

FAO Linda GriffithsDevelopment Management
Place & Growth Directorate
Bodicote House
Banbury
OX15 4AA5th May 2023

Dear Ms Griffiths,

RE: Discharge of conditions application for Parcels 1 and 3 at Wykham Park, Banbury.**Site Address: OS Parcel 6400 Adjoining and South of Salt Way, Wykham Park Farm, Banbury (Wykham Park, Phase 1)**

Following the outline decision for 1,000 dwellings, local centre, primary school, sports pitches and associated infrastructure (14/01932/OUT) on 19th December 2019, and the current Reserved Matters application for 237 dwellings for Phase 1, Persimmon Homes is now submitting this application to discharge the conditions for this phase of development, following approval on 20th April 2023.

Condition 1 – Site Phasing

Persimmon Homes notes the wording of this condition and can confirm that no development will commence on an identified phase until full details of the layout, scale, appearance and landscaping of the proposed development have been approved by the Local Planning Authority (LPA).

Condition 2 – Site Phasing Plan

The phasing plan for the site was approved on 17th December 2020 (20/01099/DISC). Approved drawing reference: *Wykham Park Farm Phasing Statement LQ002-002-B Phasing Plan (1)* and *LQ002-003-B Earthworks Phasing Plan (1)*.

Condition 3 – Expiry Date

Persimmon Homes notes the wording of this condition and can confirm that all reserved matters application for the site will be made by 19th December 2027.

Condition 4 – Expiry Date

Persimmon Homes notes the wording of this condition and can confirm that work on site will have begun no later than two years from the approval of all Reserved Matters.

Condition 5 – Approved Plans

The wording of this condition has been noted and the development will be carried out in accordance with the drawings listed, unless otherwise agreed with the LPA.

Condition 6 – Design Code

The Design Code for the site was approved on 8th October 2021 (20/01048/DISC). Approved drawing reference: *JJ –Design Code Report v23_Part1 & Part2*.





Condition 7 – Link Road Details

The link road (spine road) through the site received Reserved Matters approval on 21/07/2021 (20/03802/REM). The approved scheme has been taken into account when designing the layout for Parcels 1 & 3. Construction works on the Spine Road started in April 2023.

Condition 8 – Levels

The plans listed below have been submitted in order to discharge this condition:

- 385-Ext-101 – External Levels Sheet 1
- 385-Ext-102 – External Levels Sheet 2
- 385-Ext-103 – External Levels Sheet 3
- 385-Ext-104 – External Levels Sheet 4
- 385-Ext-105 – External Levels Sheet 5
- 385-Ext-106 – External Levels Sheet 6
- 385-Ext-107 – External Levels Sheet 7

Condition 9 – Ecology

The details required for this condition are provided in document: *Ecological Appraisal – Wykham Farm, Banbury 19.10.2022*.

Condition 10 and 11 – Sustainable Drainage

The plans listed below have been submitted in order to discharge this condition:

- 385-Priv-201 - Private Drainage Sheet 1
- 385-Priv-202 - Private Drainage Sheet 2
- 385-Priv-203 - Private Drainage Sheet 3
- 385-Priv-204 - Private Drainage Sheet 4
- 385-Priv-205 - Private Drainage Sheet 5
- 385-Priv-206 - Private Drainage Sheet 6
- 385-Priv-207 - Private Drainage Sheet 7
- 22647-HYD-XX-XX-DR-C-0100 S104 Adoption Plan-0100 - P01
- 22647-HYD-XX-XX-DR-C-0101 S104 Adoption Plan-0101 - P01
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0600-P03
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0601-P03
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0602-P03
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0603-P03
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0604-P03
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0605-P03
- 22647-HYD-XX-XX-DR-C-0600 Drainage Layout-0606-P03

Condition 12 – Water Supply

The Water Supply for the site was approved on 24th November 2020 (20/02931/DISC). Approved drawing reference:

- Thames Water confirmed budget
- Thames Water Modelling (re DS6053492)
- Connection Plan Rev 1 CAD 1-A0
- Connection Plan Rev 2-A0

Condition 13, 14, 15 & 16 – Remedial Survey, Contamination and Remediation Strategy

The plans listed below have been submitted in order to discharge this condition:





- *Marlstone Rock Assessment - 1 March 2023*
- *WPF-HYD-XX-XX-RP-G-1001-P1-S2 (SI Report)*
- *WPF-HYD-XX-XX-RP-GE-1002-S2-P4 - (RMS)*

Condition 17 – Badger Mitigation

The following document has been submitted to address the points raised in this condition: *10507 Wykham Park Farm - Confidential Badger Report*. ****PLEASE NOT THIS DOCUMENT IS CONFIDENTIAL AND SHOULD NOT BE UPLOADED TO THE COUNCIL'S WEBSITE****

Condition 18 – LEMP

A LEMP has been submitted as part of 22/02068/REM. Drawing reference: *Wykham Farm, Banbury – LEMP*.

Condition 19 – Protection of PRoW

There are no Public Rights of Way on Parcels 1 & 3. The Public Right of Way to the west of the site on Bloxham Road has already been diverted as part of the S278 site entrance works.

Condition 20 – Enhanced Connections

The details of the Enhanced Connections have been included in the landscaping plans approved as part of 22/02068/REM. Drawing references: *P21-2662_108D Landscape Composite Plan*.

Condition 21 – Energy Statement

An Energy Statement for Parcels 1 & 3 has been submitted as part of 22/02068/REM. Drawing reference: *Wykham Park Sustainability Statement*.

Condition 22 and 23 – Disposal and management of Spoil

The following plan has been submitted to show the cut and fill on the site, no soil will be removed or brought onto site: *22647-HYD-XX-XX-DR-C-2100 (Civil3D)-P01*.

Condition 24 – Highways Works

The wording of this condition has been noted and Persimmon Homes will ensure no occupation of any building or dwelling on the site is occupied until the details set out in *A_005 Rev D* have been completed and prior to the 400th occupation the Emergency Access is open for public use.

Condition 25 – Street Lighting

Persimmon Homes has instructed Oxfordshire County Council to get the street lighting design for Parcels 1 and 3. Once this has been received it will be submitted to Cherwell District Council ahead of occupations on site.

Condition 26 – Fire Hydrants

The scheme has been designed so that fire hydrants are not required. Therefore, there are no details to submit for this condition.

Condition 27 – Travel Plan

Document referenced: *230228_J327221_RTP_001* has been submitted to provide the details required by this condition.

Condition 28 – Public Art

Persimmon Homes is requesting part discharge of this condition. The Public Art scheme at the Gateway has been submitted as part of Reserved Matters application (reference: 22/01581/REM) and is detailed in 'Western Gateway Detailed Landscape Design – Sheet 3 of 5 (edp5378_d024)'. The Public Artwork for future phases of the site will be discharged at a larger stage, but ahead of the 350th occupation.



Condition 29 – Bins

Persimmon Homes notes the wording of this condition and can confirm that no dwelling shall be occupied until the necessary bins have been provided.

Condition 30 – Water Efficiency

Persimmon Homes notes the wording of this condition and can confirm all dwellings will be constructed to ensure the properties achieve a water efficiency limit of 110 litres per person per day.

Condition 31 – Underground Services Provision

Persimmon Homes notes the wording of this condition and can confirm that all new water, waste, power and communication related infrastructure serving development on the site shall be provided underground.

Condition 32 – Trees and Hedgerows

The wording of this condition has been noted and Persimmon Homes can confirm that no trees or hedgerows will be lopped, felled, uprooted or wilfully damaged unless directly necessary to accommodate the layout as approved as part of the Reserved Matters.

Condition 33 – Maximum Dwellings

The number of dwellings on site will not exceed 1,000, unless otherwise agreed with the Local Planning Authority.

Condition 34 – Link Road

The wording of this condition has been noted and Persimmon Homes can confirm that the link road will be fully completed and open to the public either prior to the 200th Occupation or 2 years after the first occupation, which occurs earliest.

Condition 35 – Hedgerow and Tree Removal

Persimmon Homes notes the wording of this condition and can confirm that no trees or shrubs will be removed between 1st March and 30th August, unless agreed with the Local Planning Authority.

Condition 36 – BREEAM

All the buildings on Parcels 1 and 3 are residential and so this condition is not relevant for this phase.

Condition 37 – Salt Way

The Salt Way runs along the north-eastern boundary of Wykham Park Farm and therefore not relevant for this phase of development.

Condition 38 – Housing Mix

Persimmon Homes notes the wording of this condition and the housing mix set out will be met across the site.

Condition 39 – Noise Mitigation

The details required for this condition have been submitted as part of the Parcel 1 and 3 application. *Drawing reference: 22117-1 - BS8233 - Wykham Park Farm, Banbury - Persimmon Homes South Midlands - WC – 220606.*

Condition 40 – Vehicular Access

The following drawings have been submitted in order to provide the details required by this condition: *04841-HYD-XX-XX-DR-C-5011-P05 General Arrangements Sh1 and WPF-HYD-XX-XX-DR-D-0100-P8.*



Condition 41 – Alternative PRoW

No Public Rights of Way run through Parcels 1 and 3, therefore this condition does not need to be discharged at this time. L&Q Estates have diverted the footpath 120/49/10 along Bloxham Road as part of the site access works.

Condition 42 – Bridleway

The information required by condition 42 was discharged for the whole site on 16th December 2021 (21/01389/DISC).

Condition 43 – Written Scheme of Investigation

The information required by condition 43 was discharged for the whole site on 4th March 2020 (20/00277/DISC). *Drawing references:*

- *Written Scheme of Investigation and Method Statement for Archaeological Preservation (ref edp5378-r001d)*
- *Oxford Archaeology Written Scheme of Investigation Addendum for Archaeology Excavation (ref 22958)*

Condition 44 – Archaeological Evaluation

The information required by this condition were discharged for the whole site on 16th November 2021 (21/02591/DISC). *Drawing reference: BAXPPX-Wykhams Park Farm_PXA_v.5 Wykhams Park Farm PXA_ISSUE4-270821.*

Condition 45 – Neolithic Causeway

This condition was discharged for the whole site on 4th March 2021 (20/00277/DISC). *Drawing references:*

- *Written Scheme of Investigation and Method Statement for Archaeological Preservation (ref edp5378-r001d)*
- *Oxford Archaeology Written Scheme of Investigation Addendum for Archaeology Excavation (ref 22958)*

Condition 46 – Salt Way Development Boundary

The Salt Way runs along the north-eastern boundary of Wykhams Park Farm and therefore not relevant for this phase of development.

Condition 47 – Vehicular Access from Bloxham Road

Persimmon Homes notes the wording of this condition and can confirm that work the roads will be completed as set out in this condition.

Condition 48 and 49 – Site Construction Access and Construction Management Plan

The following document: *Wykhams Park, Phase 1 – CMS (April 2023)*, has been submitted to provide the information required by this condition.

Condition 50 – Preliminary Earthworks

The details submitted for this condition was approved on 15th March 2021 (20/01162/DISC). *Drawing references:*

- *Arboricultural Technical Note (ref edp 5378-r003a)*
- *WPF-HYD-XX-XX-DR-C-0209 Rev P03*
- *WPF-HYD-XX-XX-DR-C-2010 Rev P04*
- *WPF-HYD-XXXX-DR-C-0211 Rev P02*
- *WPF-HYD-XX-XX-DR-C-0212 Rev P06*





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- *WPF-HYD-XX-XX-DR-C-0213 Rev P05*
- *WPF-HYD-XX-XX-DR-C-0215 Rev P04*
- *WPF-HYD-XX-XX-DR-C-24000 Rev P15*
- *WPF-HYD-XX-XX-DR-C-0214 Rev P02*
- *WPF-HYD-XX-XX-DR-C-2016 Rev P02*
- *WPF-HYD-XXXX-DR-C-2017 Rev P02*
- *WPF-HYD-XX-XX-DR-C-0218 Rev P02*
- *Materials Management Strategy Rev P2*
- *WPF-HYD-XX-XX-RP-C0002 Rev 5*
- *Earthworks Strategy Technical Note*

This application has been formally submitted via the Planning Portal and as such the fee of £116.00 and the admin fee has been sent directly to the Planning Portal. The application to discharge the above referred conditions will be transferred to Wychavon District Council from the Planning Portal.

I trust that the details submitted should allow the application to be registered and accepted by officers, however if you require any further information please do not hesitate to contact me on the details provided below.

Yours sincerely,

Elliot Rowen

Elliot Rowen MRTPI | Planner

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