be constructed from a brick and tile housing, with materials to match the proposed residential development, to be delivered by others. As such, full details of the specific brick and tile type, is expected to be controlled through a suitably worded pre-construction condition.

Submission

The formal submission comprises the following drawings and documents, which should be read as a whole:

- Covering letter (DLA);
- Application form (DLA);
- Application Plans, Drawings and reports:
- 8686-086 - WPF Banbury - Proposed Substation 1 location Plan - Rev B;

- 8686-087 - WPF Banbury - Proposed Substation 2 location Plan - Rev B;
- 8686-088 - WPF Banbury - Proposed Substation 3 location Plan - Rev B;
- 8686-089 - WPF Banbury - Proposed Substation 4 location Plan - Rev B;
- GTC-E-SS-0012_R2-1_1_of_1 – Full scale floor and elevation plans of each of the Substations;
- GTC-E-EA-0003_R1-3_1_of_1 – Utilities connection Plan;
- GTC-E-EA-0001_R7-8_1_of_1 – Earthing Layout Plan;
- 21-08-10 CMP - Part B - On-Site Infrastructure (Construction Management Plan); and
- Planning, Design and Access Statement (DLA).

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, but are as follows:

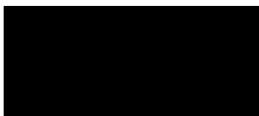
- Cond 8: Site and Finished Floor Levels (Detail included on the Floor and elevation plan as detailed above).
- Cond 49 Part B: Construction Management Plan

Conclusion

The proposal will provide approval for essential services to the development. The forward delivery of infrastructure will enable the residential parcels and associated infrastructure parcels to be serviced such that the parcels can begin to be developed. The application is in accordance with the principles of the emerging Design Code for Wykham Park Farm, and those principles set out in the outline planning permission, phasing, and other related documents.

The application has been submitted via the Planning Portal with the requisite fee of £462. We trust that the information provided will enable you to validate and subsequently approve the application shortly. However, 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