

Our Ref: NW/am/PF/10528
(Please reply to Banbury office)

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26th January 2024

Planning Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
RE-SUBMISSION FOR DISCHARGE OF CONDITIONS RELATING TO 22/01144/F OS PARCEL 5700 SOUTH
WEST OF GRANGE FARM, STREET THROUGH LITTLE CHESTERTON, CHESTERTON.**

'Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse'.... At Symmetry Park, Oxford North.

The above planning application (LPA Ref: 22/01144/F) was granted full planning consent on the 16th February 2023.

Following the granting of consent, details pursuant to the following planning conditions were submitted for discharge to Cherwell District Council. These conditions have been approved by Cherwell District Council.

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Condition Number.	Planning Application Reference No.
15 (Contamination) 16 (Contamination Remediation) 22 (Construction Phasing Plan) 23 (Surface Water Management Strategy) 24 (Flood Exceedance Plan) 25 (Infiltration Testing) 26 (Drainage Layout) 27 (Water Quality) 32 (Permeable Paving) 33 (SUDS Maintenance and Management Plan)	LPA Ref; 23/00415/DISC
12 (Construction Management Plan) 13 (Landscape Environment Management Plan) 14 (Construction Environment Management Plan) 31 (Habitat Management Plan)	LPA Ref; 23/00417/DISC
21 (Woodland Management Plan)	LPA Ref; 23/01104/DISC
20(Apprenticeship and Training)	LPA Ref; 23/01677/DISC

Following approval of the main planning application, changes have been made to the approved site layout in order to provide an electricity sub-station and foul pumping station to meet Siemens Healthineers operational requirements. This has resulted in changes being made to the shape of the approved on-site surface water attenuation pond, along with the surrounding landscaping in order to facilitate the electricity sub-station and foul pumping station. These changes have been submitted through a non-material amendment application which runs alongside this re-submission of conditions application.

In order to ensure the approved conditions accord with the latest site layout, the plans within the following approved conditions have been updated and are re-submitted for discharge.

Condition Name and Number	Planning Condition wording.	Approved Plan Name and No.	Updated Plan Name and No.
Condition 13. LEMP	No development of any phase shall take place (including demolition, ground works, vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) for the development site has been submitted to and approved in writing by the Local Planning Authority for that phase. The LEMP will set out in detail the measures to be implemented to ensure the successful establishment/installation of new habitats/features and the long-term maintenance and management of both existing and new habitats/features proposed as part of the soft landscape scheme.	EDP2425_D017F within LEMP (EDP2425_R012g)	EDP2425-D017K within LEMP
Condition 22. Construction Phasing Plan	No development shall commence until a construction phasing plan has been submitted to and approved in writing by the Local Planning Authority.	13-222-SGP-ZZ-ZZ-DR-A-131020 Phase 1	13-222-01-SGP-ZZ-DR-A-131020 Rev A Phase 1
Condition 22. Construction Phasing Plan	No development shall commence until a construction phasing plan has been submitted to and approved in writing by	13-222-SGP-ZZ-ZZ-DR-A-131021 Phase 2	13-222-01-SGP-ZZ-ZZ-DR-A-131021 Rev A

	the Local Planning Authority.		Phase 2
Condition 23. Surface Water Management	No development shall commence until a Sustainable Surface Water Management Strategy compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" shall be submitted to and approved in writing by the Local Planning Authority.	Surface Water Management Strategy V01. August 2022. Drawing No. 13-222-SGP-STE-00-DR-A-131004 Rev P5 within this document.	Surface Water Management Strategy V1.1 – 21 November 2023 Drawing No. 13-222-SGP-STE-00-DR-A-131004 Rev P10 within this document.
Condition 24. Flood Exceedance Plan	No development shall commence until a Flood Exceedance Conveyance Plan has been submitted to and approved in writing by the Local Planning Authority.	T/20/2407 51 01 rev P1	SPO1-TIER-300-EX-D-C-5101 Rev P2
Condition 26. Drainage Layout	No development shall commence until detailed design drainage layout drawings of the SuDS proposals including cross-section details have been submitted to and approved in writing by the Local Planning Authority. The approved Drainage details shall be fully implemented prior to first occupation of each phase of the development.	T/20/2407/Rev T6	SPO1-TIER-300-BG-D-C-5103 Rev P20
Condition 26. Pond Section P1	No development shall commence until detailed design drainage layout drawings of the SuDS proposals including cross-section details have been submitted to and approved in writing by the Local Planning Authority. The approved Drainage details shall be fully implemented prior to first occupation of each phase of the development.	T/20/207/CIV-SK103	SPO1-TIER-300-BG-D-C-5506 Rev P3
Condition 27. Water Quality	No development shall commence until details of how water quality will be managed during construction and post development in perpetuity have been submitted to and approved in writing by the Local Planning Authority.	Surface Water Management Strategy V01. August 2022. 13-222-SGP-STE-00-DR-A-131004 Rev P5	Surface Water Management Strategy V1.1 - 21 November 2023 Drawing No. 13-222-SGP-STE-00-DR-A-131004 Rev P10 within this document.
Condition 32. Impermeable Areas Plan	No development above ground level shall take place until details of all permeable paving have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.	T/20/2407 51 02 Rev P1	SPO1-TIER-300-BG-D-C-5102 Rev P2

The planning application fee of £145 + £64.00 service charge will be paid via the Planning Portal in the usual manner.

I trust that you find the attached in order.

Yours faithfully



Nick Wyke

Associate Director

FRAMPTONS