

Andrew Lewis  
Cherwell District Council  
Bodicote House  
White Post Road Bodicote  
BANBURY  
OX15 4AA

15 July 2015

Our Ref: SE/CL/2015/40248/C

Dear Andrew Lewis,

**App Ref: 15/00252/DISC**  
**Site: Building 583 Camp Road Bicester OX25 5HH**  
**Proposal: Clearance of condition 5 of 13/00343/F (Sports Field Ground Conditions Survey).**

Thank you for consulting Sport England in respect of the details relating to the above planning condition(s).

The condition requires:

*a) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]*

*(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.*

*(b) The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority (after consultation with Sport England) (or other specified time frame - e.g. before first occupation of the educational establishment). The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.*

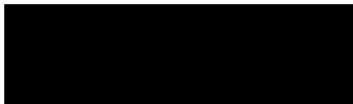
Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

The applicant has submitted an existing Condition Survey report produced by GLDM in discharge of the above condition. The submitted report provides a comprehensive assessment of the ground conditions of the site and makes recommendations to its client (the applicant) on the works that need to be done. In that regard the submitted information meets the requirement of condition a)i). However, I see no information which meets part a)ii) of the condition which requires a detailed scheme which ensures that the playing field will be provided to an acceptable quality – this would normally be in the form of a construction method statement which sets out how the pitches will actually be constructed and the works that will be undertaken. The recommendations in the submitted Report are merely recommendations and there is no statement of intent which confirms that the pitches will be constructed in accordance with these recommendations.

As such, the submitted information does appear to provide what the condition requires. Sport England would raise no objection to a partial discharge of this condition, but the condition will need to be discharged in full at some point.

If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely



**Katy Walker**  
Planning Manager

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