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Planning Department
Cherwell District Council
Bodicote House
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Date: 25 November 2022

Our ref: 62047/01/DL/SM/SWts/26020021v2

Your ref:

Dear Sir/ Madam

Application for Approval of Details reserved by Condition 4 pursuant to Reserved Matters Approval Ref. 21/03150/REM at Begbroke Science Park

On behalf of our client, Begbroke Oxford Limited, Lichfields has today submitted via the Planning Portal (Ref PP-11695600) information for the approval of details reserved by Condition 4 attached to Reserved Matters Approval Ref. 21/03150/REM (dated 27 January 2022) in relation to Begbroke Science Park.

This application submission comprises this covering letter along with the following documentation:

1. A completed application form;
2. Exploratory Hole Location Plan C - Commercial Building Plot, prepared by Ground Engineering;
3. Remediation Plan - Western Half of Plot C, prepared by Ground Engineering; and
4. Summary of Contamination Assessments and Recommendations for Begbroke Science Park, prepared by Ground Engineering.

A payment of £116 has been made to Cherwell District Council in respect of the requisite planning application fee through the Planning Portal.

Condition 4

Condition 4 of the reserved matters approval for Begbroke Science Park (ref. 21/03150/REM) states:

“If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.”

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework”.

A Non-Material Amendment (Ref. 22/02071/NMA) was approved on 11 August 2022 to amend the wording of Condition 4 (additions in **bold**) to as follows:

*“If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out **in that area of the site** until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.*”

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework”.

Remediation Strategy

As set out in the Summary of Contamination Assessments and Recommendations for Begbroke Science Park that accompanies this application:

“Ground Engineering Ltd. was instructed by the client to undertake phase 1 and phase 2 contamination assessments as part of ground investigations across Plots A to E of the site, including boreholes and trial pits, with chemical testing on recovered soils and groundwater. One sample, out of a total of 90, contained a single fragment of cement-bound chrysotile. This was located within localised rubble made ground at 0.20m to 0.40m depth in the north-west corner of Plot C (TP5, NGR 447757 213545). No other contaminants were detected in concentrations to be of concern, during development, in relation to the proposed commercial end use, or to the local environment”

The location of Trial Pit 5 (TP5) is identified on the Exploratory Hole Location Plan C - Commercial Building Plot plan that accompanies this application. As set out in the note by Ground Engineering Ltd this finding is not considered to have an impact on the construction activities however, may be a risk to the users of the completed development and as such a remediation strategy has been developed and accompanies this application (see Remediation Plan - Western Half of Plot C) which relates to the soft landscaping areas to the western side of Plot C. In short, it states:

“The presence of localised cement-bound chrysotile-type asbestos means that the rubble made ground should not be retained or re-used at the surface within areas of new landscaping. The rubble made ground in the western part of Plot C, will need to be either disposed of off-site, covered with an adequate capping layer, or placed beneath areas of permanent hardstanding, if geotechnically suitable. For areas of soft landscaping, tended by professional groundworkers, a 0.30m capping thickness of clean imported topsoil should be sufficient to prevent exposure to end users and to provide a suitable growing medium for the soft landscaping”.

Overall, the remediation strategy will ensure that the development is safe for users of the completed development. During construction standard precautions will be taken by workers who may come into contact with the soil during groundworks.

Conclusion

We trust the information provided is sufficient for the approval of details reserved by Condition 4. If you have any queries, please do not hesitate to contact me or my colleagues Daniel Lampard and Sarah Moorhouse.

LICHFIELDS

Yours sincerely

Sarah Watts
Senior Planner