

**Our ref:** 200424/EL/LF  
**Your ref:** PP-11891802  
**Email:** lucas.fallon@quod.com  
**Date:** 1<sup>st</sup> February 2023



Laura Bell  
Cherwell District Council  
Development Management  
Bodicote House  
Bodicote, Banbury  
OX15 4AA

By Planning Portal (ref PP-11891802)

Dear Laura

## **Land Adjacent to Promised Land Farm, Wendlebury Road, Chesterton – Application to Discharge Condition 19 of application 19/01746/OUT**

On behalf of our client Albion Land, please find enclosed an application for the approval of details required by condition 19 of planning permission reference 19/01746/OUT at Land Adjacent to Promised Land Farm, Wendlebury Road, Chesterton.

The submission relates to Phase 3 of the development, and as such, full discharge of the condition is sought.

In addition to the Cover Letter, the following document is submitted in order to discharge the condition:

- Report on Ground Investigation at Catalyst Bicester, Wendlebury Road (ref AG2875A-20-AK72)

### **Condition 19 – Conceptual Site Model**

Condition 19 requires a desk study and site walk over to identify all potential contaminative uses on the site, and to inform the conceptual site model, which has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' prior to any development taking place.

The enclosed "Report on Ground Investigation at Catalyst Bicester, Wendlebury Road" confirms that the whole Site is "clean", with no remediations works required.

Condition 19 can therefore be discharged in full, and it follows that there is no need to discharge condition 20 as the no remediation works are required.

I trust that the enclosed is to your satisfaction and look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries, please do not hesitate to contact me.

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Yours sincerely



Lucas Fallon  
Industry Intern

enc. as noted  
cc.