

10<sup>th</sup> 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 25 of 10/1642/OUT relating to land at Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD in respect of Phases 8 A and 8C**

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

Outline permission was granted under 10/01642/OUT on 22/12/11 for a proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure

Condition 25 stated the following.

“25 Prior to occupation of any new build dwellings, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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, and for the reporting of this to the local planning authority. Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this site has housed many potentially contaminative activities. We need to ensure that the site has been remediated to a level that ensures no lasting impact to groundwater.”

SGP has been instructed to produce a validation report for Dorchester Phase 8A and 8C following the removal of hardstanding across the site.

SGP conclude that site preparatory works have been completed within the Dorchester Phase 8a & 8c area. No significant contamination or potential contaminative sources have been identified through historical and current uses within this part of the site with exception of former underground fuel tanks



(UG-NSA31-33) which were present in the north of the site. These were subject to remediation in 2014 with validation samples collected from the sidewalls following tank removal with hydrocarbon concentrations generally below analytical detection limits with no exceedances of the assessment criteria reported.

A former lubricant store (Building 146) was located on the site but was demolished prior to these recent preparatory works. A formation sample (Ph8-S2) was collected from within the footprint of this former building with no exceedances of determinants reported. Similarly, no visual or olfactory indicators of contamination were observed. An asbestos hotspot was identified by URL following the removal of hardstanding with asbestos cement sheeting fragments present on the surface of formation soils. These were hand-picked by a specialist sub-contractor and disposed at a suitable waste accepting facility. Six validation samples were collected of formation soils within this area with one sample reporting the presence of low-level (0.003%) asbestos fibres.

In-situ validation of formation soils has been completed at the specified sampling frequency with exceedances of pH and minor exceedance of arsenic, however when current assessment criteria (S4ULs) are utilised then no exceedances of arsenic are reported. SGP considers that the risk associated to future site occupants to concentrations within formation soils to be negligible with exception of the remediated asbestos hotspot which will require an appropriate cover system to be placed within landscape areas at this location

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 application. However, please do not hesitate to contact me should you have any questions or comments.

Yours sincerely,

**Neil Cottrell**

**Planning Manager**

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