



Higher Ford • Wiveliscombe
Taunton • Somerset • TA4 2RL

Tel:+44 (0)1984 624989
Fax:+44(0) 1984 623912
environment@aardvarkem.co.uk
www.aardvarkem.co.uk

• Our ref: 6003/2278/nl
• Your ref: 20/00574/F

Cherwell District Council
Planning and Building Control
Bodicote House
White Post Road
Bodicote
Banbury OX15 4AA

17 July 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
DISCHARGE OF CONDITIONS OF PLANNING APPLICATION REFERENCE 20/00574/F
INSTALLATION OF A STANDALONE SOLAR PV ARRAY, ASSOCIATED INFRASTRUCTURE,
GRID CONNECTION, ACCESS AND LANDSCAPING - LAND NORTH OF HILL FARM, HILL FARM
LANE, DUNS TEW, BICESTER OX25 6JJ**

Following the grant of planning permission on 5 October 2020 of application reference 20/00574/F, Aardvark EM Limited is instructed by Greenheath NRG Limited ('the applicant') to submit a planning a discharge of conditions application and additional detail required to discharge conditions 6, 7, 8, 11 and 15 on Land North of Hill Farm, Hill Farm Lane, Duns Tew, Bicester OX25 6JJ to allow work to commence on Site.

Condition 6

The condition states.

Prior to the clearance of the site a schedule of landscape maintenance for a minimum period of 10 years, to include the timing of the implementation of the schedule and procedures for the replacement of failed planting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the landscape maintenance shall be carried out in accordance with the approved schedule.

A Landscape & Ecological Management Plan (LEMP) ref 848-19 dated 13 March 2023 (author: Applied Landscape Design) is submitted with this application.

Condition 7

The condition states.

Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

A Written Scheme of Investigation (WSI), reference LP4463E-WSI-v1.3 dated April 2023 (author: MOLA) was submitted to Oxfordshire County Council (OCC) and agreed on 3 May 2023. A copy of the WSI and agreement from OCC is submitted with this application.

Condition 8

The condition states.

Following the approval of the Written Scheme of Investigation referred to in condition 7, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork

An archaeological evaluation via a programme of trial trenching was undertaken in May 2023. The work was carried out in accordance with the Written Scheme of Investigation (WSI) (as per condition 7) which detailed the method to be employed for the archaeological evaluation that was undertaken. The archaeological evaluation report reference LP4463E-AER-v1.4 dated June 2023 (author: MOLA) is submitted with this application.

Condition 11

The condition states.

No development shall take place until a scheme for the provision and management of a minimum eight metre wide ecological buffer zone alongside the Deddington Brook has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme.

A planting plan with 8m buffer zone alongside Deddington Brook reference ALD848_PL401 - Outside of Redline Boundary Planting Scheme dated 08.02.2023 (author: Applied Landscape Design) is submitted with this application. This drawing is to assist in understanding of where the maintenance of an 8m (minimum) ecological buffer zone alongside Deddington Brook is sited (As per Planning Condition 11), this ecological buffer zone was measured from the top of the bank, and is to be free from built development. However as noted on the plan, all land between Deddington Brook and the site fenced security boundary is to be dedicated as an Ecological Buffer Zone, and this is significantly greater than the 8m stipulated.

Sections 4.2.16 through to 4.2.22 of the LEMP submitted in relation to Condition 6, are specifically written to meet Planning Condition 11 alongside drawing ALD848_PL401.

Condition 15

The conditions states.

No development shall commence unless and until full design details of the proposed gatehouse, security gate and fencing as shown on drawing titled 'Proposed Construction Access' (Appendix 6.2) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

The following plans are submitted with this application.

- Gate House/security kiosk drawing reference PV1014-SD-01_rev01

- Heras fencing drawing reference 05551731 Rev 12
- Heras fencing gate drawing reference 08052033 Rev 6

The planning application documentation has been submitted to the Council via the Planning Portal and the application fee paid directly to the Council by the applicant.

We trust the submitted documentation is sufficient for the Council to validate and register the application without delay. However, if you do require any further information, please contact Nick Leaney at this office.

Yours faithfully



Nicholas C Leaney BSc Hons MRICS

For Aardvark EM Limited