

29th October 2021

FAO Andrew Lewis
Planning Services
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

[Planning Portal Reference: PP-10347083](#)

Dear Andrew,

Discharge of Condition No. 10 (Remediation Strategy) of ref: 16/02446/F in relation to Erection of 296 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works at Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD

I write on behalf of the applicant, Elgin Investments LLP, seeking the discharge of Condition 10 (Remediation Strategy) in relation to Phases 9C, 9D, 9E, 9F and 9G (16/02246/F) at Heyford Park, Camp Road.

Condition 10 states:

No development shall take place within a phase or sub-phase hereby approved until a remediation strategy that includes the following components to deal with the risks associated with contamination of that phase or sub-phase has been submitted to and approved, in writing, by the Local Planning Authority:

a) A preliminary risk assessment which has identified:

- all previous use
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination affecting that phase or subphase

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

The details listed below are provided to discharge condition 10:

Title	Drg No.
Heyford Park Phase 9 – Remediation Strategy	R1742d-R03-v1
Heyford Park Phase 9 – POL Pipeline supplementary site investigation	R1742b-R21-v1
Supplementary Geo-Environmental Assessment (Ground Investigation) Report Phase 9, Upper Heyford, OX25 5BS	P2087J2052b-Upper Heyford - CWRA

The above documents have been produced to being the remediation strategy for Phase 9 in line with the remediation strategy in the adjacent New Settlement Area. After the discovering of a POL pipeline through the eastern portion of Phase 9 an additional POL pipeline site investigation was carried out. There is also contained above a ground investigation report which is specifically looking at groundwater.

I trust that the above and enclosed are sufficient to validate this application and progress it towards determination. However, please do not hesitate to contact me should you have any questions or comments.

Yours sincerely,

Cat Vince

Development Manager

Email: c.vince@dorchestergrp.com