**From:** Trevor Dixon
**Sent:** 22 September 2016 08:30
**To:** Nathanael Stock
**Subject:** RE: 16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Hi Nathanael,

Conditions J12 to J16 below:

**J12      Land Contamination: Desk Study/Site Walk Over**

Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's *‘Model Procedures for the Management of Land Contamination, CLR 11’* and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

            [Reason JR6](#JR6)

**J13      Land contamination: Intrusive Investigation**

If a potential risk from contamination is identified as a result of the work carried out under condition [J12], prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's *‘Model Procedures for the Management of Land Contamination, CLR 11’* and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

            [Reason JR6](#JR6)

**J14      Land Contamination: Remediation Scheme**

If contamination is found by undertaking the work carried out under condition [J13], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's *‘Model Procedures for the Management of Land Contamination, CLR 11’* and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

            [Reason JR6](#JR6)

**J15      Land Contamination: Carry out Remediation**

If remedial works have been identified in condition [J14], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [J14]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

       [Reason JR6](#JR6)

**J16      Land Contamination not Previously Found**

           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 JR6](#JR6)

Trevor Dixon

Environmental Protection Manager

South Northamptonshire Council and Cherwell District Council

Direct dial: 01327 322279 | Switchboard: 01327 322322

trevor.dixon@cherwellandsouthnorthants.gov.uk

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**From:** Nathanael Stock
**Sent:** 21 September 2016 17:44
**To:** Trevor Dixon
**Cc:** DC Support
**Subject:** RE: 16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Many thanks Trevor,

Would you be able to advise which of the standard conditions you would recommend to be imposed?

Kind regards,

Nat

**Nathanael Stock** BA(Hons) DipTP MRTPI

**Team Leader – Householder Plus**

Development Management

Cherwell District Council

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Email: nathanael.stock@cherwell-dc.gov.uk

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**From:** Trevor Dixon
**Sent:** 21 September 2016 11:51
**To:** Nathanael Stock
**Cc:** DC Support
**Subject:** 16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Nathanael,

Our comments are the same as for the previous application (15/01693/F), that is given the farming use of the site  an assessment of the potential for land contamination will be required and it is recommend that the standard contaminated land conditions be applied to allow for a phased assessment. A desk study and site walkover report will be required as a minimum.

Trevor Dixon

Environmental Protection Manager

South Northamptonshire Council and Cherwell District Council

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