

PEMBURY ESTATES

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27th April, 2020

TO:

**Cherwell District Council
Planning Department
Bodicote House,
Bodicote,
Banbury,
Oxfordshire,
OX15 4AA**

Via Planning Portal

Dear Sir/ Madam,

Stone Pits, Hempton Road, Deddington (Reference No: 18/02147/OUT)

Please find attached an application to discharge four conditions associated with the recent granting of outline planning permission for 21 dwellings on land at Stone Pits Hempton Road, Deddington (Ref No. 18/02147/OUT). The application is accompanied by two reports from BRD Consultancy dealing with Ground Conditions that relates to Conditions 6, 7 and 8 on the Decision Notice. Additionally there is a plan from David Tucker Associates which sets out the details of the proposed access into the site from Hempton Road Including the relevant sight lines and a swept path analysis; we understand these should be sufficient to discharge Condition 11 attached to the Decision Notice.

The reports by BRD are self-explanatory and deal with the Ground Conditions across the site. The Phase 1 Survey is a desk-based analysis of the likely geotechnical issues which could arise across the site bearing in mind that a small part of it has been the subject of quarrying. Again we understand that this report should be sufficient to discharge Conditions 6. A second Phase 2 report by BRD involves various trial pits which have been dug across the site and the results arising from that exercise; the report goes on to look at various risks associated with the findings of the trial pit excavations with recommendations as to how any potential problems can be overcome. We are advised that the conclusions of this second report should be sufficient to discharge Conditions 7 and 8.

As noted above, the submitted technical documents are largely self-explanatory but should there be any concerns or questions arising from them please do not hesitate to contact us.

Yours faithfully,



Mervyn Dobson MA MPhil MRTPI MRICS
Director
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