

PB/DJR/CIR.P19-0137

29th January 2021

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

Planning Portal Ref: PP-09467654

FAQ: Mr Andrew Lewis, Principal Planning Officer (Major Developments)

Dear Sirs

Partial Discharge of Conditions 51 & 52 Of Planning Permission 10/01642/OUT in relation to Dorchester Phase 5C at Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5hd

We write on behalf of our client, Heyford Park Developments Ltd, to submit an application seeking the discharge of Conditions 51 and 52 of planning permission reference 10/01642/OUT, in respect to Dorchester Phase 5C at Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD.

Condition 51 states that:

“Details of the location of all compounds and the associated areas for plant storage and access thereto, including arrangements for the off-highway parking provision of construction vehicles, as well as a scheme for their subsequent removal and restoration of the land, shall be submitted to and approved in writing by the Local Planning Authority prior to their establishment. The compounds and accesses shall be located and subsequently removed in accordance with the approved details.”

Condition 52 states that:

“No works in relation to any phase or sub phase shall be undertaken until such time as wheel washing facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.”

The submitted documents comprise:

- Application Forms duly completed;

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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- Construction Environmental Plan (CEMP) for Phases 5C, 5D, 5R and Phases 8A, 8C and Trenchard Circle – reference Rev.1 Jan 2020;
- Traffic Management Plan – drawing reference: TM-5D

The planning fee of £116 for the discharge of condition with regards non-domestic applications has been paid direct to the Planning Portal in line with the requirements of an outline submission.

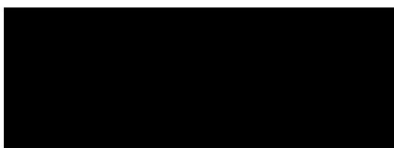
The location of all site compounds and associated areas for plant storage and access thereto, including arrangements for the off-highway parking provision of construction vehicles are shown on the attached plan and explained within the enclosed CEMP. Details of wheel washing arrangement are also set out in the CEMP, with the location of the facilities indicated on the submitted Traffic Management Plan.

As Officers will be aware Phase 5C forms part of the Phase 5C / Phase 5R and Phase 5D proposals for this separate part of the wider phase 5 development and was granted reserved matters approval pursuant to outline permission 10/01642/OUT under reference 19/00438/REM on the 13th September 2019. The holistic relationship of these three sub-phases is recognised in the composite nature of the submitted information which considers Phases 5C / 5R and 5D as a whole.

Whilst similar submissions regarding construction compounds and wheel washing facilities, have and will be made against the appropriate permission for all of these sub-phases, this application seeks the partial discharge of Conditions 51 and 52 in respect of Dorchester Phase 5C only.

We trust you find the above and enclosed covers all the relevant and necessary particulars to allow you to validate this discharge of condition application. Should you have any questions or require any further information, please do not hesitate to contact me at the address below.

Yours faithfully



Darryl J. Rogers
Principal Planner

E-mail: darryl.rogers@pegasusgroup.co.uk