

PB/DJR/CIR.D.0341

23rd April 2020

Public Protection & Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Planning Portal Ref: 08671500

FAO: Andrew Lewis, Principal Planning Officer (Major Developments)

Dear Sirs

Town and Country Planning Act 1990

Application for approval of details reserved by Condition 13 of Outline Planning Permission 13/01811/OUT at

Dorchester Phase 5C / Phase 5 Replan and 5D, Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD

Please find enclosed an application, submitted on behalf of our client Heyford Park Settlements LP, for the discharge of Condition 13 attached to the above outline planning permission at Heyford Park in respect of land at Dorchester Phases 5C / 5 Replan and 5D.

Condition 13 states that:

"(13) 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."

In connection with the requirements of this condition, please find attached a supplemental risk assessment and associated remediation strategy which has been prepared for the Phase 5C/ 5 Replan / 5D area, following the identification of additional contamination during preliminary site preparation works.

According attached are:

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

- Application Form duly completed;
- Dorchester Phase 5C – Post Remediation Vapour Risk Assessment. 17th March 2020. (Report ref: R1742d-R01-v1-Final)

The application fee of £116, for an application of this type, has been paid direct to the Planning Portal in line with the requirements of an online submission.

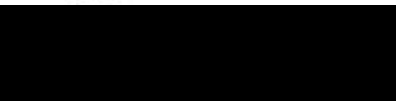
As highlighted in the report, the assessment corresponds to previous assessments and strategies approved in respect of the outline planning permission 10/01642/OUT condition 24, reference 12/00282/DISC for the wider site, which has historically included this area.

In this regard it is highlighted that a separate area of unidentified contamination within the wider Phase 5 area, has been previously considered by way of an earlier condition 13 submission approved under reference 18/00348/DISC, issued on the 15th November 2018.

In addition, corresponding submissions have been made in respect of Condition 26 of outline permission 10/01642/OUT and Condition 4 of full permission 19/00446/F (as per current application 20/00128/DISC) to ensure completeness.

I trust that the enclosed provides you with sufficient information to discharge this condition but please do not hesitate to contact me at the above address, should you have any queries regarding this matter.

Yours faithfully



Darryl J. Rogers
Principal Planner

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