

8th March 2022

FAO Andrew Lewis
Principal Planning Officer – Major Projects Team
Planning Services
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Mr Lewis,

Discharge of condition 8 (verification report for phases or sub-phases) of 19/00446/F relating to land at Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD (22/00592/DISC)

I write on behalf of the applicant, Heyford Park Developments Ltd, seeking the discharge of the above condition.

Full planning permission was granted for the erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance on 24th September 2019 (LPA reference 19/00446/F).

Condition 8 stated the following;

“8. No occupation of any phase or sub-phase of the permitted development shall take place until a verification report for that phase or sub-phase, demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.”

Smith Grant LLP (SGP) were instructed to carry out verification of the formation soils across the parcel of land referred to as Trenchard Circle within the Heyford Park Development. Site investigation and remedial earthworks including building demolition, removal of hardstanding and remediation of hydrocarbon impacted soils associated with an oil pipeline have been carried out and previously reported by other consultants instructed by us.



To comply with the recommendations outlined in the Remedial Completion Report (173042/RCR/001) and to satisfy that stipulated in the Remediation Strategy (R1742-R01), validation of the backfilled material and formation soils has been carried out.

The submitted report reference R1742d-L20200717 dated 11/08/20 from Smith Grant relating to the Trnachard Circle phase. This demonstrates that the matter has been satisfactorily addressed and I would commend it comments to yourself and EHO colleagues.

I trust that this succinct explanation is helpful and can be read alongside this valid application. However, please do not hesitate to contact me should you have any questions or comments.

Yours sincerely,

Neil Cottrell

Planning Manager

Email: N.Cottrell@dorchestergrp.com