

**Our ref:** Q210286  
**Your ref:** 21/03177/F  
**Email:** emma.lancaster@quod.com  
**Date:** 13 April 2023



Caroline Ford  
Cherwell District Council  
Development Management  
Bodicote House  
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OX15 4AA

By Email

Dear Caroline

## Discharge of Condition 10 – Scheme to Demonstrate BREEAM “Very Good”

Planning permission for the third phase of development at the Axis J9 business park was granted on appeal (ref: APP/C3105/W/22/3304021) on 14 February 2023.

Condition 10 of the permission states:

*No development shall take place until a scheme to demonstrate that the development will achieve BREEAM ‘Very Good’ shall be submitted to and approved in writing by the local planning authority. The scheme shall set out a timescale for the provision of evidence, including certificates at design stage and post construction stages. Evidence of the achievement of BREEAM Very Good shall be provided in accordance with the approved scheme.*

This correspondence sets out “the scheme”, as required by the condition, which is as follows:

1. Prior to commencement of development, a copy of the BREEAM Pre-Assessment outlining the intended to strategy to achieve a BREEAM NC 2018 rating of “Very Good” will be submitted to the local planning authority.
2. Within 28 days of receipt from BRE, a copy of the Design Stage Assessment certificate confirming that the scheme has achieved a rating of “Very Good” will be submitted to the local planning authority.
3. Within 28 days of receipt from BRE, a copy of the Post Construction Assessment certificate confirming that the scheme has achieved a rating of “Very Good” will be submitted to the local planning authority.

In fulfilment of Stage 1 of the above scheme, the Pre-Assessment is enclosed with this correspondence.



In accordance with our discussions during the course of the planning application (and subsequent appeal), the proposals for Stages 2 and 3 of the scheme reflect our experience in relation to earlier phases of the development at the site, whereby it has taken several months for certificates to be received from BRE once the assessments have been completed and the requisite information provided to BRE by the assessors.

I trust that the proposed scheme as detailed above is sufficient to enable the local planning authority to discharge Condition 10 of the planning application. The requirements of Stages 2 and 3 will be satisfied in due course.

Yours sincerely



Emma Lancaster  
Director

Enc. BREEAM Pre Assessment