

Cherwell District Council  
Planning & Development Services  
Bodicote House White Post Road  
Bodicote  
Banbury  
OX15 4AA

**Our ref:** WA/2023/130341/01-L01  
**Your ref:** 23/00733/DISC  
**Date:** 30 April 2023

Dear Sir/Madam

**Discharge of condition 6 (full specification details) and 8 (verification report) of 19/00446/F**

**Heyford Park, Camp Road, Upper Heyford, Bicester OX25 5HD**

Thank you for consulting us on the above. We cannot recommend the discharge of condition 8 for the reasons detailed below.

This application is to discharge condition 8:

*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.*

The validation report submitted **Upper Heyford – Dorchester Phase 8a & 8c Validation Completion Report. Ref: R1742B-L12. 15th June 2021** covers only Phase 8a & 8c. Therefore other phases are not discussed below.

Firstly in order to discharge condition 8 for phase 8a and 8c, condition 4 must be discharged:

*4. No development approved by this planning permission shall commence within any phase or subphase until a remediation strategy to deal with the risks associated with contamination of the phase or sub-phase in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:*

- *The results of a site investigation and detailed risk assessment 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.*
- *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 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 written consent of the Local Planning Authority. The scheme shall be implemented as approved.*

It is our understanding that condition 4 has only been discharged for Trenchard Circle phase of the site (20/02393/DISC). (Please note that this was not discharged with Environment Agency approval).

In order to discharge condition 8 for Phase 8a and 8c there will need to be submitted reports that first relate to the discharge of condition 4, namely a Remediation Strategy specifically for this part of the site (assuming that the Remediation Strategy: Upper Heyford, New Settlement Area(Planning Consent 10/01642/OUT) Remediation Strategy is not specific to this area, which it does not appear to be), and also a verification plan. With receipt of these reports we will be able to assess the discharge of condition 4 and then the outcome of any remediation undertaken (verification) for the discharge of condition 8.

Finally, we note that in the 2013 Remediation Strategy mentioned above there are suggestions to do further investigation of groundwater where impacts were detected. The verification (validation) report (15.6.21) presented in this application has not detailed any groundwater sampling. This would be clarified by the required remediation strategy for Phase 8a and 8c and the verification plan.

We therefore currently recommend that the conditions are not discharged.

Yours faithfully

**Miss Jennifer Wilson**  
**Sustainable Places**

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