

Linda Griffiths
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

By Planning Portal

4th May 2020

Our Ref: L&Q002/FP/DL

BCC Ref:
14/01932/OUT

Planning Portal ref:
PP-08690721

Dear Linda,

Land at Wykham Park Farm, Banbury

Submission to Discharge Condition 13: Remediation and Materials Strategy

We write on behalf of our client L&Q Estates– the applicant – in respect to the discharge of pre-commencement condition 13 required pursuant to the outline planning permission 14/01932/OUT.

Condition 13 states:

"Prior to the commencement of development on any phase, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present on land within that phase and the risks to receptors that 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 within that phase 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."

This covering letter accompanies a separate Remediation Strategy and Materials Strategy that together demonstrates the strategy for remediated the land from any contamination and the re-use/management of any materials and as such meet the requirements of the condition and applies to the site as a whole.

The submitted documents include:

- **Remediation Method Statement WPF-HYD-XX-XX-RP-GE-1002-S2-P2; and**
- **Materials Management Strategy WPF-HYD-XX-XX-RP-GE-1003-S2-P2**

Due to the interrelationship between the remediation, drainage and earthworks strategies for the site and the approach to material management as part of the comprehensive site-wide preparatory

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works, parallel but separate submissions for C10: Drainage and C50 Earthworks have been made to Cherwell District Council. Submissions have been made separately to enable these conditions to be approved independently of each other.

The application has been submitted via Planning Portal along with the requisite fee of £116.00.

We trust that the enclosed information is sufficient to allow condition 13 to be discharged, however if you require any further information please do not hesitate to contact my colleague Donna Lavender (DLavender@davidlock.com).

Yours sincerely,



FRANCESCA PARMENTER
Senior Associate

Cc: - Sarah Griffiths L&Q Estates;

Enc: Remediation Method Statement WPF-HYD-XX-XX-RP-GE-1002-S2-P2; and
Materials Management Strategy WPF-HYD-XX-XX-RP-GE-1003-S2-P2