

**Greensquare Homes Limited Former Bodicote
Farm White Post Road Bodicote Banbury OX15
4BN**

21/01857/DISC

Case Officer: Linda Griffiths

Recommendation: Approve

Applicant: GreenSquare Homes Ltd

Proposal: Discharge of Condition 10 (Construction Environmental Management Plan) 14 (Archaeology) of 18/00792/OUT - Appeal reference: APP/C3105/W/19/3222428

Expiry Date: 28 October 2022

Extension of Time: 28 October 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site comprises a field on the corner of White Post Road and Oxford Road, Bodicote, just to the northeast of Bishop Loveday Primary School. The site is predominantly enclosed by hedgerows and the field contains a number of trees which are protected by a Tree Preservation Order (TPO 1/93 refers). The site has consent for the erection of 46 dwellings. Development has not yet begun on site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge condition 10 relating to the submission and approval of a Construction Environmental Management Plan, and condition 14 relating to archaeology. The application is accompanied by a Construction Environmental Management Plan and an Archaeological Written Scheme of Investigation (WSI).

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

18/00792/OUT – outline consent granted on appeal for up to 46 dwellings;
21/02083/REM – reserved matters consent granted for 46 dwellings.

4. RESPONSE TO CONSULTATION

- 5.1. OCC Archaeology – The WSI is acceptable and meets the requirements of condition 14 and this condition can be discharged.

- 5.2. OCC Transport – Objection to discharge of condition 10 (requiring amendment of CEMP).

Update: 6th October – no objection (following receipt of amended CEMP).

- 5.3. CDC Arboriculture – No objection.

- 5.4. CDC Environmental Health – No objection to CEMP Statement but the hours of work on the Construction Environmental Management Plan should match those in the Statement.

Update: 28th September 2022 – no objection to amended CEMP.

5. APPRAISAL

- 6.1. Condition 10 – The original CEMP and Method Statement submitted with this application was not considered acceptable by OCC Transport or Environmental Health. The original Site Safety and Logistics Plan drawing number 0737-115A did not show Contractor Parking and the permitted traffic routes were not shown on a marked-up plan. The Environmental Health Officer wished to see the hours of work on the CEMP plan match those in the accompanying CEMP Statement. The amended CEMP and Method Statement has addressed the concerns raised and both OCC Transport and Environmental Health raise no objection to the revised documents. The condition can therefore be discharged accordingly.
- 6.2. Condition 14 – The application is accompanied by an overarching Written Scheme of Investigation from Cotswold Archaeology for the staged programme of archaeological investigation as required by condition 14 of the outline consent. The County Archaeologist has assessed the submission and advised that the written scheme of investigation is acceptable, and the condition can be discharged.

6. RECOMMENDATION

That Planning Conditions 10 and 14 of 18/00792/OUT be discharged based upon the following:

Condition 10:

CEMP Rev 4 dated September 2022 produced by Focus Environmental Consultants and Construction Environmental Method Statement Rev C dated September 2022 and Site Safety Logistics Plan drawing number C/SL/115 Rev C.

Condition 14:

Written Scheme of Investigation for a Programme of Archaeological Field Evaluation and Mitigation by Cotswold Archaeology dated May 2021.

Case Officer: Linda Griffiths

DATE: 11 October 2022

Checked By: Andy Bateson

DATE: 11th October 2022
