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Date: 23 June 2021
Our Ref: 332010100

Attention: Caroline Ford
Cherwell DC
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Caroline,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36 AND 37 OF PLANNING PERMISSION 14/02121/OUT, HIMLEY VILLAGE NORTH WEST BICESTER, MIDDLETON STONEY ROAD, BICESTER.

On behalf of Countryside Properties (UK PLC) please find enclosed an application for the discharge of conditions 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36 and 37 attached to planning permission 14/02121/OUT, dated 30th January 2020. The application includes completed application forms and the requisite application fee of £141.

DISCHARGE OF CONDITIONS

CONDITION 7

Condition no. 7 requires a phasing plan covering the whole site to be submitted and approved in writing by the Local Planning Authority. Details of the phasing of the site are enclosed within Phasing Plan (ref. P20-3215_11 rev. D) produced by Pegasus.

CONDITIONS 8

Condition no. 8 requires a site wide Masterplan and Design Code to be submitted to and approved in writing by the Local Planning Authority. Condition no. 9 requires a detailed masterplan for the area fronting the Middleton Stoney Road, if the Design Code hasn't been approved, to be submitted to and approved in writing by the Local Planning Authority. A Site Wide Illustrative Masterplan (ref. P20-3215_14 rev. E) and Design Code (ref. P20-3215_27 rev. A), both produced by Pegasus, are enclosed within this application.

CONDITION 9

Condition no. 9 requires a detailed masterplan for the area identified as 'Other Uses' on Land Use Parameter Plan 4; in the event the Design Code has not been approved. A Design Code has been submitted as part of the application to discharge Condition 8, therefore an application to discharge Condition 9 is not required.

CONDITION 10

Condition no. 10 requires a Biodiversity Strategy for the site to be submitted to and approved in writing by the Local Planning Authority. A Biodiversity Strategy rev. B, dated April 2021, produced by FPCR, is enclosed within this application.

CONDITION 11

Condition no. 11 requires a full surface water drainage scheme for the site to be submitted to and approved in writing by the Local Planning Authority. Details of the surface water drainage scheme are enclosed within the Masterplan Surface Drainage sheets (refs. 16153-HYD-XX-X-DR-C- 2600 rev. P02 and 16153-HYD-XX-X-DR-C- 2601 rev. P02) and the Drainage Strategy (ref. 16153-HYD-XX-XX-TN-C-001 rev. P02), produced by Hydrock.

CONDITION 12

Condition no. 12 requires details showing how Building for Life 12 has been used to inform the design process. Building for Life 12 guidance has now been replaced by Building for a Healthy Life. Details of how the design was informed by Building for a Healthy Life are enclosed within the Building for a Healthy Life Assessment (ref. P20-3215_29) produced by Pegasus.

CONDITION 13

Condition no. 13 requires details of how the design of buildings and the layout has taken account of future climate impacts. Details of how the design of buildings and they layout has taken account of future climate impacts are enclosed within the Energy Statement (ref. 16153-HYD-XX-XX-REP-Y-5001 rev. P04).

CONDITION 14

Condition no. 14 requires each reserved matters application to include details of sound insulation that will ensure that the internal noise levels contained within BS 8233:2014 Table 4 can be achieved. Details of sound insulation are enclosed within Acoustic Technical Design Note (ref. 16153 rev. 0) and Noise Assessment (ref. 16153-HYD-XX-XX-RP-Y-003) produced by Hydrock.

CONDITION 15

Condition no. 15 requires noise levels from any mechanical plant and the energy centre to not exceed the emission limits contained within table 10.15 of the Environmental Statement. The reserved matters application submitted for Phase 1 of development does not proposed any mechanical plant or the energy centre. As such, we have not submitted details to discharge Condition 15.

CONDITION 16

Condition no. 16 requires each reserved matters application to be supported by details of the means of vehicular accesses between the land and the highways. Details of vehicular access are enclosed within S278 Work Sheets (refs. 16153-HYD-XX-XX-DR-D-0100 GA Sh1 rev. P01 and 16153-HYD-XX-XX-DR-D-0101 GA Sh2 rev. P01), produced by Hydrock.

CONDITION 17

Condition no. 17 requires each reserved matters application to be supported by full details of the means of footway and cycleway links between the land, the local highway network and adjacent parcels. Details of the footway and cycleway links are enclosed within S278 Work Sheets (refs. 16153-HYD-XX-XX-DR-D-0100 GA Sh1 rev. P01 and 16153-HYD-XX-XX-DR-D-0101 GA Sh2 rev. P01), produced by Hydrock.

CONDITION 18

Condition no. 18 requires each reserved matters application to be supported by a Travel Plan. A Framework Travel Plan (ref. 16153-HYD-XX-XX-RP-TP-6001 rev. P1), produced by Hydrock, is submitted with this application.

CONDITION 19

Condition no. 19 requires each reserved matters application to be supported by a detailed surface water drainage scheme. Details of the detailed surface drainage water scheme are enclosed within Masterplan Surface Drainage sheets (refs. 16153-HYD-XX-X-DR-C- 2600 rev. P02 and 16153-HYD-XX-X-DR-C- 2601 rev. P02); Drainage Sheets 1-3 (ref. 16153-HYD-XX-X-DR-C-2204 revs. P02, P03 and P04) and the Drainage Strategy (ref. 16153-HYD-XX-XX-TN-C-001 rev. P02), produced by Hydrock.

CONDITION 20

Condition no. 20 requires a report outlining how carbon emissions from the construction process and embodied carbon will be minimised to be submitted to and approved in writing by the Local Planning Authority. Details of how carbon emissions and embodied carbon will be minimised are enclosed within the Energy Statement (ref. 16153-HYD-XX-XX-REP-Y-5001 rev. P04), produced by Hydrock.

CONDITION 21

Condition no. 21 requires a desk study and site walk over to identify all potential contaminative uses on site, to inform the conceptual site model, to be submitted to and approved in writing by the Local Planning Authority. Details of the desk study and site walk over are enclosed within the Desk Study (ref. 16153-HYD-XX-XX-GE-DS-1001 rev. P01), produced by Hydrock.

CONDITION 22

Condition no. 22 requires a comprehensive intrusive investigation when a potential risk from contamination is identified. Details of the comprehensive intrusive investigation are enclosed within the Ground Investigation Report (ref. 16153-HYD-XX-XX-GE-RP-1002 rev. P1), produced by Hydrock.

CONDITION 23

Condition no. 23 requires a scheme of remediation and/or monitoring, if contamination is found during the comprehensive intrusive investigation work, to be submitted to and approved by the Local Planning Authority. We are not required to discharge this condition as no contamination was found when undertaking comprehensive intrusive investigation works.

CONDITION 24

Condition no. 24 requires a pollution prevention scheme to be submitted to and approved in writing by the Local Planning Authority. Details of the pollution prevention scheme are enclosed within Construction Phase Environmental Management Plan, dated March 2019, produced by Countryside Properties.

CONDITION 25

Condition no. 25 requires an ecological survey to be submitted to and approved in writing by the Local Planning Authority. Details of the ecological survey are enclosed within the Ecological Appraisal (ref. 9776 rev. C), produced by FPCR.

CONDITION 26

Condition no. 26 requires details of compensatory hedgerows measures to be submitted to and approved in writing by the Local Planning Authority. Details of the compensatory hedgerow measures are enclosed within Phase 1 – POS Landscape Masterplan (ref. P20-3215_23 rev. D) and Phase 1 – Plot Landscape Strategy (ref. P20-3215_25 rev. D) produced by Pegasus; and Arboricultural Information, dated 31 March 2021, produced by Marlow Consulting.

CONDITION 27

Condition no. 27 requires an Arboricultural Method Statement to be submitted to and approved in writing by the Local Planning Authority. Details of the Arboricultural Method Statement are enclosed within the Arboricultural Information, dated 31 March 2021, and the Tree Protection Plan, dated 2 December 2020, produced by Marlow Consulting.

CONDITION 28

Condition no. 28 requires a Great Crested Newt mitigation strategy to be submitted to and approved in writing by the Local Planning Authority. Details of the Great Crested Newt mitigation strategy are enclosed within Biodiversity Strategy rev. B, dated April 2021, produced by FPCR.

CONDITION 29

Condition no. 29 requires a Landscape and Habitat Management Plan to be submitted to and approved in writing by the Local Planning Authority. Details of the Landscape and Habitat Management Plan are enclosed within Phase 1 – POS Landscape Masterplan (ref. P20-3215_23 rev. D) and Phase 1 – Plot Landscape Strategy (ref. P20-3215_25 rev. D) produced by Pegasus.

CONDITION 30

Condition no. 30 requires a Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority. A Construction Phase Environmental Management Plan, dated March 2019, produced by Countryside Properties, is enclosed within this application.

CONDITION 31

Condition no. 31 requires a Soil Resource Plan to be submitted to and approved in writing by the Local Planning Authority. Details of the Soil Resource Plan are enclosed within the Preliminary Cut and Fill

Assessment (ref. 16153-HYD-XX-XX-DR-C-2205 rev. P02), produced by Hydrock, and Construction Phase Environmental Management Plan, dated March 2019, produced by Countryside Properties.

CONDITION 32

Condition no. 32 requires a Written Scheme of Investigation to be submitted to and approved in writing by the Local Planning Authority. A Written Scheme of Investigation (ref. PN2906/2) is enclosed within this application, produced by Orion Heritage.

CONDITION 33

Condition no. 33 requires a programme of archaeological education, investigation and recording of the application to be submitted to and approved in writing by the Local Planning Authority. Details of the archaeological education, investigation and recording of the application are enclosed within the Archaeological Outline Mitigation Strategy Document (ref. PN2906/1), produced by Orion Heritage.

CONDITION 34

Condition no. 34 requires a foul drainage strategy to be submitted to and approved in writing by the Local Planning Authority. Details of the foul drainage strategy are enclosed within the Masterplan Surface Drainage sheets (refs. 16153-HYD-XX-X-DR-C- 2600 rev. P02 and 16153-HYD-XX-X-DR-C-2601 rev. P02); and Drainage Sheets 1-3 (ref. 16153-HYD-XX-X-DR-C-2204 rev. P02, P03 and P04).

CONDITION 35

Condition no. 35 requires details of the measures to be installed to minimise water consumption within employment development to be submitted to and approved in writing by the Local Planning Authority. Phases 1 and 2 of the development do not propose to include any employment development and as such we have not included the discharge of Condition 35 within this application.

CONDITION 36

Condition no. 36 requires a water neutrality strategy to be submitted to and approved in writing by the Local Planning Authority. Details of the water neutrality strategy are enclosed within the Water Neutrality Statement (ref. 16153-HYD-XX-XX-RP-Y-5004 rev. P01), produced by Hydrock.

CONDITION 37

Condition no. 37 requires details of a Site Waste Management Plan to be submitted to and approved in writing by the Local Planning Authority. Details of a Site Waste Management Plan are enclosed within the Construction Phase Environmental Management Plan, dated March 2019, produced by Countryside Properties.

CONCLUSION

We trust that this information is sufficient for the Council to discharge the aforementioned conditions. Should you have any queries or require any further information then please do not hesitate to contact me.

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Yours sincerely



Tim Coleby
Senior Associate Planner