



Remediation Strategy

New Settlement Area, Upper Heyford

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New Settlement Area, Upper Heyford

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

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September 2012

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1. Introduction

1.1 Objectives

Waterman Energy, Environment & Design Ltd (“Waterman”) was instructed by Chris Knott of Chris Knott Consulting on behalf of Dorchester (Upper Heyford) LLP (Dorchester) to prepare a Preliminary Remediation Strategy for the proposed demolition and enabling works proposed within the New Settlement Area (NSA) at Upper Heyford, Oxfordshire (hereafter termed “the Site”). A Site location plan and Site plans are shown in Appendix A.

This document forms part of the employer’s requirements that is being issued to contractors for the demolition and enabling works.

For specific details of the extent of the works to be undertaken please refer to the Tender Document for Demolition by Chris Knott Consulting.

1.2 Constraints

The specification has been written in accordance with the scope agreed between Waterman and Chris Knott Consulting on behalf of Dorchester as documented in Waterman’s Deed of Appointment with Dorchester.

The benefit of this report is made to Dorchester.

Waterman has endeavoured to assess all information provided to them during these works, but makes no guarantees or warranties as to the accuracy or completeness of this information.

The scope of these works does not include an assessment for the presence of asbestos containing materials within buildings at the Site. Should there be a requirement under Regulation 4 of the Control of Asbestos Regulations 2006 for any part of the Site to be deemed ‘non-domestic premises’ (including, inter alia, outbuildings, external pipework, underfloor service ducts, bridges, fixed and mobile plant), the dutyholder(s) should prepare an asbestos risk management plan and this may require technical survey works as described in the relevant HSE Guidance Note HSG 264.

It is understood that necessary Asbestos works are being undertaken by others.

The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.

1.3 Planning Context

The identified contaminated land issues for New Settlement Area are to be addressed via the planning process by virtue of conditions attached to outline planning permission (reference 10/01642/OUT). A copy of the planning conditions is contained with Appendix C.

The contaminated land conditions relevant to the NSA are presented below.

Condition 24 states that;

No operational development approved by this planning permission shall take place (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- (a) *A preliminary risk assessment which has identified:*
 - (i) *-all previous uses.*
 - (ii) *-potential contaminants associated with those uses.*

- (b) *A conceptual model of the site indicating sources, pathways and receptors.*
- (c) *Potentially unacceptable risks arising from contamination at the site.*
- (d) *A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- (e) *The site investigation results and the detailed risk assessment (2) 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.*
- (f) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) 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 express consent of the local planning authority. The scheme shall be implemented as approved.

Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this site and the airfield to the north has housed many potentially contaminative activities. We need to ensure that the site has been fully characterised with respect to soil and groundwater contamination.

In order to assess the contamination status of the Site, with respect to the proposed end use, it is necessary to assess whether the Site could potentially be classified as “Contaminated Land”, as defined in Part IIA of the Environmental Protection Act 1990 and Contaminated Land Statutory Guidance 2012. This is assessed by the identification and assessment of potential pollutant linkages. The linkage between the potential sources and potential receptors identified needs to be established and evaluated.

To fall within this definition, it is necessary that, as a result of the condition of the land, substances may be present in, on or under the land such that:

- a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- b) significant pollution of controlled waters is being caused, or there is significant possibility of such pollution being caused.

It should be noted that DEFRA has advised (Ref. Section 4, DEFRA Contaminated Land Statutory Guidance 2012) Local Authorities that land should not be designated as “Contaminated Land” where:

- a) the relevant substance(s) are already present in controlled waters;
- b) entry into controlled waters of the substance(s) from land has ceased; and
- c) it is not likely that that further entry will take place.

These exclusions do not necessarily preclude regulatory action under the Environmental Permitting (England and Wales) Regulations 2010, which make it a criminal offence to cause or knowingly permit a water discharge of any poisonous, noxious or polluting matter to controlled waters. In England and Wales, under The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009, a works notice may be served by the regulator requiring appropriate investigation and clean-up.

Responsibility for obtaining discharge of the relevant conditions does not lie with the appointed contractor. However the works undertaken will form part of the information that will need to be submitted to the council to facilitate discharge (by others) and consequently it is essential that the appointed contractor is aware of this and provides the supporting evidence as detailed within Section 7.13.

1.4 Site Specific Nomenclature

For the purposes of this document and subsequent works to be undertaken the following nomenclature will be used.

- Heyford Park, comprises the whole of the former airbase including all residential and commercial areas and the entire Flying Field.
- The New Settlement Area (NSA), comprising an area of Heyford Park to the north of Camp Road and to the south of the Flying Field currently occupied by warehouses and some residential properties, the residential area to the south of Camp Road and various disused buildings and structures associated with the past uses of the base.
- The Retained Settlement Area (RSA), this comprises occupied housing located to the south and north of Camp Road and forms part of the NSA.
- The Retained Commercial Area, (RCA), this comprises a combination of offices, former works buildings and warehouses and forms part of the NSA.
- The Flying Field (FF), comprising the runway, taxiways, aircraft shelters, other buildings and large areas of undeveloped grassland forms the majority of the area of Heyford Park. A Petroleum Oil and Lubricant (POL) system is by in large present on the FF and consists of an above and below ground fuel storage and delivery system and was previously connected to the national fuel pipe line. Vertase FLI Limited were instructed to undertake clean and make safe works relating to the POL system and standalone heating fuel tanks also present on the FF. This works included emptying, cleaning and filling of the majority of the network of tanks and pipes with grout or foam and were completed by the end of February 2012.
- The New Development Area (NDA), comprising the area within in the NSA where buildings will be demolished and redevelopment for a mixed residential and commercial end use will take place.
- Tank clusters will be named according to the reference number of the tanks at that location, e.g. UGNSA 1, 2 & 3.

A plan showing the various areas as described above is presented in Figure 2, Appendix A

The Petroleum Oil and Lubricant (POL) system is by in large present on the northern portion of the Heyford Park and consists of an above and below ground fuel storage and delivery system and was previously connected to the national fuel pipe line. It should be noted that POL 4, and POL 19 were operated as vehicle refuelling facilities (POL 19 remains partly in use for this purpose today). Both POL4 and POL19 are situated in the New Settlement Area (NSA).

1.5 Information Sources

Information presented within this document is primarily based on reports related to the redevelopment of the NSA presented in Table 1. Particular attention should be paid to Waterman Report Reference EED 10658-109-13.2.2, entitled Preliminary Generic Quantitative Environmental Risk Assessment New Settlement Area, Upper Heyford and Waterman Report Reference EED10658-R-14.1.7_FA, entitled Controlled Waters Detailed Quantitative Risk Assessment.

Report EED10658-R-13.2.2_FA details the findings of two phases of intrusive investigation carried out on the NSA and a subsequent environmental risk assessment of the potential impact of the contamination detected on the proposed end use of the Site.

Report EED10658-R-14.1.7_FA presents the findings of a Detailed Qualitative Risk Assessment (DQRA) undertaken for the purpose of evaluating the potential risks to controlled waters from Site borne hydrocarbon contaminants as part of the redevelopment of the Site.

Table 1: Reports Pertaining to the Site

Author	Title	Reference
Waterman EED	Controlled Waters Detailed Quantitative Risk Assessment	EED10658-R-109-14.1.7_FA

Author	Title	Reference
Waterman EED	Preliminary Generic Quantitative Environmental Risk Assessment New Settlement Area, Upper Heyford	EED10658-109-R-13.2.2_FA
Waterman EED	Heyford Park Flying Field Hydrogeological Characterisation and Groundwater Quality Assessment	EED10658-109-R-9.2.1_FA
Waterman EED	Preliminary Environmental Risk Assessment Heyford Park – Existing Commercial Properties	EED10658-109-R-6.2.1_FA
Waterman EED	Preliminary environmental Risk Assessment Heyford Park – Existing Retained Residential Properties	EED10658-101-5.2.3_PDS
Waterman EED	NSA Site Investigation Strategy	EED10658-R-8.2.1_PDS
Waterman EED	Specification for Ground Investigation Works, Areas 1 3 & 7 New Settlement Area Park	EED10658-109-S-7.1.5_FA
Waterman EED	Specification for Ground Investigation Works New Settlement Area, Heyford Park (Excluding Areas 1, 3, & 7)	EED10658-109-S-9.1.2_FA
Vertase FLI Limited	POL System – Clean and Make Safe Upper Heyford, Oxfordshire, Contract Completion Report	1245DOR

2. Environmental Setting

A summary of the Heyford Park environmental setting is detailed below.

2.1 Summary

Heyford Park is centred at national grid reference 451185 226775 and comprises the former RAF and USAF Upper Heyford airbase now known as Heyford Park. The town of Bicester, Oxfordshire, is located approximately 8 km to the south east whilst the village of Upper Heyford lies immediately to the west. Heyford Park is located on a plateau at approximately 130m Above Ordnance Datum (AOD), although at its western end the elevation reduces to 115m AOD. This reduction in elevation is associated with the valley of the River Cherwell, which at its closest point is located approximately 1km to the west of the Site and flows alongside the Oxford Canal. A public road named 'Camp Road' traverses Heyford Park running east west.

The northern portion of Heyford Park is occupied by the FF comprising associated taxi ways, hardened aircraft shelters, fuel storage tanks, maintenance areas, offices, warehouses and undeveloped grassed areas, whilst the southern area of the Heyford Park comprises the NSA which consists of the former residential area of the base and is occupied by various types of residential units ranging from dormitories to semidetached housing. This area also contains the former base shop, petrol filling station, hospital, school and sports ground along with other recreational facilities such as the base restaurant and bar. Some of the former base housing is currently occupied; this portion of the NSA is referred to as the RSA.

The NSA also includes former works buildings, warehouses and administrative buildings and this area is referred to as the RCA. Many of these buildings are currently leased out for a variety of uses. A previous airbase vehicle fuel filling station is also present in the NSA to the north of Camp Road, while an additional redundant fuel filling station is also located adjacent to the south side of Camp Road. Numerous clusters of redundant heating oil and underground storage tanks (USTs) are also present across the NSA. A portion of the north of the NSA is leased out to Paragon, a vehicle fleet management company. This area includes POL19 which is currently used as a vehicle refuelling station by Paragon. It should be noted at this point that Paragon has recently signed a new lease agreement regarding their tenancy at Heyford Park. Under the terms of this lease agreement they are required to decommission POL 19 and meet the relevant requirements as outlined in the planning permission APP/C3105/A/08/2080594.

2.1 Geology

Generally, across the NSA the topsoil and underlying sandy gravelly clayey drift material was found to be underlain by fissured limestone or sandstone, which was weathered in its upper reaches across the Site. The un-weathered limestone and sandstone is described as having occasional fractures, which is supported by the corresponding low fracture index where measured. The fissured limestone and sandstone horizon was generally underlain by deposits of siltstone, mudstone or clay bands. The maximum thickness of these deposits was found to be 17.8m, encountered in borehole BHNSA12. The siltstone, mudstone and clay bands are considered impermeable and consequently afford some protection with respect to the underlying horizons. Permeability tests carried out on two samples collected from the mudstone in boreholes BHSNA12 and BHNSA16 showed the permeability of this material to be 1.0×10^{-4} m/day and 3×10^{-6} m/day respectively.

These layers of mudstone siltstone or clay were found to be underlain by sand deposits or weakly cemented sandstone in boreholes BHNSA12, BHNSA13, BHNSA14, BHNSA16, although it should be noted that in borehole BH13 this horizon of mudstones, siltstones and clay is interbedded with limestone horizons of significant thickness implying that leakage may occur between the aquifers.

This confirms the anticipated geology, as shown on the British Geological Survey map for the area and also correlates with the geology encountered underlying the FF as reported in Report Reference EED10658-109_R_9.2.1.FA. A summary of the geological strata encountered is shown in Table 2.

Table 2: Geological strata encountered during Site Investigation

Soil Type	Typical Description
Made Ground	<i>Brown/black/yellow/ clayey sandy gravel with gravel comprising fragments of limestone, concrete, brick, tarmac surfaced with turf, tarmac or concrete. Made ground in trial pits TPNSA 201 and TPNSA 202 comprised a black/brown sandy gravel of concrete, ash, clinker metal and ceramic. A faint hydrocarbon odour was noted at a depth of 2.7m in trial pit TPNSA 207</i>
Sandy gravel	<i>Sandy gravel with limestone cobbles becoming increasingly dense with depth</i>
Limestone	<i>Occasionally fissured pale grey crystalline limestone with occasional shell fragments, weathered at top of strata</i>
Sandstone	<i>Occasionally fissured yellow and pale grey calcareous sandstone with occasional shell fragments</i>
Siltstone/mudstone deposits	<i>Grey Siltstone and pale grey mudstone occasional bands of coarse shelly limestone</i>
Sand and weak sandstone	<i>Dark grey silty sand weakly cemented sandstone</i>

2.2 Groundwater monitoring and flow direction

Groundwater monitoring has taken place in all boreholes installed on the Site. Groundwater levels on Site varied from 107.6mAOD to 123.82mAOD. The results of groundwater monitoring have indicated that groundwater flow is towards the southeast. Using software package Surfer® a graphical representation of groundwater flow direction in the shallow aquifer underlying the Site is provided in Appendix A.

Four boreholes were drilled targeting the deeper aquifer beneath the siltstone, mudstone or clay bands. Surfer® plots were not drawn up to represent groundwater flow in the deep aquifer as it was deemed four boreholes over such a wide area was insufficient to produce a robust plot. When considered with the groundwater data obtained from the FF, indicative flow direction within the deep aquifer was shown to be in a south easterly direction.

A Light Non Aqueous Phase Liquid (LNAPL) was noted in borehole NSABH6. Efforts to measure the thickness proved unsuccessful using an interface probe and a disposable bailer therefore it is thought the LNAPL layer is less than 2mm in thickness.

Given that groundwater flow on Site is flowing in a south easterly direction the difference between the water level (mAOD) between BHNSA39 (118.35mAOD) and BHNSA11 (117.9mAOD) was chosen to represent the typical groundwater gradient across the Site. The distance between BHNSA39 and BHNSA11 is 704m therefore the approximate groundwater gradient across the Site is 0.014.

The results for permeability and flow rate are generally in line with what was seen during the investigation of the FF as reported in Ref. EED10658-109.R.9.2.1_FA. The wide variation in K values is considered typical of an occasionally fractured limestone and sandstone geology where the presence of fissures of varying thickness can significantly impact on the hydraulic conductivity of the geological formation. The rock has a correspondingly relatively low hydraulic conductivity (K).

2.2.1 Site Hydrogeology

Following a review of the of the geological and hydrological information produced during the Site investigation, the hydrogeology for the Site can be described as a two aquifer system separated by a mudstone/siltstone layer of significantly lower permeability. However evidence for leakage between the aquifers is present. Groundwater flow direction is towards the southeast in the upper aquifer with a wide variation in flow rate due to the fissured nature of the limestone and sandstone rock. Flow direction in the deep aquifer is assumed similar. A graphic representation of groundwater flow direction is provided in Appendix A which provides a clear indication of borehole positions relative to each other, potential sources of contamination and the Site boundary.

2.3 Contamination status of the Site

Groundwater level monitoring and sampling was carried out as part of the Site investigation. The results of chemical analysis confirmed that the presence of UST's on the Site has locally impacted groundwater quality. BHNSA6 exhibited the most significant impact located down gradient of the UST cluster UGNSA 1, 2 & 3. Despite local impact as a result of the presence of the USTs groundwater quality across the much of the Site remained good including groundwater quality at the Site boundary.

Ground gas monitoring has indicated that significantly elevated concentrations of ground gas are not being generated on Site

The findings of the tank survey indicated the presence of 35No. USTs and 8No. ASTs on the Site. The USTs are present in 14No clusters containing one or more tanks. Seven tank clusters are present to the north of Camp Road whilst seven are present to the south of Camp Road. The plan showing the location of tanks is shown in Appendix A, Figure 3.

3. Remediation Strategy

3.1 Principal Objectives

The principal objectives of the remedial works are summarised below

- to undertake the works in a sustainable manner by management of materials in such way that maximises reuse and minimises waste;
- to create a development platform that is suitable for the proposed end use;
- to create a significant betterment of the groundwater environment thereby protecting groundwater quality at and beyond the Site boundary;
- to ensure unforeseen contamination is reported, managed and remediated effectively ensuring suitability for proposed end use;
- to facilitate the installation of new services associated with the proposed development across the site;

3.2 Materials reuse and management

As part of the demolition and remedial works a significant volume of soil arisings and demolition aggregates will be generated. It is intended that all soil and aggregates be reused as part of the redevelopment of the Site where possible thereby maximising the sustainability potential of the project.

Soil arisings that will be generated by the ground works include material from the excavation of foundations, service trenches and pits, contaminated material and re-leveling works. Whilst the aggregates including crushed concrete and brick and asphalt road planings will be generated as a result of the demolition of buildings, foundations and areas of hardstanding.

The Contractor shall manage and handle all materials generated during the works in a controlled and careful manner, in accordance with pre-agreed method statements.

The Contractor shall maximise the opportunity for the beneficial reuse of the excavated materials and shall provide evidence of this. The Contractor shall comply with the following hierarchy of waste management requirements:

- minimise the generation of waste;
- reuse and/or recycle the materials within the Upper Heyford Site;
- reuse and/or recycle the materials for beneficial use on other projects; and
- dispose of the materials at a suitably licensed Site.

The reuse, movement and/or treatment of soils on Site shall be completed in accordance with the CL:AIRE The Definition of Waste: Development Industry Code of Practice March 2011. Where secondary aggregates are brought onto the Site or generated on Site (e.g. crushing operations) these shall be completed in accordance with the WRAP Quality Protocol for the production of aggregates from inert waste. The contractor shall ensure that effective materials management and storage is practiced and that waste streams do not become mixed. All site staff should be made aware of materials management strategy being employed during the works.

3.3 Project supervision

All demolition and remedial work undertaken during the works will be monitored by an Environmental Consultant representing the interests of the Client in relation to the requirements detailed in the Works Specification and activities detailed in the Detailed Method Statement. To this end the Contractor is responsible for informing the Environmental Consultant as to the progress of the works. Prior to the works beginning the Contractor will issue a Programme detailing the timings and durations of the various

activities. During the works weekly update meetings will take place between the Contractor and the Environmental Consultant where progress against the works Programme, upcoming activities and other issues will be discussed. Project meetings will be held on a fortnightly basis with meetings attended by the Contractor, the Environmental Consultant and the Project Manager. Meetings will take place on site to discuss progress of the work against the Programme, upcoming activities and any other issues.

4. Main Remediation activities

4.1 Tank Removal

Up to 35No underground storage tanks (USTs) and 8No. ASTs are to be removed as part of the enabling works. For specific details and location of the tanks to be removed please refer to the Tender Document for Demolition by Chris Knott Consulting.

The contractor should remove the tanks considering the following points.

- Inspect. The volume, contents and construction of the tank and associated infrastructure should be evaluated and where necessary amendments made to the agreed method statement. (for this contract associated infrastructure is defined as any pipes, sumps, valve pits, pumps, coupling points and any other apparatus that may have contained fuel oils);
- Clean. The tank and associated infrastructure should be emptied and cleaned. Appropriate chemical analysis of the contents of the tank should be obtained to ensure correct disposal;
- Removal. The tank and associated infrastructure should be removed. Concrete/metal slabs and or chambers and or cradles should also be removed;
- Validate. In consultation with the client's Environmental Consultant the base and all sides of the location of the former tanks and other excavations where contamination was removed should be sampled to confirm an absence of residual contamination. Threshold concentrations governing the extent to which impacted material is required to be removed are presented in Tables B2 and B3, Appendix B. Where samples fail to meet the above values then additional material should be excavated until the excavation appears visually and olfactory uncontaminated. Additional sampling shall then be undertaken to confirm an absence of residual contamination. Likewise where visual and olfactory contamination is present without being supported by the results of chemical analysis this material is also required to be removed. Where the sides and base of the excavation comprise consolidated bedrock (to be confirmed by the Environmental Consultant) visual and olfactory evidence of contamination will be removed. In such circumstances rock samples cannot be taken and consolidated rock will not be removed. A record will be made and reported of any residual visual or olfactory contamination. In the unlikely event that gross contamination remained within the bed rock an assessment of the risks posed and the practicalities of remediation would be carried out. An appropriate approach would then be agreed with the regulators. Where the rock can be sampled (e.g. weathered, weakly cemented, and/or friable rock) samples will be collected as per soil samples. A verification sample will comprise a composite sample of 5 subsamples collected from the sides and base of each excavation. One composite sample shall be collected per 15m² of exposed surface area.
- Survey. The XYZ co-ordinates of all subsample locations must be recorded during the works.
- Record. Details of all the works undertaken associated with each tank and related infrastructure including any supporting analysis should be recorded and included within the verification report as detailed within Section 7.15.

A number of asbestos gaskets have been present on some of the POL infrastructure on the Flying Field and appropriate assessment should be undertaken to ensure asbestos gaskets where encountered are managed and removed in accordance with relevant legislation and due regard to workforce and Site operatives.

A detailed method statement should be provided for review by the appointed contractor prior to commencing work on site.

4.2 Backfilling Excavations

For the purposes of backfilling excavations material will generally fall into one or all of the below categories;

- suitable for use in the saturated and unsaturated zone including the capping layer (Table B1 & B4);
- bio-remediated material suitable for use in the unsaturated zone and below the capping layer; (Table B2 or B3 depending on location)
- material suitable for use as the capping layer (Table B1).

4.2.1 Material used in the saturated and unsaturated zone.

Type 6A material should be used to backfill tank voids and excavations in the saturated zone.

Where crushed concrete is used this material will be subject to visual and olfactory testing only. Where material other than crushed concrete is used this material shall be required to pass the threshold criteria as outlined in tables B1 and B4 within Appendix B.

4.2.2 Material suitable for use in the unsaturated zone and below the capping layer

Site won material intended to be reused in the unsaturated zone below the capping layer is required to pass the threshold values in Tables B2 or B3, according to the distance from the site boundary. It is intended that this material will primarily comprise bio-remediated material removed from tank voids and/or other areas where contamination is encountered on Site. For excavations less than 160m from the Site boundary recycled aggregates or material passing the threshold criteria in tables B1 and B4 Appendix B will be used.

Where recycled aggregates are used to back fill excavations above the water level this material will be subject to visual and olfactory testing only.

4.2.3 Material suitable for use as the capping layer

Where material is used as the capping layer it should meet the threshold criteria as listed in Table B1.

The thickness of the capping layer will be determined by the proposed end use of the particular area although as a minimum should be 600mm.

4.2.4 Geotechnical requirements

Material used to fill excavations shall be tested for geotechnical suitability and classified for use in accordance with Table 6/1 of the Highways Agency Series 600 "Earthworks" Specification for Highway Works and have the written approval of the Environmental Consultant. Geotechnical testing shall be at a frequency of 1 sample per 500m³ and shall achieve a maximum dry density of at least 95% for a 2.5kg rammer and a maximum air voids of 10%.

Appropriate tests (e.g. plate bearing tests, sand replacement tests or use of a Nuclear Density Meter) should then be undertaken to demonstrate the compaction requirements are being met. The fraction of organic material should also be in accordance with the relevant highways specification.

In-situ testing is to be carried at an initial frequency of not less than every second backfilled layer and not less than two locations per excavation per layer. Additional testing for larger areas (e.g. re-profiling activities) will be subject to agreement with the Environmental Consultant. Subject to the uniformity of the material it may be possible to reduce this testing in consultation with the Environmental Consultant.

Recycled aggregate not intended to be used at backfill during this phase of the project will be subject to grading analysis at a frequency of 1 sample per 1000m³, this may be decreased to 1 sample per 2500m³ if the aggregate shows good consistency.

Should backfilling below saturated zone be required, the Contractor shall use material meeting Class 6A, selected granular fill.

The Contractor shall allow within his works method and remediation design to provide or undertake any techniques necessary to render any materials adversely affected by inclement weather, suitable for reuse placement and compaction in accordance with the Highways Agency Series 600 Specification for Highway Works.

4.3 Material management

Material management will be a significant aspect during the project. The following section details the processes that should be followed with respect to materials generated during the work. Materials management will be governed under the Wrap Quality Protocol for Aggregates or the CL:AIRE Code of Practice depending the type of material encountered. Materials expected to be encountered during the works are listed below

- Asphalt – recovered from Site roads and paved areas
- All recycled aggregate - recovered from demolition of buildings paved areas and buried structures
- Soil including made ground, granular sub-base – recovered during removal of tanks, excavation of contaminated areas and/or re-levelling of the Site

4.3.1 Asphalt

Areas of asphalt may be planed, small areas of areas in poor condition will be lifted and crushed. Asphalt will be stockpiled separately. Where suitable for reuse such that it does not pose a risk to the wider environment it will be placed as sub base under areas of paving, roads and hardstanding. This activity will be governed by the Wrap Protocol.

4.3.2 Concrete and Brick

Concrete and brick will be crushed to 6A and 6F2 or to any other specification as required. The resulting recycled aggregate will be subject to visual and olfactory testing only and will be reused as backfill in excavations in the saturated or unsaturated zone, sub base under roads, paving and hardstanding and as capping over remediated material placed in excavations. Recycled aggregates not reused at this point in the redevelopment will be stockpiled and used in later phases of the redevelopment or exported for reuse in other projects. This Activity will be governed by the Wrap Protocol.

4.3.3 Soil, made ground and granular sub-base

Made ground (not comprising any of the above), granular sub-base and soil will be subject to visual and olfactory assessment, further chemical and geotechnical testing and stockpiled accordingly. Subject to the results of the testing it will fall into the one of the following categories;

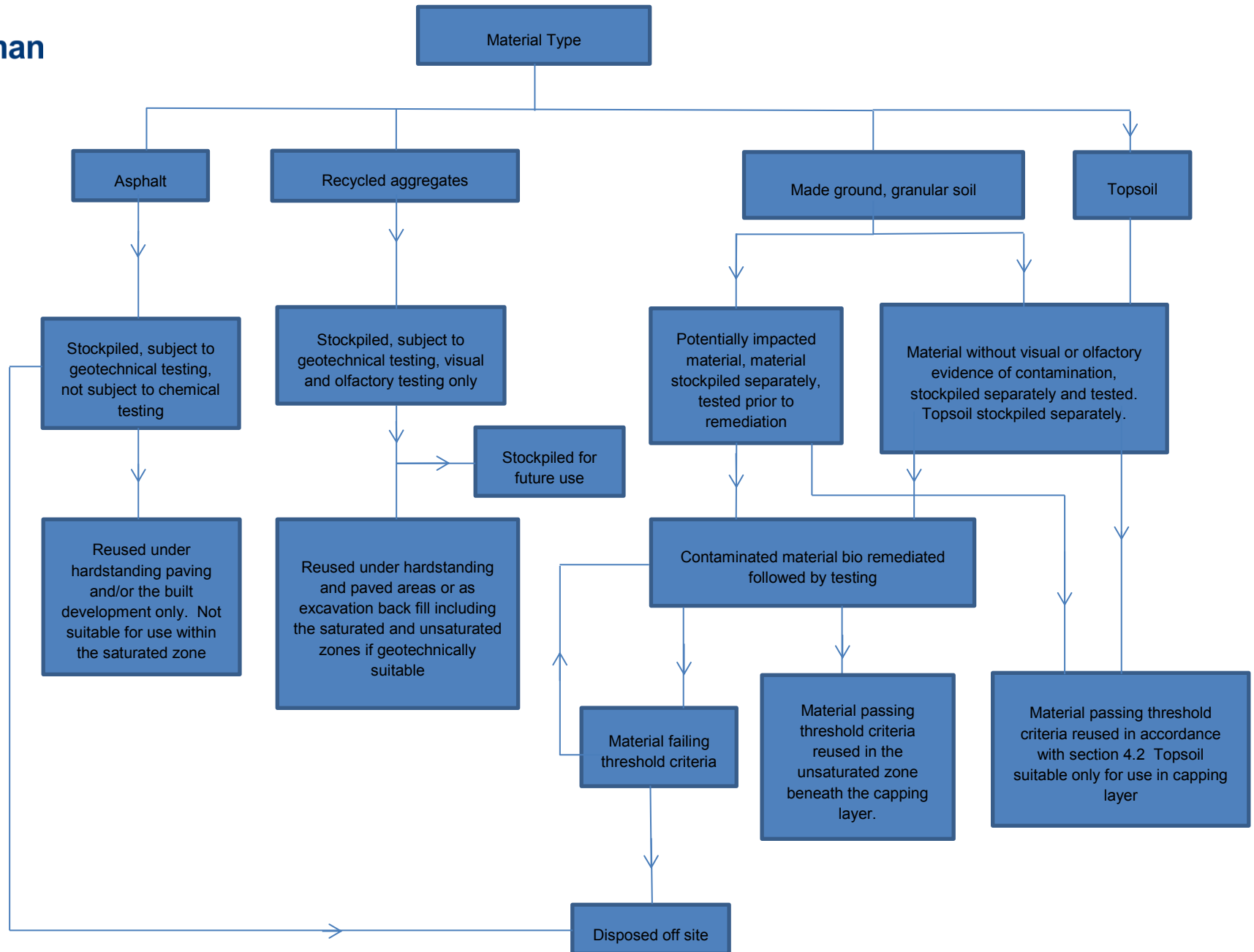
- following testing it may be suitable for reuse;
- the material will require remediation prior to reuse in excavations above the saturated zone and below the capping layer;
- following testing will be deemed unsuitable for remediation and will require disposal;
- following remediation it will remain unsuitable for reuse and will require disposal.

Any re-use of material should be in accordance with section 4.2.

4.3.4 Topsoil recovered from area of soft landscaping

Topsoil recovered from the Site will be stockpiled separately and, subject to testing, will be reused as topsoil cover in the proposed development. Reuse of topsoil will be covered by the CL:AIRE Code of Practice

A summary of the material management is provided the following flow chart.



4.3.5 Crushing

Any concrete/brick/masonry/rock removed from the ground shall be crushed and graded and made suitable for reuse on Site or off Site in accordance with the WRAP Quality Protocol and other permitting requirements.

Concrete and brick will be crushed to a 6A and 6F2 or to any other specification as required.

Significant brick is anticipated and it should be ensured that this achieves the necessary Los Angeles Coefficient in accordance with the aggregate class.

4.3.6 Stockpiling

Any soils that are stockpiled on Site shall be appropriately managed to prevent impact to the surrounding environment. Mitigation measures shall be employed to minimise wind whip from stockpiled materials. The Contractor shall determine the methods for appropriate handling and storage of materials which may include damping down of stockpiles. Stockpiles of contaminated or suspected contaminated material shall be placed on an impermeable membrane incorporating a surrounding bund wall to prevent contaminated runoff or leachate impacting underlying soil and/or groundwater.

Stockpiles containing confirmed uncontaminated material shall be placed on areas of hardstanding. Drainage in areas close to stockpiles should be protected from receiving runoff from stockpiles.

Different material types shall be segregated and clearly labelled with a unique identifier. Stockpiles shall be physically separated to avoid cross contamination and temporary road access provided for placement and loading.

A stockpile tracking register is to be maintained during the works this shall include but not be limited to the following;

- A unique identification number for each stockpile from the creation to the end of the stockpile,
- Details relating to the date of creation, material type, contamination status, volume, proposed enduses/destination and information of chemical and/or geotechnical testing,
- A schematic diagram showing the location, size, movement and ultimate destination of each stockpile, to be updated as required, daily if necessary.
- Number of samples taken per stockpile and results of analysis

Details of the stockpile register shall be confirmed and agreed with the Environmental Consultant in the relevant method statement.

Each stockpile should be clearly labelled to allow plant drivers and other Site staff and operatives to easily identify them.

4.3.7 Off Site Disposal

Where disposal is required, the Contractor shall allow adequate time and resources to undertake the sampling and await receipt of waste classification testing results. The Contractor shall factor in appropriate time for laboratory testing in their programme so as not to delay the excavation works or cause the presence of stockpiles to delay the works.

The Contractor shall undertake such tests as are necessary for the soils to be removed from Site to confirm the correct waste classification and identify a suitable licensed waste facility to accept the waste.

Copies of all relevant licences for the disposal/treatment/receiving Site shall be provided to the Environmental Consultant prior to the waste being removed from Site.

The Contractor shall fully record the quantities of materials disposed off Site to each receiving facility or Site. The Contractor shall collate consignment notes for the materials and pass these to the Environmental Consultant in electronic format (pdf) on a weekly basis.

4.3.8 Imported Materials

The import of material to Site to complete the work is not anticipated however if this does occur the Contractor shall ensure and confirm that all materials imported onto Site are considered suitable for the proposed use of the Site in accordance with the relevant legislation and subject to agreement with Cherwell DC and the EA.

Imported material shall be from a known source and shall be validated to ensure physical and chemical suitability. This shall be completed by provision of appropriate physical or chemical certification from the supplier or by on Site testing. As a minimum imported material shall meet the requirement of Table B1 and B4, Appendix B.

Imported processed materials shall comply with the WRAP Quality Protocol.

Details of the physical and chemical composition of the materials shall be provided to the Environmental Consultant prior to importing to Site.

Duty of Care certification shall be provided for all imported materials.

5. Groundwater

A Detail Groundwater Risk Assessment (DQRA) has been carried out for the purpose of evaluating the potential risks to controlled waters from Site borne hydrocarbon contaminants as part of the redevelopment of the Site.

Threshold values were derived for Site won material removed from tank voids, and/or subject to bioremediation that is intended to be reused as backfill material above the saturated zone. These values will also be used to validate the sides and base of tank voids.

The threshold criteria will ensure that the reuse of this material as backfill will not impact ground water quality. Therefore the removal of all tanks and impacted material, combined with the use of derived threshold values related to backfill quality in the unsaturated layer in tandem with the use of crushed concrete and/or material passing the criteria in Table B1 and B4 will ensure that the works result in a significant betterment of the groundwater environment.

As a result specific dissolved phase groundwater remediation is not intended to take place as part of the works. However groundwater removed from excavations during tank pulling and/or the removal of contaminated soil will be treated and disposed of correctly, incorporating any requirements for pre-treatment.

Where encountered on groundwater Light Non Aqueous Phase Liquid (LNAPL) contamination will be removed from the Site. Removal of LNAPL shall take place from excavations as part of the groundwater management measures and if required from specific LNAPL extraction wells. Groundwater removed from excavations will be subject to adequate treatment prior to disposal in line with appropriate discharge consent. Remedial work targeting dissolved phase contaminants in the groundwater is not anticipated during the works – although it is recognised this may change during the course of the project.

If required, an environmental permit for dewatering operations shall be obtained by the Contractor prior to the works commencing.

The Contractor shall be responsible for keeping the necessary records during the works.

With respect to discharging treated water the Contractor shall be responsible for obtaining approval and appropriate permits and licenses for discharge from the appropriate authorities which may include but are not limited to, the Environment Agency and the relevant utility company. The Contractor shall submit samples of treated water, on a weekly basis or more frequently if required by the authority permitting the discharge, for the duration of the water treatment process, to a UKAS accredited laboratory and instruct the relevant analysis be undertaken on the samples to ensure it meets the requirements of the relevant party authorising its discharge.

The entire water treatment plant including separators, tanks, vessels, IBCs and all other liquid storage containers must be stored within a bunded area lined by an appropriately impermeable membrane. Measures should be put in place to ensure the membrane is not damaged by during the construction, commissioning and operation of the treatment plant. Following removal of treatment plant a representative number of soil samples should be collected from beneath the location of the plant to ensure underlying soil has not been impacted.

The Contractor shall not discharge contaminated groundwater or sludge's from dewatering/ tank cleaning/ remediation activity back in to the ground without treatment and without appropriate consents from the Environment Agency.

Potential constraints on water disposal, together with the timescales associated with obtaining licences, permits and consents, shall be allowed for by the Contractor.

6. Vapours and ground gas

The results of the Generic Qualitative Risk Assessment have indicated the risk posed by ground gas and vapours to the future development is limited given the relevantly low volume of made ground present, and the localised nature and type of hydrocarbon contamination in the soil. The vapour risk to the proposed development presented by the dissolved phase hydrocarbon contamination identified in the groundwater is considered not significant for the following reasons,

- generally the type of the hydrocarbon contamination encountered comprised weathered long chain compounds,
- the removal of all underground tanks, associated pipe work and impacted material and backfilling of resulting excavations with material deemed suitable for proposed end use will result in the removal of a significant source of groundwater contamination,
- the Site will be revisited on a plot by plot basis to assess suitability in terms of proposed development once final development layout has been confirmed.

Where unforeseen contamination is encountered the risk posed by ground gas and/or by vapours will be reassessed against the proposed end use of the area of the Site.

7. General Site activities

7.1 Spillages

The Environmental Consultant, regardless of volume, shall be notified of any spillage of hazardous liquids, including lubricating oils and diesel which bypass any temporary bunds and impact the ground. Any such spillages shall be cleaned up at the Contractor's expense to the satisfaction of the Environmental Consultant and the Employer.

The Contractor shall put in place any relevant preventative and / or protective measures for each activity to be undertaken where a risk of spillage is present. It is expected that these measures would be specific to that activity and location, and details of the measures to be undertaken should be included in the method statement. The Contractor is required to have all the adequate equipment (in good order and repair), material (relevant and in sufficient quantities) and personnel (sufficient number and suitably trained) available at the relevant locations as required. When required, the full spill kit must be present at the location where the work is being undertaken.

The Contractor should have a full Site specific spill response procedure in place for the duration of the works. A method statement detailing this procedure should be provided to the Environmental Consultant and Project Manager prior to the works taking place. The Contractor shall also be required to provide evidence that all staff have been briefed and trained in the spill response procedure.

7.2 Fuel

The Contractor shall provide his own refuelling facilities. The Contractor's fuel storage shall be in accordance with the Control of Pollution (Oil Storage Regulations) (England) 2001. Refuelling shall be undertaken at a fixed suitable location approved by the Environmental Consultant and shall take place entirely within an area lined with a membrane or placed on a concrete surface of sufficient quality to prevent impact to the underlying strata. The surface quality of the area to be used is to be approved by the Environmental Consultant.

The impermeable membrane to be used will need to have the following minimum performance specification:

- Thickness: 1mm (mm)
- Melt Flow Index: 0.5gm/10 minutes (max)
- Petrol Permeability: 7.0g/m²/hr (max)
- Diesel Permeability: 14.8g/m²/hr (max)

The impermeable membrane specification, method statement and design for installation must be submitted to the Environmental Consultant for approval.

Measures should be put in place to ensure vehicle tracks and or tyres do not tear or damage the membrane. Smoking in/near/around the approved refuelling location shall be strictly forbidden.

Bulk storage of fuel shall only be permitted in double skinned tanks (integrally banded). Tanks shall be placed in a prepared banded area to be 110% volume of the tank lined with an appropriately impermeable membrane. Double skinned tanks without an alarm or method of monitoring the voids between the tanks and outer skin are not permitted to be used during the works. Drip trays shall be utilised and absorbent granules and spill kits shall be utilised to deal with any minor spillage.

The fuel supply tanks are to be kept under lock and key with access to the tank(s) controlled by the Site manager or other appointed person. Automatic fuel filling nozzles are not permitted to be used onsite.

The Contractor shall provide all necessary facilities to contain fuel spillages. Details of construction of any bunds or specific areas intended for the storage and/or vehicle refuelling should be detailed in the relevant method statements. All fuel spillages including impacted soil and groundwater will be recovered/remediated at the contractor's expense. Verification of these works is also required.

The location of the refuelling facility shall be recorded on works drawings.

7.3 Health and Safety and Site Welfare

The Contractor shall ensure that they meet their responsibilities with respect to the Health and Safety at Work Act 1974 and CDM Regulations 2007 and ensure that all ground work progresses carefully, in a controlled manner and in line with agreed method statements.

The Contractor shall take due consideration of the history of the Site, the ground conditions and the potential for contaminated soils and waters to be encountered. The Contractor shall provide Site workers with appropriate personal protective equipment (PPE) when working with soils and liquids.

The Contractor shall take due consideration of the potential for generation of ground gas (eg methane, carbon dioxide, carbon monoxide etc) from the soils on the Site and the accumulation of said gases and hydrocarbon vapours in excavations voids and tanks. The Contractor shall minimise the requirement for manned entry into excavations and tanks. Where it is unavoidable the Contractor shall assess the potential risks and provide appropriate monitoring, methods of working, respiratory protective equipment (RPE) and PPE, rescue strategy, in accordance with the Confined Space Regulations and current best practice.

The Contractor shall undertake inspection of the ground for asbestos containing materials (ACMs) as the works progress. Should ACMs be uncovered further inspections and assessment shall be undertaken by the Contractor to confirm the nature of the ACMs and the method of working, PPE and RPE requirements and monitoring requirements. Following confirmation of the type and quantities of asbestos or ACM a strategy for dealing with the material will be agreed with the Environmental Consultant and regulator.

Smoking is not permitted in excavations or confined spaces and where workers have been in contact with the ground. Food shall only be consumed in allocated canteen cabins after washing of hands.

Adequate toilet, washing and welfare facilities are to be provided commensurate with the number of personnel and the Site conditions and work situation.

7.4 Environment and Environmental Management Plan

The Contractor shall develop and agree an environmental management plan with the appropriate statutory authorities, specific to proposed works designed by the Contractor carry out environmental monitoring and assessment in line with the agreed environmental management plan, prior to, throughout and post works.

The Contractor is to be aware of his responsibilities under the Environmental Protection Act 1990 and have regard to his obligations under the Contract.

The Contractor's method of working shall, as far as reasonably practicable, control and limit the generation of gaseous and particulate pollutants from vehicles, dust, noise and vibration from construction activities such that affected residential and other sensitive receptors are protected from the adverse effects of gaseous and particulate pollutants, dust, noise and vibration levels associated with the works.

Bonfires and the burning of rubbish will not be allowed on the Site.

The Site shall be maintained in a tidy and safe condition throughout the duration of the works and on completion all wastes and other deposits shall be promptly removed and disposed of by the Contractor.

The Environmental Consultant and Project Manager may carry out environmental audits of the Site during the works. The Contractor shall pay due consideration to the findings and act immediately upon any recommendations made.

The Contractor shall ensure, as far as is practicable, that no pollution is caused by the works and shall be responsible for all costs associated with any pollution occurring during the period of the contract.

7.5 Removal of Obstructions, Slabs and Foundations

Demolition, slab removal and foundation removal will form part of the works. An asbestos survey has been appointed, however there remains the potential for asbestos containing material to be present within the made ground beneath the Site. The excavation works shall therefore be undertaken with due care, and in accordance with a pre-agreed method statement given the potential for uncovering asbestos-containing materials and other contaminated debris in the ground.

Waters, oils, liquids and sludge's contained within redundant underground structures, pipework and associated infrastructure shall be handled appropriately and all residues not suitable for on Site treatment shall be disposed to a suitably licensed facility. Copies of the associated chain of documentation for all material removed from the Site should be provided to the Environmental Consultant and a selection should be included in the final report.

7.6 Unforeseen Contaminated Ground Conditions

There is potential for previously unforeseen areas of contaminated ground to be encountered across the Site during the progression of the ground works. Should suspect contaminated material be encountered, either visually or olfactory, the following procedures should be implemented:

- Works should be halted and the Environmental Consultant shall be contacted to inspect the area of concern;
- Photographs of the area should be taken and detailed plans and method statements for dealing with the issue shall be drafted and forwarded to the Environmental Consultant;
- If necessary, an Addendum Remediation Method Statement shall be prepared by the Contractor and evaluated by the Environmental Consultant prior to being issued to the Statutory Authorities for approval and subsequent implementation.
- The Environmental Consultant will visit the Site to inspect the area and comment on the Contractors proposals;
- Time and resources will need to be allocated to complete these further works / assessment with laboratory testing analysis to be undertaken as necessary. The Contractor may need to adjust their programme to enable works in other areas of the Site to be progressed; and
- Verification samples should be obtained from the base and sides of exactions created by the removal of contaminated material.

7.7 Buried Services

The Contractor shall ensure that service corridors for all new underground services are constructed in clean areas and backfill material is suitable for use.

The Contractor shall ensure that drinking water supply pipes and other services are resistant to the ground conditions present on Site and meet with the relevant requirements of Thames Water.

The Contractor shall confirm the requirements for the type of pipes, method of laying and protection with the relevant statutory undertakers.

7.8 Wastes and Rubbish

The Contractor shall maintain the Site in a tidy orderly condition throughout the works duration. Moreover, the Contractor shall comply with 'The Site Waste Management Plans Regulations 2008' which came into force on 6th April 2008. Under these regulations it is required that for projects in excess of £500,000 in value both the Client and the Principal Contractor have specific legal responsibilities to draft a Site Waste Management Plan before construction work begins.

7.9 Hazardous Materials

All hazardous materials associated with the works shall be subject to risk assessment.

The Contractor shall handle, treat and / or dispose of all hazardous wastes in full accordance with Duty of Care and all waste management regulations currently applicable.

7.10 Management of Working Area(s)

The Contractor shall provide, erect and maintain suitable warning signs/notices at all appropriate points around the Site.

The Contractor shall, if required, divide the Working Area(s) into clean and dirty works zones which should be physically segregated using fencing or barriers.

The Contractor shall mark out and maintain appropriate exclusion zones around all Working Area(s). Any excavations shall be fenced at the end of each working day with Heras® fencing or similar to prevent unauthorised access.

The Contractor shall be responsible for maintaining security around the Site Working Area(s) for the duration of the contract and shall be responsible for maintaining existing boundary fences or walls currently forming the Site boundary.

If the Contractor is required to work in an area currently occupied by a leasee the Contractor must arrange for entry to the area directly with the leasee and must abide by any rules or requirements specific to that area. Carrying out works in an area of the Site under the control of a leasee does not negate the Contractor's responsibilities to the Employer. The Contractor shall be liable for any damage caused by the Contractor to the leasee's property.

The Contractor shall not use any working space or accesses for any other purpose than the proper carrying out of works. The Contractor shall fence off such portions. The Contractor is to clear up all working spaces and accesses as work proceeds and when no longer required for the carrying out of the works. Works are to Comply with Relevant Acts, Regulations and Codes of Practice.

7.11 Provision of Unit Costs

The Contractor shall provide the unit costs of the various items as requested in the above document. This document should also be provided in Excel format.

7.12 Statutory Approvals

The Contractor is responsible for obtaining all approvals from the relevant statutory authorities, in particular Cherwell DC, English Heritage, the EA and Thames Water.

The Contractor shall ensure that appropriate records, including those detailed below (Section 7.13), from the works are kept to satisfy the requirements of the statutory authorities and in particular Planning Conditions 11 & 12 as detailed within Section 1.3. A copy of the Planning Consent is included as

Appendix C. The Contractor shall prepare a Verification Report on completion of the works. Please refer to Section 7.15 for further details.

7.13 Records

The Contractor shall collate the following records and provide them to the Environmental Consultant:

- A detailed account of the works undertaken across the Site including the changes in Site levels and details of any unforeseen areas of contamination and how these areas were dealt with;
- As-built drawings to record Site levels prior to the placement of construction materials;
- Chemical and or geotechnical test results (PDF and Excel format) on a weekly basis as they are obtained for reuse of materials on Site, imported material and off Site disposal;
- A stockpile register must be maintained during the works this should include but not be limited to the following;
 - descriptions and volumes of materials in each stockpile considered for reuse, verification or disposal off Site
 - the stockpile sample strategy adopted,
 - number of samples taken per stockpile
 - as-built drawings showing the locations of stockpiles and sample locations (considered for reuse, verification or disposal off Site)
 - a schematic diagram showing the location of the stockpiles on Site, their movement and their unique identification number
- Supporting documentation associated with demonstrating compliance with the WRAP quality protocol;
- Detailed drawing of all tanks and associated infrastructure removed including details of the extent of any associated contaminated material that was excavated as part of the tank removal;
- Surveys and additional ground investigation records, including any exploratory hole logs;
- Waste management/disposal licences prior to implementation;
- Registered waste carriers certificates prior to use;
- Waste disposal records provided on a weekly basis, including a soil and liquid disposal summary, copies of waste consignment notes and tip tickets. The data shall be separated based on the waste classification of the materials disposed e.g. asbestos, hazardous, non-hazardous and inert;
- Records of any consents, authorisations, permits or licences obtained;
- Backfill records, comprising chemical and geotechnical data for Site derived and imported fill material and imported fill summary records;
- Records of dust, noise and vibration incident/complaint investigation notes;
- As-built drawings showing final levels, remediated areas, all verification sample locations, backfilled areas and other relevant details;
- Progress photographs;
- Correspondence with Statutory Authorities and copies of permits etc provided; and
- Final report.

7.14 Laboratory Testing and Accreditation

The Contractor shall use a UKAS and MCerts accredited laboratory for the chemical analysis of soils, leachates and groundwater as required.

All samples and testing costs shall be met by the Contractor and the chosen laboratory shall have previously been approved by the Environmental Consultant.

The Contractor shall have an Environmental Management System (EMS) that is consistent with the principles of BS EN ISO 14001.

7.15 Verification Report

A Verification Report shall be prepared by the Contractor and provided to the Environmental Consultant for review within two weeks of completing the works and shall include those records listed in Section 7.13. A final version of the Verification Report shall be provided to the Environmental Consultant within two weeks of receipt of the Environmental Consultants comments.

A copy of the final version of the Verification Report shall be provided to the CDM Coordinator for inclusion in the Site Health and Safety file.

The report should also include but not be limited to the following

- Copies of all permits, permissions and licenses procured as part of the works
- Copies of all certificates issued as part of the works
- Copies of the results of all chemical analyses carried out as part of the works
- Copies of the results of all insitu and exsitu geotechnical testing carried out as part of the works
- Copies of all documentation and chain of custody information regarding all material removed from or imported on to the Site
- A catalogue of all the tanks emptied, cleaned and removed
- As built drawings of the following completion of the works to include but not be limited to;
 - Tanks and associated infrastructure that has been removed
 - Locations of services encountered during the works
 - Finished ground levels

Three paper copies of the close out report must be provided to the Environmental Consultant and Project Manager along with the provision of a digital copy.

A unit cost for the production and issuing of a hard and digital copy of the report shall be provided by the Contractor in the tender return. The Contractor should allow for providing a draft report for comment prior to submission of the final close out report.

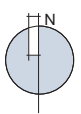
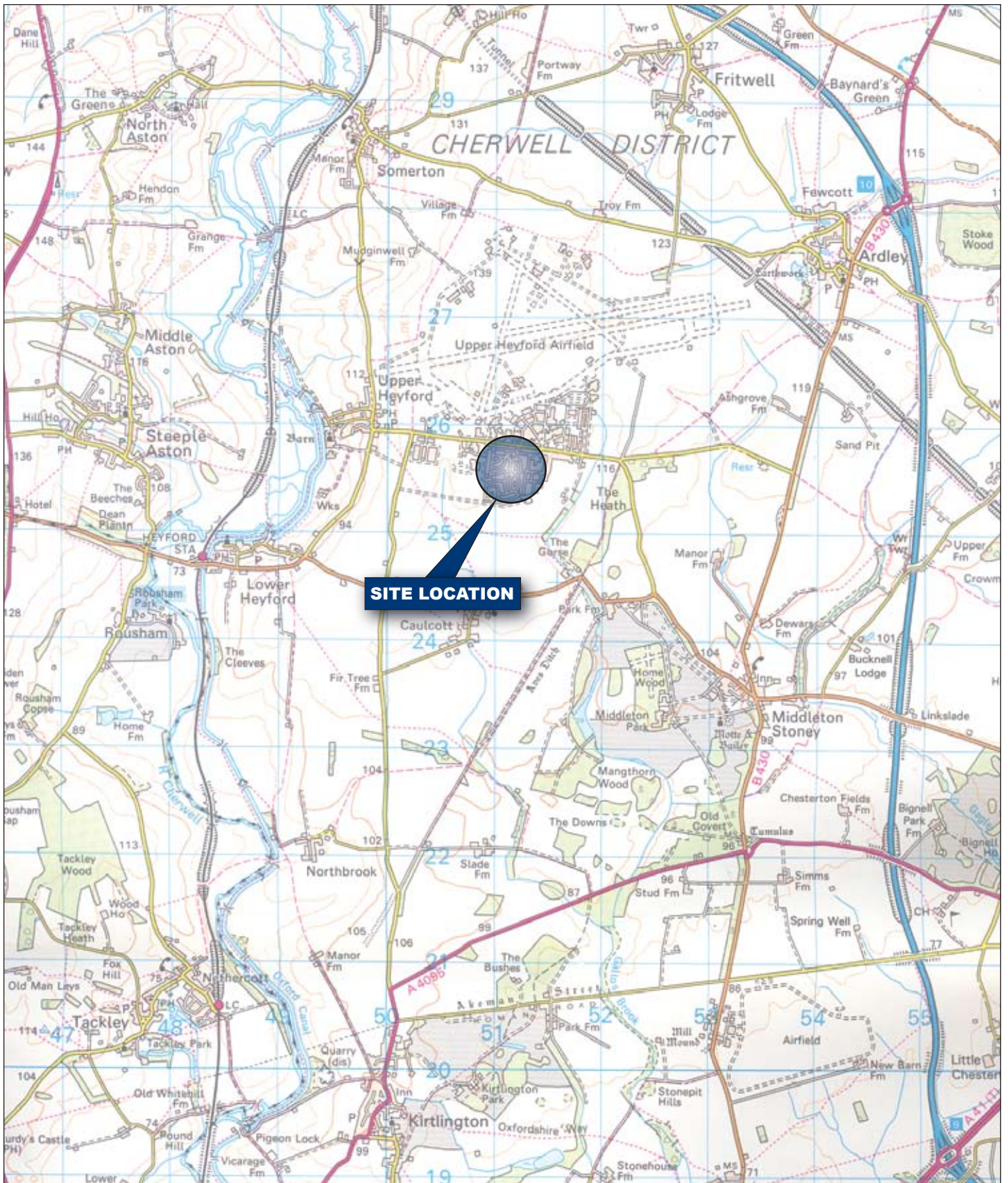
8. Contractor Requirements Regarding Environmental Issues

The Contractor shall include with its Tender the following information, in relation to environmental issues, for evaluation:

- 1) Indicative drawings, including a Site set-up and layout drawing and other drawings showing the sequence of working etc;
- 2) Method statements for:
 - Management of earthworks including reuse and potential disposal of arisings
 - The stockpile register
 - Management treatment and disposal of any water from dewatering of excavations or emptying tanks
 - Tank and associated pipe work emptying, cleaning, degasing and removal
 - Fuel storage and refuelling area setup;
 - Spill response procedures
 - Management of any unforeseen ground contamination;
 - Clearance of any wastes including details on the anticipated processes for any recycling/reuse (Site Waste Management Plan); and
 - Environmental controls i.e. noise, dust, vibration and traffic management/hauliers.
- 3) CVs of key management and supervising personnel, including a dedicated environmental/tenant liaison manager;
- 4) Details of any proposed sub-Contractors and major suppliers, including the laboratory testing services;
- 5) Details of proposed waste classification testing, waste disposal facilities, evidence of duty of care/chain of custody procedures to be adopted, and proposals to reduce waste volumes for disposal; and
- 6) Details of on Site document control.



Appendix A Site Plans



Project Details

E10658-109: Upper Heyford

Figure Title

Figure A1: Site Location Plan

Figure Ref

E10658-109_CR_SI2_A1A

Date

May 2012

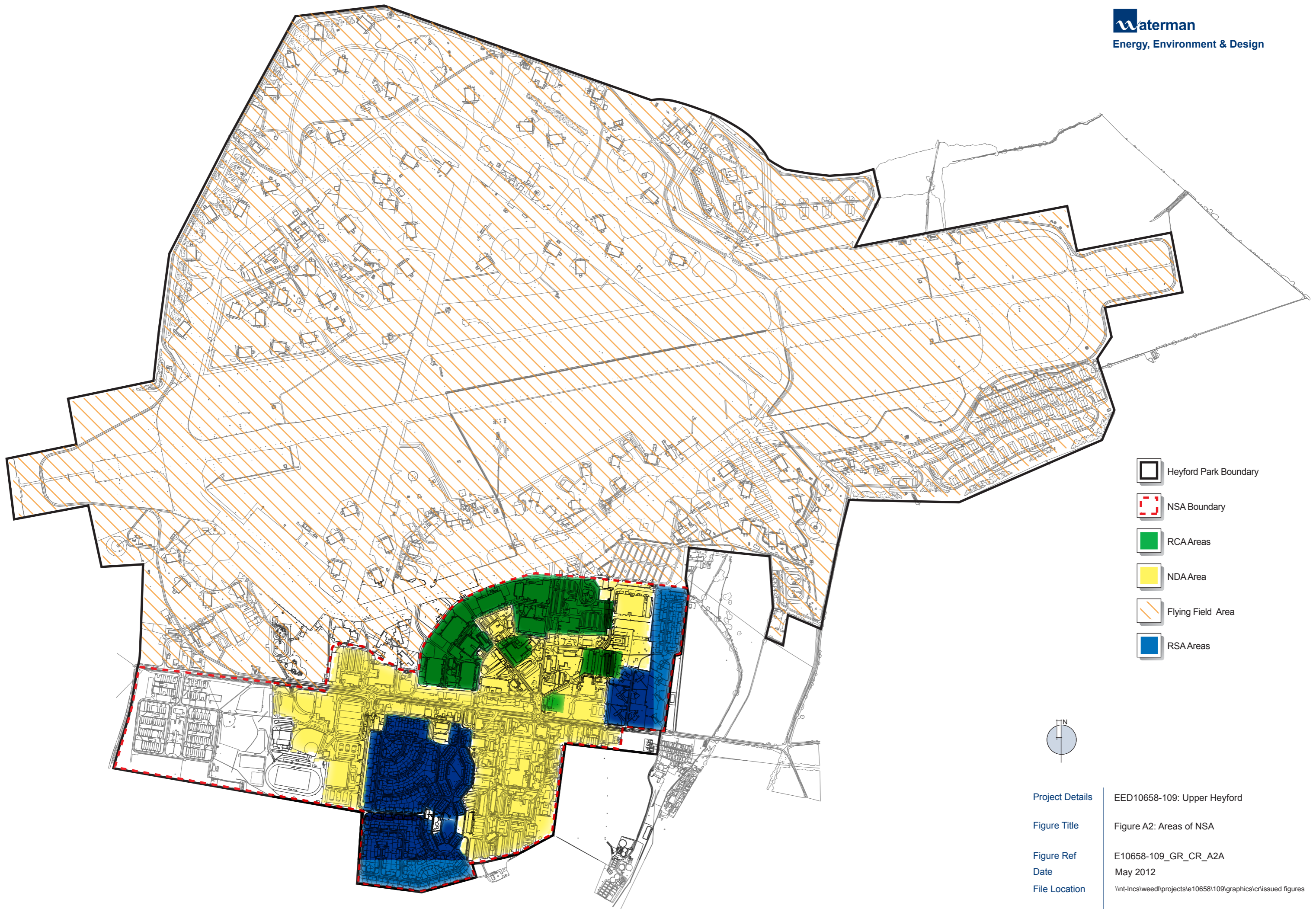
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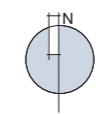


Energy, Environment & Design

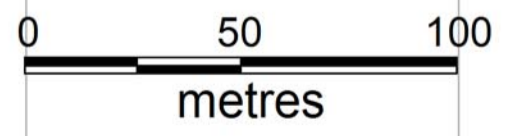
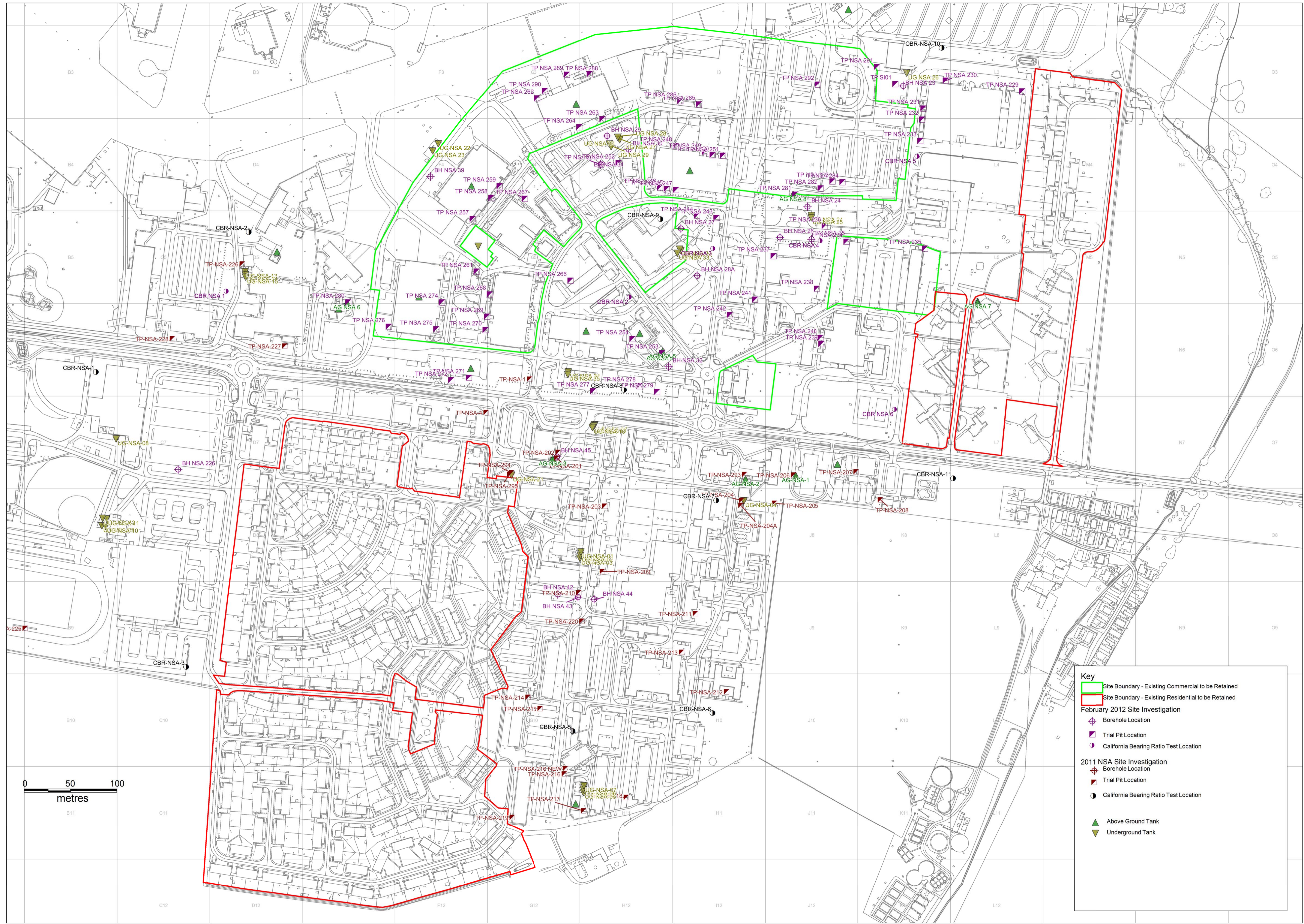
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-  Heyford Park Boundary
-  NSA Boundary
-  RCA Areas
-  NDA Area
-  Flying Field Area
-  RSA Areas



Project Details	EED10658-109: Upper Heyford
Figure Title	Figure A2: Areas of NSA
Figure Ref	E10658-109_GR_CR_A2A
Date	May 2012
File Location	\\nt-lncsl\weed\projects\10658\109\graphics\cr\issued figures



Key

- ▭ Site Boundary - Existing Commercial to be Retained
- ▭ Site Boundary - Existing Residential to be Retained

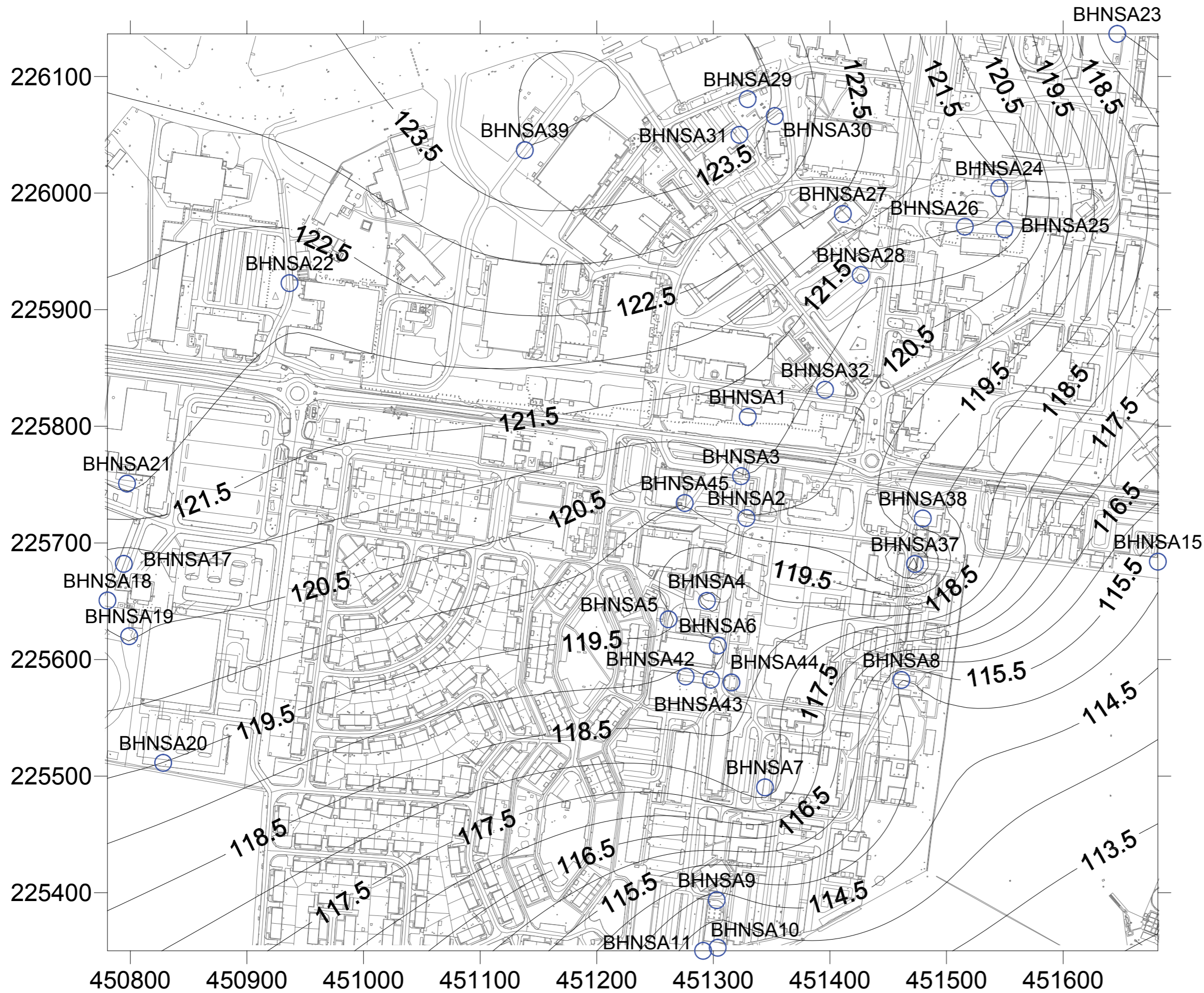
February 2012 Site Investigation

- ⊕ Borehole Location
- ▴ Trial Pit Location
- ⊙ California Bearing Ratio Test Location

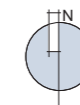
2011 NSA Site Investigation

- ⊕ Borehole Location
- ▴ Trial Pit Location
- ⊙ California Bearing Ratio Test Location

- ▲ Above Ground Tank
- ▼ Underground Tank



 Borehole Locations

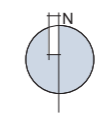


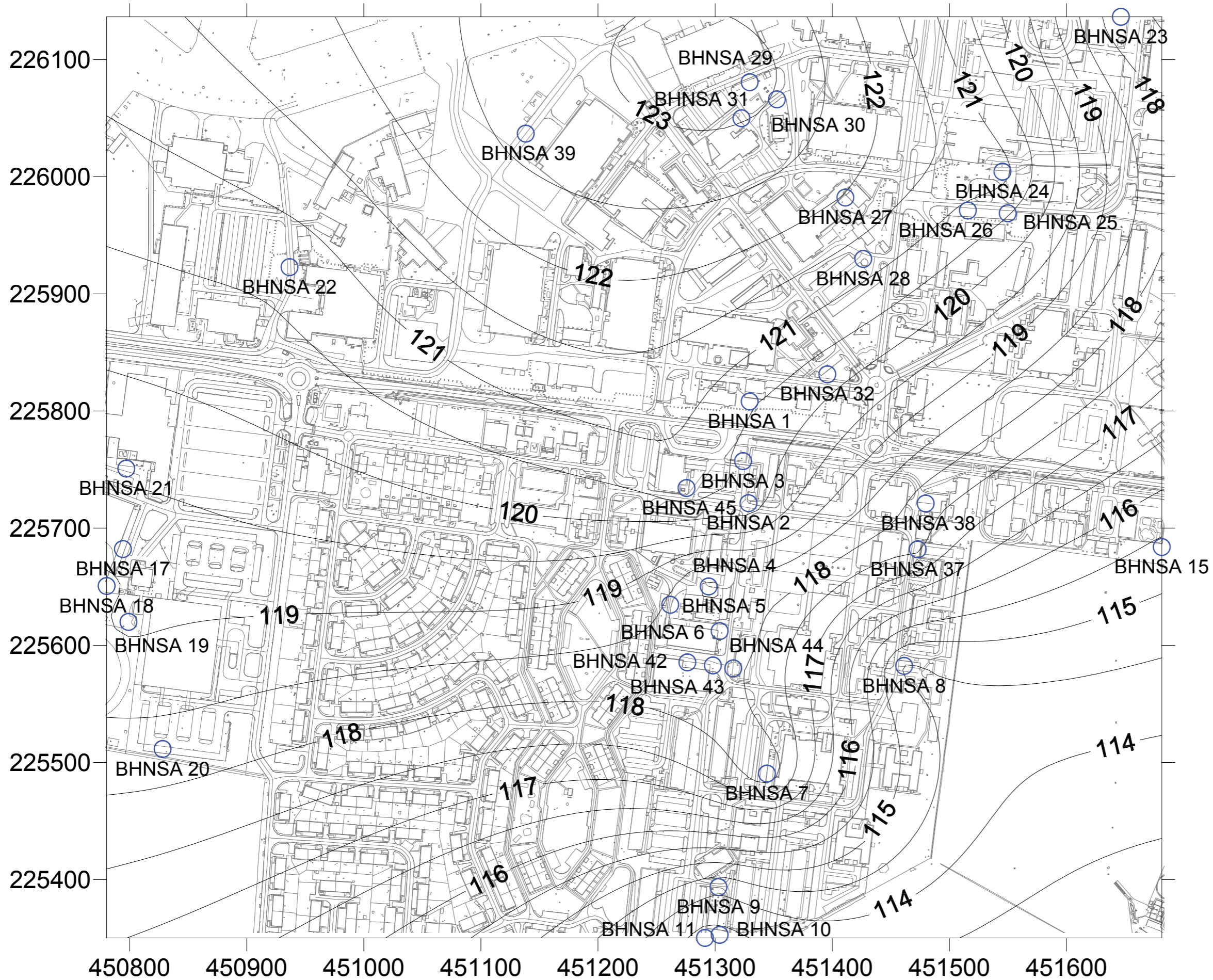
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Figure Title	Figure A6: Surfer Plot Shallow Aquifer March 2012
Figure Ref	E10658-109_GR_CR_A6A
Date	May 2012
File Location	\\nt-lncs\weed\projects\10658\109\graphics\cr\issued figures



 Borehole Locations

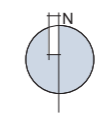
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Figure Title	Figure A7: Surfer Plot Shallow Aquifer March 2012
Figure Ref	E10658-109_GR_CR_A7A
Date	May 2012
File Location	\\nt-lncs\weed\projects\e10658\109\graphics\cr\issued figures

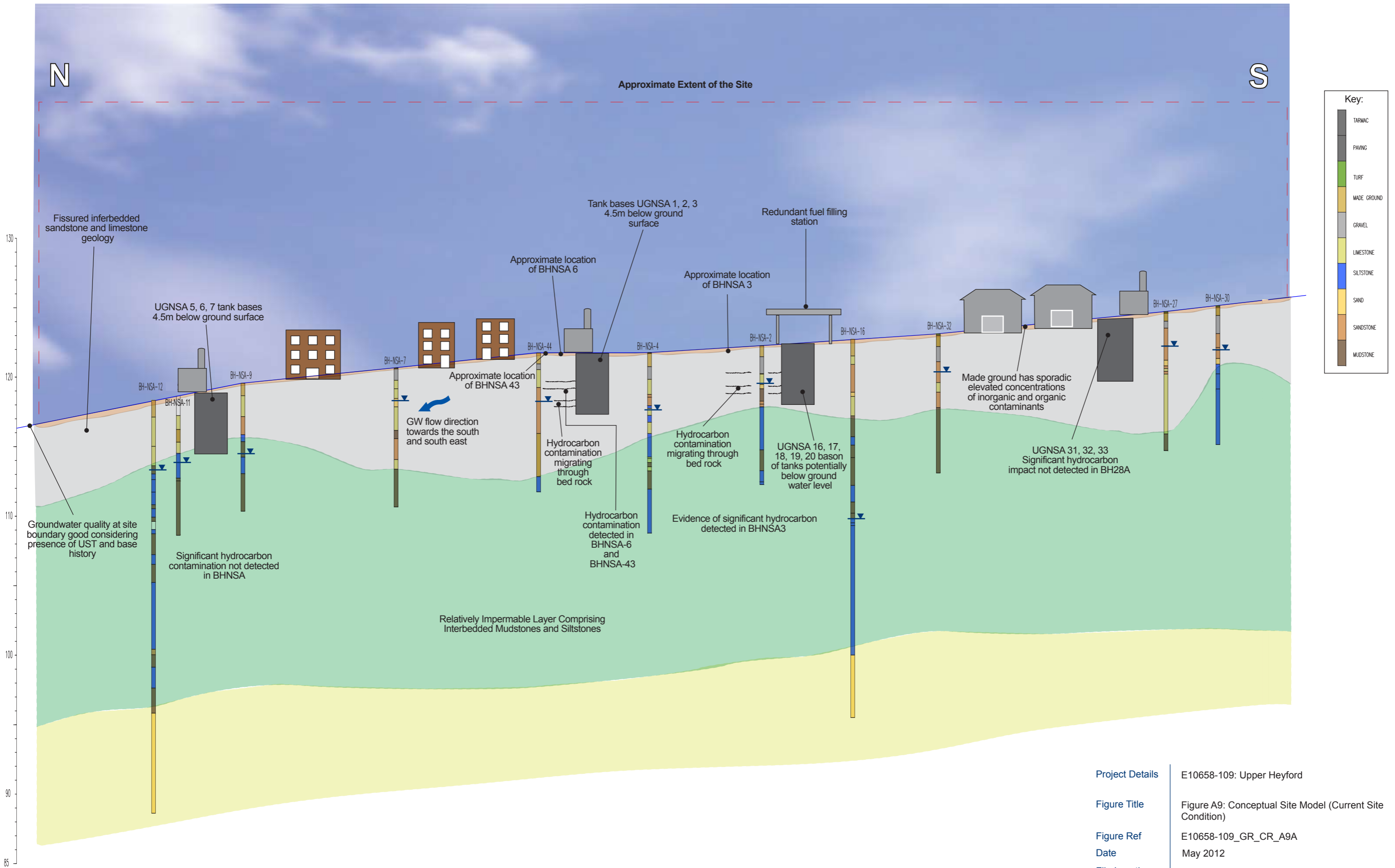




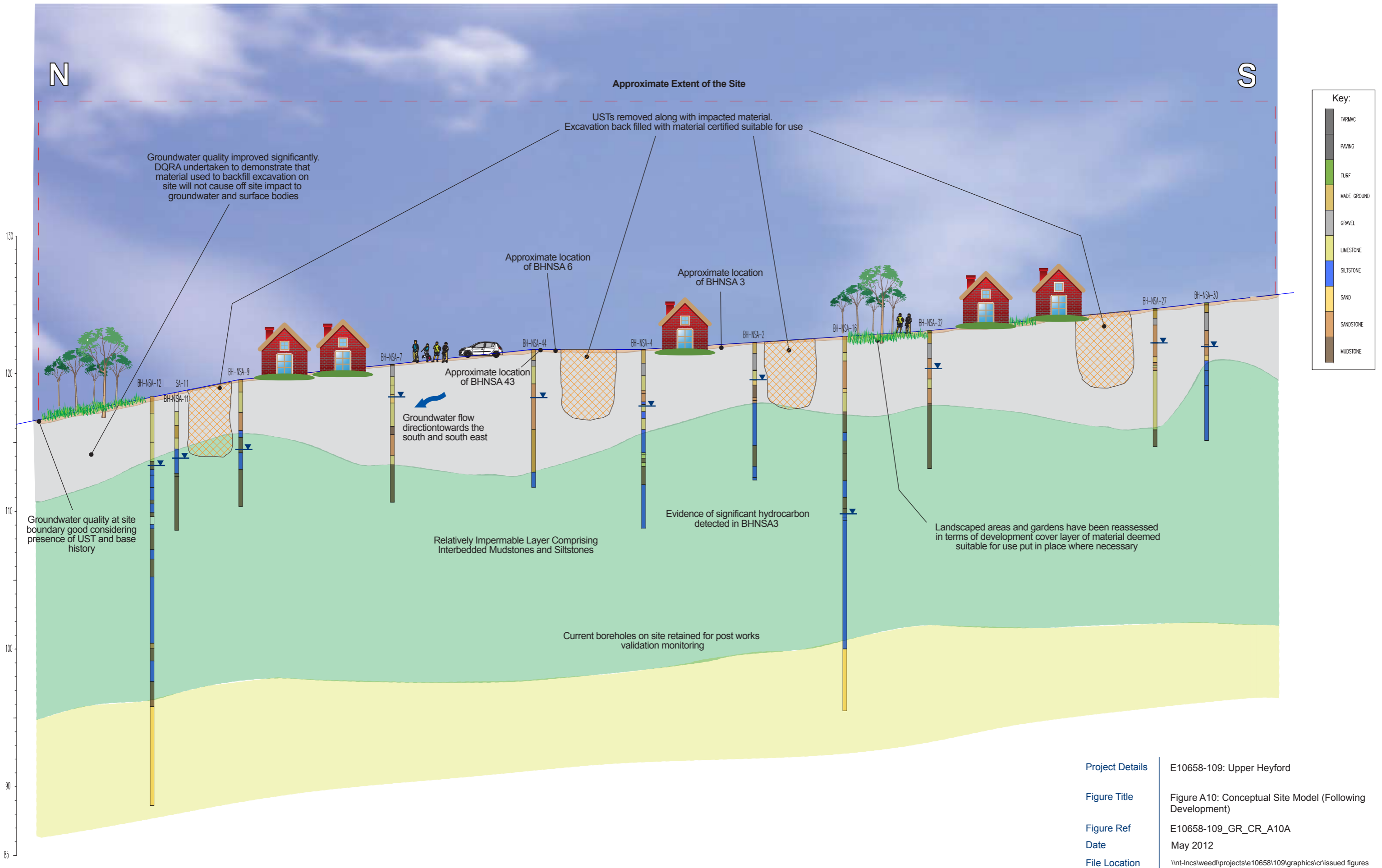
 Borehole Locations

Project Details	EED10658-109: Upper Heyford
Figure Title	Figure A8: Surfer Plot Shallow Aquifer April 2012
Figure Ref	E10658-109_GR_CR_A8A
Date	May 2012
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Project Details	E10658-109: Upper Heyford
Figure Title	Figure A9: Conceptual Site Model (Current Site Condition)
Figure Ref	E10658-109_GR_CR_A9A
Date	May 2012
File Location	\\nt-incs\weed\projects\10658\109\graphics\cr\issued figures



Project Details	E10658-109: Upper Heyford
Figure Title	Figure A10: Conceptual Site Model (Following Development)
Figure Ref	E10658-109_GR_CR_A10A
Date	May 2012
File Location	\\nt-lncs\weed\projects\10658\109\graphics\cr\issued figures

Appendix B Chemical Verification Criteria

Table B1: Chemical criteria for material in capping layer

Proposed End Use	units	Residential			Source
		1	2.5	6	
Soil Organic Matter Content	%				
Arsenic	mg/kg	32	32	32	CLEA SGV 2009
Antimony	mg/kg	550	550	550	CL:AIRE 2009
Barium	mg/kg	1300	1300	1300	CL:AIRE 2009
Beryllium	mg/kg	51	51	51	LQM / CIEH
Boron (Water Soluble)	mg/kg	291	291	291	LQM / CIEH
Cadmium	mg/kg	10	10	10	CLEA SGV 2009
Chromium (Total)	mg/kg	3000	3000	3000	LQM / CIEH
Chromium (VI)	mg/kg	4.3	4.3	4.3	LQM / CIEH
Cobalt	mg/kg	240	240	240	Dutch Intervention
Copper	mg/kg	2330	2330	2330	LQM / CIEH
Lead	mg/kg	450	450	450	CLEA SGV 2002 (Withdrawn in 2008)
Mercury	mg/kg	1	1	1	CLEA SGV 2009
Molybdenum	mg/kg	670	670	670	CL:AIRE 2009
Nickel	mg/kg	130	130	130	CLEA SGV 2009
Selenium	mg/kg	350	350	350	CLEA SGV 2009
Vanadium	mg/kg	75	75	75	LQM / CIEH
Zinc	mg/kg	3750	3750	3750	LQM / CIEH
Cyanide (Free)	mg/kg	26	26	26	Waterman GAC - CLEA v1.06
Complex Cyanide	mg/kg	63000	63000	63000	
Total Cyanide	mg/kg				
Thiocyanate	mg/kg	230	230	230	Waterman GAC - CLEA v1.06
Aliphatic EC5 - EC6	mg/kg	30	55	110	LQM / CIEH
Aliphatic EC6 - EC8	mg/kg	73	160	370	LQM / CIEH
Aliphatic EC8-EC10	mg/kg	19	46	110	LQM / CIEH
Aliphatic EC10-EC12	mg/kg	93	230	540	LQM / CIEH
Aliphatic EC12-EC16	mg/kg	740	1000	1000	LQM / CIEH
Aliphatic EC16-EC35	mg/kg	1000	1000	1000	LQM / CIEH
Aliphatic EC35-EC44	mg/kg	1000	1000	1000	LQM / CIEH
Aromatic C6-C7 (Benzene)	mg/kg	0.08	0.16	0.33	CLEA SGV 2009 / Waterman GACs - CLEA v1.04
Aromatic C7-C8 (Toluene)	mg/kg	120	270	610	
Aromatic C8-C10	mg/kg	27	65	151	LQM / CIEH
Aromatic C10-C12	mg/kg	69	160	346	LQM / CIEH

Proposed End Use	units	Residential			Source
		1	2.5	6	
Soil Organic Matter Content	%				
Aromatic C12-C16	mg/kg	140	310	593	LQM / CIEH
Aromatic C16-C21	mg/kg	250	480	770	LQM / CIEH
Aromatic C21-C35	mg/kg	890	1000	1000	LQM / CIEH
Benzene	mg/kg	0.08	0.16	0.33	CLEA SGV 2009 / Waterman GACs - CLEA v1.04
Toluene	mg/kg	120	270	610	
Ethyl Benzene	mg/kg	65	150	350	
Xylene - o	mg/kg	45	110	250	
Xylene - m	mg/kg	44	100	240	
Xylene - p	mg/kg	42	98	230	
MTBE (Methyl tert-butyl ether)	mg/kg	49	84	160	
Naphthalene	mg/kg	1.5	3.7	8.7	LQM / CIEH
Acenaphthylene	mg/kg	170	400	850	LQM / CIEH
Acenaphthene	mg/kg	210	480	1000	LQM / CIEH
Fluorene	mg/kg	160	380	780	LQM / CIEH
Phenanthrene	mg/kg	92	200	380	LQM / CIEH
Anthracene	mg/kg	1000	1000	1000	LQM / CIEH
Fluoranthene	mg/kg	260	460	670	LQM / CIEH
Pyrene	mg/kg	560	1000	1000	LQM / CIEH
Benzo(a)anthracene	mg/kg	3.1	4.7	5.9	LQM / CIEH
Chrysene	mg/kg	6	8	9.3	LQM / CIEH
Benzo(b)fluoranthene	mg/kg	5.6	6.5	7	LQM / CIEH
Benzo(k)fluoranthene	mg/kg	8.5	9.6	10	LQM / CIEH
Benzo(a)pyrene	mg/kg	0.83	0.94	1	LQM / CIEH
Indeno(1,2,3-cd)pyrene	mg/kg	3.2	3.9	4.2	LQM / CIEH
Di-benzo(a,h.)anthracene	mg/kg	0.76	0.86	0.9	LQM / CIEH
Benzo(g,h,i.) Perylene	mg/kg	44	46	47	LQM / CIEH
Phenols	mg/kg	210	390	420	CLEA 2006 / CLEA SGV 1.04
Phenol	mg/kg	210	390	420	
Total PCBs	mg/kg			8	CLEA SGVs 2009

Table B2: Threshold concentrations for unsaturated material beneath the capping layer between 160m and 250m from the Site boundary.

Contaminant	Target concentrations (mg/kg)
Aliphatic C8 to C10	80

Contaminant	Target concentrations (mg/kg)
Aliphatic C10 to C12	1000
Aliphatic C12 to C16	1000
Aliphatic C16 to C21	1000
Aliphatic C21 to C35	1000
Aromatic C10 to C12	7
Aromatic C12 to C16	120
Aromatic C16 to C21	440
Aromatic C21 to C35	1000

Notes: The above table excludes tanks NG NSA 04 and NGNSA 5, 6 & 7.

The above values will also be used as threshold targets to validate the sides and bases excavations.

Excavations at a distance of less than 160 to the site boundary should be backfilled with recycled aggregate or material with meet the requirements tables B1 and B4.

Table B3: Threshold concentrations for unsaturated material beneath the capping layer greater than 250m from the Site boundary.

Contaminant	Target concentration (mg/kg)
Aliphatic C8 to C10	240
Aliphatic C10 to C12	1000
Aliphatic C12 to C16	1000
Aliphatic C16 to C21	1000
Aliphatic C21 to C35	1000
Aromatic C10 to C12	23
Aromatic C12 to C16	1000
Aromatic C16 to C21	1000
Aromatic C21 to C35	1000

Note: The above table excludes tanks NG NSA 04 and NGNSA 5, 6 & 7

The above values will also be used as threshold targets to validate the sides and bases excavations.

Table B4: Target concentrations for material (other than recycled aggregate) being used within the saturated layer.

Water Supply (Water Quality) Regulations 1989 and 2000- as amended		
pH (Acid)		5.5
pH (Alkaline)		9.5
Antimony	µg/l	5
Arsenic	µg/l	10
Barium	µg/l	1000
Calcium	mg/l	250
Cadmium	µg/l	5
Chloride	mg/l	250
Chromium	µg/l	50

Water Supply (Water Quality) Regulations 1989 and 2000- as amended		
Iron	µg/l	200
Lead	µg/l	10
Magnesium	mg/l	50
Manganese	µg/l	50
Mercury	µg/l	1
Selenium	µg/l	10
Sodium	mg/l	200
Boron	µg/l	1000
Copper	µg/l	2000
Nickel	µg/l	20
Zinc	µg/l	5000
Sulphate	mg/l	250
Total/Complex Cyanide	µg/l	50
Ammonium (NH ₄ ⁺)	µg/l	500
Nitrate (as NO ₃)	mg/l	50
Nitrite (as NO ₂)	mg/l	0.5
TPH C5 – C12 (Dry Soils Analysis)	mg/kg	0.2
TPH C12 – C40 (Dry soils Analysis)	mg/kg	5
Hydrocarbons (dissolved/emulsions)	µg/l	10
Polyaromatic Hydrocarbons (PAH)	µg/l	0.1
Benzo(a)pyrene	µg/l	0.01
Phenol	µg/l	0.5
Tetrachloromethane	µg/l	3
Trichloroethene (TCE)	µg/l	10 (combined total)
Tetrachloroethene (PCE)		
Trihalomethanes	µg/l	100
Vinyl chloride	µg/l	0.5
Benzene	µg/l	1
Ethyl Benzene	µg/l	NV
Toluene	µg/l	NV
Xylene	µg/l	NV
EU Surface Water Directive (75/440/EEC) - Class A1 – only simple treatment required.		
Sulphide	mg/l	150



Appendix C Planning Permission



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

Dorchester Heyford Park Group Ltd
c/o Mr M Dobson
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT

Date Registered : 27th October 2010

Proposal : Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure

Location : Heyford Park Camp Road Upper Heyford Bicester Oxfordshire OX25 5HD

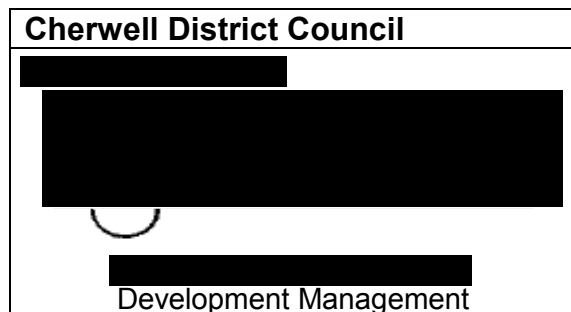
Parish(es) : Upper Heyford

OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development specified in the schedule attached to this notice, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 22nd December 2011

**Head of Public Protection & Development
Management**

SCHEDULE OF CONDITIONS

- 1 No operational development shall be commenced until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority. Plans and particulars of the reserved matters referred to above shall be carried out as approved. (See Planning Note no 1)

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

- 2 That in the case of the reserved matters, application for approval shall be made for the first reserved matter including a residential phase not later than three years beginning with the date of this permission and all applications for reserved matters approval shall be made not later than the expiration of ten years beginning with the date of this permission.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

- 3 That the operational development to which the first reserved matter approval including residential phase relates, shall be begun not later than the expiration of two years from the date of the reserved matter permission and the remaining reserved matter approvals shall be implemented no later than two years from the final approval of the reserved matters.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

- 4 That the changes of use to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 5 The development referred to, if undertaken at all, shall be constructed in accordance with the schedule of proposed uses specified in para 2.7 of the supporting planning statement to the application, and the schedule attached to these conditions, unless otherwise agreed in writing with the Local Planning Authority.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Central Government guidance contained in PPS1: Delivering Sustainable Development.

- 6 The details required in accordance with Condition 1 shall be in general accordance with the provisions of Parameter Plans:
- i) Illustrative Masterplan (Amended) 031 Rev M
 - ii) Development Uses 023 D
 - iii) Buildings and Roads Retained 011 D
 - iv) Access 028 D

- v) Buildings Heights
- vi) Green Infrastructure

And with the Environmental Statement dated October 2010; or with such subsequent amendments to any of the above as have first been submitted to and approved in writing by the Local Planning Authority.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Central Government guidance contained in PPS1: Delivering Sustainable Development.

- 7 No reserved matters applications shall be submitted pursuant to the outline application until such time as a phasing plan has first been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include:
- i) Demolitions
 - ii) The identification of the general location of affordable housing within each phase,
 - iii) The provision, laying out, landscaping and treatment of proposed and retained (existing), open space/play space/amenity areas in accordance with the green infrastructure parameter plan
 - iv) The provision of and improvements to the existing playing fields (including all those within the blue line see Site Location Plan D.0291_42), sports pavilions/changing facilities and tennis courts,
 - v) An access phasing strategy, including a phased approach to the closure of access points. The provision and closure of accesses shall be carried out in accordance with the approved details and access proposals
 - vi) An infrastructure phasing strategy to include the Camp Road corridor, and
 - vii) Phasing of implementation of the bus route through the site including a timetable for its construction and implementation and, in particular, details for the demolition of 5 and 7 Portal Drive South.
 - viii) The phasing of the provision of the off site landscaping and fence removal to the south of Camp Road

There shall be no variation to the phasing plan as submitted without the prior written approval of the Local Planning Authority and it shall be implemented in accordance with such details as approved

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority, to comply with Central Government guidance contained in PPS1: Delivering Sustainable Development, in the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government advice in PPG13: Transport.

- 8 No reserved matters applications shall be made for any phase until a Design Code for that phase of the New Settlement Area, as identified in Condition 7 above, has been submitted to and approved in writing by the Local Planning Authority.
- The Design Code shall comprise:
- i) Land use, density, layout of streets and public spaces and character areas;
 - ii) Landscape, including for the immediate setting of the new settlement, to include retained trees and vegetation, new planting, public open space, amenity space, children's' play areas, sports facilities, footpaths, public spaces, together with adoption arrangements and extent;
 - iii) Surface water control, including design standards and methodology for sustainable drainage systems, details of specific features, including appropriate options for Sustainable Urban Drainage, swales, together with adoption arrangements and extent;

- iv) Public realm, including hierarchy of streets and public spaces, characteristics, dimensions, building line and or set backs, materials, means of enclosure, street furniture, including street lighting, and car parking, methods to control traffic speeds and create legibility, together with adoption arrangements and extent;
- v) Built form, including scale, materials, roof treatment, elevational treatment, treatment of landmark and marker buildings, key frontages and gateways;
- vi) Sustainable design, including the measures to be incorporated to ensure that the development complies with at least the minimum Code Level required by the Building Regulations in the Code for Sustainable Homes and to assess the impact this would have on appearance;
- vii) Car and cycle parking, including standards of provision by land use and dwelling type; and
- viii) Waste recycling, including how the Councils standards for individual householders' waste and recycling bins are to be accommodated within the dwelling curtilage and refuse vehicle access to these obtained.

The development shall thereafter be carried out in accordance with the approved Design Codes.

Reason - Design Codes, together with the Approved Master Plan, are required at the beginning of the development process to ensure that the subsequent reserved matters applications are considered and determined by the Local Planning Authority in the context of an overall approach for the site consistent with the requirement to achieve a high quality design as out in the Environmental Statement, the Revised Comprehensive Planning Brief for the site, and Policies UH4 of the Non Statutory Cherwell Local Plan, H2 of the Oxfordshire Structure Plan 2016 and comply with Policies CC6, CC7 and H5 of the South East Plan 2009.

- 9 No more than 1075 dwellings in total shall be accommodated on the site, including any existing dwellings which are to be retained.

Reason - The Environmental Statement has assessed the impact of a development of 1075 dwellings and demonstrates that a development of that scale will not have significant adverse effect. The development is therefore limited to the assessed development to ensure no impact occurs that has not been subject to assessment and to comply with the revised Comprehensive Planning Brief 2007 for the site, Policy H2 of the Oxfordshire Structure Plan 2016 and Policy H5 of South East Plan 2009.

- 10 The two dwellings, 5 and 7 Portal Drive, shall be demolished to allow for the construction of the road network prior to the occupation of the 200th new build dwellings, or such other timing as is agreed in writing by the local planning authority.

Reason - To allow for the provision of an integrated development and road network to ensure the creation of a pleasant environment for the development and to comply with Policy CC6 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 11 That buildings 126 and 129 (on its cessation in use as a telephone exchange) shall only be used in connection with the running of a heritage centre and shall not be used for any other purpose what so ever, including any other purpose within Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 as amended.

Reason - In order to protect the Scheduled Ancient Monuments from inappropriate use and ensure their historic importance is protected in accordance with Policy BE6 of the South East Plan and C21 of the Cherwell Local Plan.

- 12 No development within any phase of the development shall take place, save for existing uses already in occupation at the time planning permission is granted, until there has first been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for that phase which shall include:
- a) Details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
 - b) Details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - c) Details of the hard surface areas, pavements, pedestrian areas, crossing points and steps.
 - d) Details of the soft landscaping, hard surfaced areas, pavements, pedestrian areas, crossing points and steps;
 - e) Details of laying out of Public Open Space;
 - f) Details of boundary treatments to each phase where appropriate (including retained security fencing).

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009, Policy UH1 of the Non Statutory Cherwell Local Plan and Policy C28 of the adopted Cherwell Local Plan.

- 13 Prior to commencement of operational development, the off site planting shall be completed and the existing boundary fence to the south of the settlement area shall be removed in accordance with the phasing scheme approved under condition 7(viii).

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009, Policy UH1 of the Non Statutory Cherwell Local Plan and Policy C28 of the adopted Cherwell Local Plan.

- 14 No change of use of the existing dwellings retained under the terms of this permission shall take place until a scheme has been submitted to and agreed in writing by the Local Planning Authority detailing the improvement and long term maintenance of the Play Areas on the Site at the date of this permission (which shall include details for revising the layout of, equipping, and enclosing of any such Play Area the layout of which is affected by any new road layouts constructed on the Site). The scheme shall be implemented as approved within a time period agreed in writing by the Local Planning Authority and the Play Areas shall thereafter be retained as play space.

Reason - In the interests of amenity, to ensure the creation of a pleasant environment for the development with appropriate open space/play space and to comply with Policy BE1 of the South East Plan 2009 and Policy R12 of the adopted Cherwell Local Plan.

- 15 No change of use of the existing dwellings retained under the terms of this permission shall take place until a scheme has been submitted to and agreed in writing by the Local Planning Authority detailing the retention, improvement, and long term maintenance of the areas of existing open space at the date of this permission within the area of retained dwellings (which shall include a scheme for revising the layout of any such open space the layout of which is affected by any new road layouts constructed on the Site) . The scheme shall be implemented as approved within a time period agreed in writing by the Local Planning Authority and the open space shall thereafter be retained as open space.

Reason - In the interests of amenity, to ensure the creation of a pleasant environment for the development with appropriate open space/play space and to comply with Policy BE1 of the South East Plan 2009 and Policy R12 of the adopted Cherwell Local Plan.

- 16 All planting, seeding or turfing comprised in the approved details of landscaping for each phase of the development hereby approved shall be carried out in the first planting and seeding seasons following the occupation of the final new building of that phase; and that any trees and shrubs which within a period of five years from the completion of the phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009, Policy UH1 of the Non Statutory Cherwell Local Plan and Policy C28 of the adopted Cherwell Local Plan.

- 17 No works or development shall take place in connection with each phase or sub phase of the development until a scheme for the protection of the existing trees, hedgerows or such other landscape features as may exist that are identified for retention under Condition 11 has been agreed in writing with the Local Planning Authority. This scheme shall include:
- a) A plan that shows the position, crown spread and Root Protection Area (paragraph 5.2.2 of BS5837) of every retained tree within that phase or sub-phase and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
 - b) The details of each retained tree as required at paragraph 4.2.6 of BS5837 in a separate schedule.
 - c) A schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
 - d) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.
 - e) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
 - f) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
 - g) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
 - h) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
 - i) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
 - j) The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

- k) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the Root Protection Areas of retained trees.
- l) The details of the working methods to be employed for the installation of drives and paths within the Root Protection Areas of retained trees in accordance with the principles of "No-Dig" construction.
- m) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- n) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- o) The details of the method to be employed for the stationing, use and removal of site cabins within any Root Protection Areas (para. 9.2.3 of BS5837).
- p) The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) The timing of the various phases of the works or development in the context of the tree protection measures.

Implementation shall be in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the continued health of retained trees and in the interests of the visual amenity of the area, to ensure the integration of the development in to the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 18 No operational development for any phase approved by this planning permission shall take place until full details of the enclosures along all boundaries and within the phase have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no part of the existing security fence on the boundary between the flying field and settlement area shall be removed without the written consent of the Local Planning Authority (in consultation with English Heritage). The boundary enclosures shall be erected in accordance with the approved details prior to the first occupancy of the new housing.

Reason - To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policies C28 and C30 of the adopted Cherwell Local Plan.

- 19 No operational development shall be undertaken on site, or within such other period to be agreed in writing with the Local Planning Authority, until such time as a scheme for the provision and maintenance of cat proof and dog proof fencing, including details of the specification, height, position and extent of fencing along the boundary of the new settlement and the Flying Field has been submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details prior to the first occupancy of the new housing.

Reason - To protect habitats of importance to nature conservation from any loss or damage in accordance with the requirements of PPS 9: Planning and Biodiversity, Policy NRM5 of the South East Plan 2009 and Policy C2 of the adopted Cherwell Local Plan.

- 20 During the course of building operations or construction works on the site and at all reasonable times, the developer shall afford access to any archaeologist nominated by the Local Planning Authority and shall allow him/her to observe the excavations and record items of interest and finds.

Reason - In the interests of archaeological investigation or recording and to comply with Government advice in PPS5: Planning for the Historic Environment and Policy BE6 of the South East Plan 2009.

- 21 No reserved matters applications shall be submitted pursuant to the outline application until details of the layout of the settlement's commercial centre/hub have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include a plan at a scale of not less than 1:100 of a scheme to traffic calm Camp Road between buildings 52 and 549 to demonstrate how traffic speeds will be reduced to 20 mph, hard and soft landscaping of the area, a scheme to improve the public realm and demonstrate how the centre will function as a commercial entity.

The traffic calming scheme as approved shall be implemented prior to the occupation of the 416th dwelling or 100th new build dwelling which ever is the sooner and/or before the occupation of any 4 of the buildings adjacent to the traffic calmed area shown on the Development Uses Parameter Plan as being the Local Centre.

Reason - To enable the Local Planning Authority to give further consideration to these matters, for the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Central Government guidance contained in PPS1: Delivering Sustainable Development.

- 22 The development permitted by this planning permission shall only be carried out in accordance with the approved Environmental Statement (Waterman, October 2010) reference EED10658.103.R.3.2.1.AH and Flood Risk Assessment (Waterman, October 2010) reference C11234 ES 001, and the following mitigation measures detailed within those documents:

Limiting the surface water run-off generated by the development for all storm events up to and including the 1 in 100 year storm including a 30% allowance for climate change in accordance with Section 9.56 of the Environmental Statement and Appendix D of the FRA.

Reason - To prevent increased run-off and flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 23 No operational development approved by this planning permission shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details.

The scheme shall also include:

- i. Where appropriate the use of infiltration for the disposal of surface water, this shall follow site specific investigation into the feasibility of using infiltration for the disposal of surface water in accordance with Section 4.6 of the Flood Risk Assessment (Waterman, October 2010) reference C11234 ES 001. This should include an assessment of infiltration in potentially contaminated areas.
- ii. The inclusion of sustainable drainage techniques in accordance with the principles set out in Table 1 of the Flood Risk Assessment (Waterman, October 2010) reference C11234 ES 001.
- iii. Controlled discharge rates to ensure there shall be no increase down stream or down gradient of the site, during or following construction as a result of the combined surface water and Sewage Treatment Work discharges.
- iv. Details to prevent discharge of surface water to the highway.

Reason - To prevent the increased risk of flooding, to improve and protect water quality in the Gallos Brook as required under the Water Framework Directive and improve habitat and amenity. The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this site has housed many potentially contaminative activities including fuel filling stations, above and underground fuel storage tanks, boiler houses, incinerators, workshops and a dry-cleaners. We need to prevent the possibility of infiltration drainage methods increasing the mobilisation of contamination into the Principal aquifer below the site. And in the interests of highway safety and to comply with Government advice contained in PPG13: Transport.

24 No operational development approved by this planning permission shall take place (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - (i) -all previous uses.
 - (ii) -potential contaminants associated with those uses.
- (b) A conceptual model of the site indicating sources, pathways and receptors.
- (c) Potentially unacceptable risks arising from contamination at the site.
- (d) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (e) The site investigation results and the detailed risk assessment (2) 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.
- (f) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) 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 express consent of the local planning authority. The scheme shall be implemented as approved.

Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this site and the airfield to the north has housed many potentially contaminative activities. We need to ensure that the site has been fully characterised with respect to soil and groundwater contamination.

25 Prior to occupation of any new build dwellings, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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, and for the reporting of this to the local planning authority.

Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this site has housed many potentially contaminative activities. We need to ensure that the site has been remediated to a level that ensures no lasting impact to groundwater.

- 26 If during development contamination not previously identified is found to be present at the site then no further development within 20m of the contamination shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for an addendum to the method statement. This addendum to the method statement shall detail how this unsuspected contamination will be remediated (if necessary) and thereafter this will be carried out as approved before any development within 20m recommences. Following completion of any such additional remediation, a verification report shall be submitted within 3 months of the completion of the works for the approval of the Local Planning Authority in writing.

Reason - It is suspected that this site and/or nearby land and water may be contaminated as a result of the former military and industrial use(s) or otherwise. To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy ENV12 of the adopted Cherwell Local Plan and UH2 of the Non Statutory Cherwell Local Plan

- 27 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer). In order to complete the conceptual model, the complexity of the geological stratum under the site has to be assessed. We need to ensure that piling does not create pathways for contamination to migrate vertically.

- 28 No operational development approved by this planning permission shall take place until a scheme to install oil and petrol separators (Class 1) has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this aquifer has to be protected from contamination from the proposed future uses of the site.

- 29 No reserved matters applications shall be submitted pursuant to the outline application until a scheme for the improvement of the existing main sewerage system has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved. No occupation of dwellings approved by this permission shall occur until the scheme for improvement of the existing sewage system has been completed.

Reason - To protect the water quality of the Gallos brook.

- 30 Operational Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed".

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- 31 Operational Development shall not be commenced until an impact study of the existing water supply infrastructure has been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). This study should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason - To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

- 32 No new use within Use Classes A3-A5 shall commence within the New Settlement Area as shown on Plan Ref: N.01111_58-1 until such time as details of the hours of opening of such premises have been submitted to and approved in writing by the Local Planning Authority. The use shall thereafter operate only within those hours.

Reason - In order to safeguard the amenities of the area and to comply with Policy BE1 of the South East Plan 2009 and Policies C31 and ENV1 of the adopted Cherwell Local Plan.

- 33 For each phase or sub phase of the development, no works shall be undertaken until such times as a detailed scheme of noise assessment and possible sound insulation measures for the residential units (including a timetable for its implementation) has first been submitted to and approved in writing by the Local Planning Authority. That scheme shall be implemented in accordance with the approved details.

Reason - To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with advice in PPG24: Planning and Noise, Policies C30 and ENV1 of the adopted Cherwell Local Plan.

- 34 Before the change of use of any non-residential building is implemented, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the building or its adjacent service area. In the case of uses that would be implemented on grant of this permission such a scheme shall be submitted to the Local Planning Authority within 6 months of the date of the permission.

Reason - To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with advice in PPG24: Planning and Noise, Policies C30 and ENV1 of the adopted Cherwell Local Plan.

- 35 No new occupation of any Class C1 (Hotel), A3, A4 or A5 (Cafes, Restaurants, Takeaways, Public House) and B2 (General Industrial) premises shall take place until such times as a detailed scheme of fume extraction/odour mitigation measures has first been submitted to and approved in writing by the Local Planning Authority; and implemented in accordance with such approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to safeguard the amenities of the area and to minimise the risk of a nuisance arising from smells in accordance with Policy ENV1 of the adopted Cherwell Local Plan.

- 36 The playing fields and tennis courts identified within the phasing plan (by condition 7iii and 7iv) shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Town and Country Planning (Use Class) Order 1987 (as amended), or in any provision equivalent that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To protect the playing field and tennis courts from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches.

- 37 No operational development shall take place unless and until:

A detailed assessment of ground conditions of the land proposed for the new playing field land (as shown on drawing number D.0291_38-1) shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason - To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of a new/replacement playing field of at least an equivalent or better quality and to accord with Non-Statutory Cherwell Local Plan 2011 Policy R7a and paragraph 15 of PPG17. The playing fields shall be made available for use on substantial completion of the works.

- 38 No signs or advertisements shall be erected on any non residential buildings unless a signage strategy has previously been submitted to and agreed in writing with the Local Planning Authority. Any proposed signage shall comply with the terms of the signage strategy

Reason - In order to safeguard the visual amenities, character and appearance of the conservation area in accordance with Policy C23 and C28 of the adopted Cherwell Local Plan.

- 39 Prior to the first occupation of any new build residential unit hereby permitted, a scheme setting out proposed community use of the indoor and outdoor facilities on site shall be submitted to and approved by the Local Planning Authority in consultation with Sport England. The report shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development and shall thereafter be retained and maintained'.

Reason - To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

- 40 Prior to the implementation of any change of use of or operational development to construct any non-residential building, a lighting strategy shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be undertaken in accordance with the details as approved

Reason - In order to safeguard the visual amenities, character and appearance of the conservation area in accordance with Policy C23 and C28 of the adopted Cherwell Local Plan.

- 41 Prior to the implementation of any change of use of or operational development to construct any non-residential building, a waste management strategy shall be submitted to and agreed in writing with the Local Planning Authority The development shall be undertaken in accordance with the details as approved.

Reason - In order to safeguard the visual amenities, character and appearance of the conservation area in accordance with Policy C23 and C28 of the adopted Cherwell Local Plan.

- 42 That prior the first occupation of any part of the development hereby permitted fire hydrants shall be provided or enhanced on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To secure the provision of essential community infrastructure on site in accordance with Policy CC7 of the South East Plan 2009.

- 43 Building 572 shall be used solely for the purposes of a Place of Worship and/or community use for a minimum period of 10 years from the date of this permission. Subsequent to that period it shall not without the express consent of the Local Planning Authority be used for any other purpose within Use Class D1 including any other permitted change within that specific Use Class as identified within Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order

Reason - To ensure a satisfactory development and community facilities, to comply with the revised Comprehensive Planning Brief 2007 for the site and Policy H2 of the Oxfordshire Structure Plan 2016.

- 44 Building 552 (Water Tanks) shall not be removed until such time as a scheme for their relocation (including a timetable for its implementation) has been submitted to and approved by the Local Planning Authority. The relocation shall subsequently be implemented in accordance with the approved scheme.

Reason - To ensure that the premature demolition of the buildings does not take place to the detriment of the special character and appearance of the Conservation Area and in advance of an agreed scheme for that phase of the proposed development, in order to comply with the Structure Plan policy H2, the non Statutory Cherwell Local Plan 2011 policy UH1 and the government advice contained in PPS5.

- 45 Before commencement of any phase of development as agreed under the phasing plan (condition 7) details of the existing and proposed levels, including finished floor levels, shall first have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with such approved details.

Reason - To ensure that the proposed development is in scale and harmony with its neighbours and surroundings and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 46 That no goods, materials, plant or machinery shall be stored repaired, operated or displayed in the open without the prior express planning consent of the Local Planning Authority.

Reason - In order to safeguard the visual amenities, character and appearance of the conservation area in accordance with Policy C23 and C28 of the adopted Cherwell Local Plan.

- 47 All new plant, machinery, mechanical ventilation equipment and ducting shall be installed internally. No other plant, machinery, mechanical ventilation equipment, flues or ducting shall be placed on the outside of the building unless otherwise agreed in writing with the Local Planning Authority.

Reason - In the interest of visual and residential amenity.

- 48 Within 9 months of the date of this permission a programme for implementation of the mitigation and ecological objectives set out in the Ecology Section of the Watermans Environmental Statement dated October 2010 shall be submitted to the Local Planning Authority for approval. No disturbance shall take place to water bodies, existing buildings or mature trees on the site until such time as the programme for the implementation of the ecological mitigation has been approved in writing by the Local Planning Authority and the permission shall be implemented in accordance with the details approved.

Reason - To protect habitats of importance to nature conservation from any loss or damage in accordance with the requirements of PPS 9: Planning and Biodiversity, Policy NRM5 of the South East Plan 2009 and Policy C2 of the adopted Cherwell Local Plan.

- 49 All site clearance (including vegetation removal) should be timed so as to avoid the bird nesting/breeding season between March-August

Reason - To ensure that the development will not cause harm to any protected species or its habitat in accordance with Policy NRM5 of the South East Plan 2009 and Policy C2 of the adopted Cherwell Local Plan).

- 50 Prior to any demolition of any building as shown on Plan Ref: 010/D a scheme of demolition for those buildings to be removed shall have been first submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include;

- (a) The demolition techniques to be employed in respect of each building to be removed;
- (b) Proposed hours of operation in respect of the proposed demolition works and demolition material processing/treatment;
- (c) Dust and noise mitigation measures to be employed in respect of the demolition;
- (d) Details of the treatment of the demolition material including whether it is to be removed from the site or re-used in connection with the development;
- (e) If demolition spoil is to be processed on site details of the method of processing shall be submitted, including dust and noise mitigation measures to be employed; and shall be implemented in accordance with such approved details.

Reason - To safeguard the preservation and retention of the existing historic building(s) to comply with Government advice in PPS5: Planning for the Historic Environment, Policy BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan.

- 51 Details of the location of all compounds and the associated areas for plant storage and access thereto, including arrangements for the off-highway parking provision of construction vehicles, as well as a scheme for their subsequent removal and restoration of the land, shall be submitted to and approved in writing by the Local Planning Authority prior to their establishment. The compounds and accesses shall be located and subsequently removed in accordance with the approved details.

Reason - To ensure that site compounds are sited in locations that will not adversely affect the amenities of nearby residents or the environment and to comply with the Policy ENV1 of the adopted Cherwell Local Plan.

- 52 No works in relation to any phase or sub phase shall be undertaken until such time as wheel washing facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of highway safety and to ensure a satisfactory standard of construction.

- 53 Save for existing uses already in occupation at the time of planning permission being granted, before any new non-residential building is first occupied any temporary or permanent turning areas shall be provided within the curtilage of the site so that vehicles may turn around and leave in a forward direction. Any such turning area shall be constructed, laid out, surfaced, drained and completed in accordance with specification, plans and details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented prior to occupation of any building and thereafter be retained in accordance with such approved details.

Reason - In the interests of highway safety and to comply with Government advice contained in PPG13: Transport.

- 54 The development hereby permitted shall not commence until such time as a detailed Travel Plan for each phase of the proposed development, to cover residential and non-residential uses, including the construction phases (including a timetable for its implementation), has been submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with those details.

Reason - In the interests of highway safety and to comply with Government advice contained in PPG13: Transport.

- 55 Prior to the implementation of any change of use of or operational development to construct any non-residential building, a parking strategy shall be provided for vehicles operating in association with the use of the non-residential buildings. A plan showing car parking provision for vehicles to be accommodated within the site together with any areas for manoeuvring, shall be submitted to and approved in writing by the Local Planning and such parking and manoeuvring facilities shall be laid out, surfaced, drained and completed in accordance with the approved plan prior to occupation of any non-residential building. The car parking spaces shall be retained for the parking of vehicles at all times thereafter.

Reason - In the interests of highway safety, to ensure the provision of satisfactory car parking, to ensure the development is in keeping with and conserves the special character of this part of the Conservation Area in accordance with Policy C23 and C28 of the adopted Cherwell Local Plan, and to comply with Government advice in PPG13: Transport and Policy T4 of the South East Plan 2009.

- 56 Occupation of the 500th or subsequent net additional dwellings or occupation of more than 50% increased floor area of commercial use above existing (whichever is the earlier) shall not take place until such time as the works shown on "Figure 36 Junction 10 proposed carriageway marking alterations" (Arup Job no. 120669-00) have been implemented in accordance with that drawing.

Reason - In order to ensure there is adequate highway capacity and in the interests of highway safety.

- 57 The construction of the highways on site shall use a minimum of 30% recycled materials.

Reason - To ensure resource efficiency practices are incorporated into the development in accordance with Government advice contained in PPS: Planning and 'Climate Change' (Supplement to PPSI) and to comply with Policies CC2 and CC4 of the South East Plan 2009.

Schedule of Development permitted (as referred to in the description of the development and in Condition 5)

The proposed development within the Site now includes the following uses:-

1) Class C3 (residential dwelling houses): up to 1,075 dwellings (including the retention and change of use of the majority of existing military housing and the change of use of various buildings), comprising:

a) 46 existing dwellings already benefitting from planning permission or a Certificate of Lawful Use or Development for Class C3;

b) change of use of 253 dwellings to Class C3 c) change of use of 12 dwellings along Dacey Drive to Class C3;

d) change of use of 2 dwellings along Dow Street to Class C3;

e) erection of new build dwellings and change of use of Building 485 to Class C3 to provide 764 dwellings

f) demolition of 2 existing dwellings, no.'s 5 and 7 Portal Drive South; and

2) Class D1 (non residential institutions): change of use of various buildings to provide up to 5,820 sq.m of floorspace, comprising change of use of:-

(a) Building 549 580 sq.m

(b) Building 572 680 sq.m

(c) Building 126 869 sq.m

(d) Building 129 241 sq.m

(e) Building 315 3,100 sq.m

And erection of up to 350sq.m of new build Class D1 floorspace for a crèche

3) (a) Change of Use of Building 74 (4,020 sq.m) to a Class C1/C2 use

(b) Change of Use of Building 41 (1,662 sq.m) to a Class C1 use

4) Class A1 provision of up to 1,400 sq.m of floorspace, comprising of new build.

5) Class A3-A5 provision of up to 1,713 sq.m of floorspace in total, comprising :-

(a) Building 455 1,177 sq.m

(b) Building 457 224 sq.m

(c) Building 103 312 sq.m)

6) Provision of 1 no. Primary School on 2.2 hectares.

7) Class B1 provision of up to 5,821 sq.m of floorspace in total, comprising:-

(a) change of use of Building 100 557 sq.m

(b) change of use of Building 125 897 sq.m

(c) change of use of Building 123 1,847 sq.m

(d) change of use of Building 488 up to 1,500 sq.m

(e) erection of new build up to 1,020 sq.m

8) Mixed Class B2/B8 provision of up to 20,833 sq.m of floorspace in total, comprising change of use of :-

(a) Building 80 2,198 sq.m

(b) Building 151 3,100 sq.m

(c) Building 172 5,135 sq.m

(d) Building 320 3,600 sq.m

(e) Building 345 3,600 sq.m

(f) Building 350 3,200 sq.m

9) Class B8 provision of up to 50 sq.m. involving change of Use of Building 158.

10) Change of Use of Structure 89a (10 sq.m) to a petrol pump station (sui generis use).

11) Provision of playing pitches and courts, sports pavilion/changing facilities plus incidental open space including NEAPS and LEAPS.

12) Provision of all infrastructure to serve the above development including the provision of the requisite access roads and car parking to District Council standards.

13) Removal of boundary fence to the south of Camp Road and partial removal of the fence to the north of Camp Road.

14) Removal of buildings and structures within the Site

15) Landscaping alterations including the removal of identified trees within the Conservation Area and planting of new trees and off-site hedgerows and access track.

PLANNING NOTES

1. For the purposes of this permission, operational development does not include: Any of the proposed changes of use, site investigations or surveys; the demolition of any existing buildings or structures; or the clearance of the Site. For clarity it does include all other building, mining, engineering and other operations.
2. Attention is drawn to a Legal Agreement related to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 and 139 of the Local Government Act 1972 and/or other enabling powers.
3. In relation to those buildings on site that are listed or scheduled, this permission authorises and relates to a change of use only, and does not authorise any internal or external alterations to the building that may be necessary as a result of this change of use, for which separate listed building or scheduled monument consent will be required from the Local Planning Authority.
4. In the submission of reserved matter details for approval, a particularly high standard of architectural design in the external appearance of all buildings is expected in view of the prominence and heritage value of the site.
5. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0300 060 2501.
6. The applicant's and/or the developer's attention is drawn to the requirements of the Control of Pollution Act 1974, the Environmental Protection Act 1990 and the Clean Air Act 1993, which relate to the control of any nuisance arising from construction sites. The applicant/developer is encouraged to undertake the proposed building operations in such a manner as to avoid causing any undue nuisance or disturbance to neighbouring residents. Under Section 61 of the Control of Pollution Act 1974, contractors may apply to the Council for 'prior consent' to carry out works, which would establish hours of operation, noise levels and methods of working. Please contact the Council's Anti-Social Behaviour Manager on 01295 221623 for further advice on this matter.
7. The County Archaeologist has indicated that the proposal does not appear to directly affect any presently known archaeological sites. However, the County Council's records do show the presence of known archaeological finds nearby and this should be borne in mind by the applicant. If archaeological finds do occur during development, the applicant is requested to notify the County Archaeologist in order that he may make a site visit or otherwise advise as necessary. Please contact : County Archaeologist, Department of Leisure and Arts, Oxfordshire County Council, Central Library, Westgate, Oxford, OX1 1DJ (Telephone 01865 815749).
8. Due to the proximity of the site to tributaries of Gallos Brook all works carried out in connection with this development should comply with Environment Agency pollution prevention guidelines (PPG5): 'Works and maintenance in or near water'. Copies and further information are available from your local Agency office or from www.environment-agency.gov.uk/ppg.

9. The applicant should ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical design guidance note entitled Natural Turf for Sport and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the England & Wales Cricket Board.
10. It is recommended that the drainage assessment and improvement scheme for the sports pitches is undertaken by a specialist turf grass consultant.
11. It is suggested that larger areas of hard standing e.g. walkways/car-parking are constructed following the recommendations set out in Sustainable Urban Drainage Systems guidance. This can be continued with designs for open space and landscaping within the area. The use of SUDS can attenuate the disposal of water and reduce the impact of pollutants to nearby watercourses. Guidance is available from Planning Policy Statement 25 or from the Environment Agency website, www.environment-agency.gov.uk/suds.
12. Underground storage tanks no longer in use should be decommissioned according to the current Institute of Petroleum guidance. The Environment Agency would also advise that the guidance given in PPG 27 - Installation, decommissioning and removal of underground storage tanks is followed.
13. The foul drainage from this development will drain to the site Sewage Treatment Works which will need refurbishment. The developer should confirm with the sewerage undertaker that; (a) sufficient capacity remains to properly deal with the additional load and (b) the sewerage conveying foul drainage to these works has sufficient hydraulic capacity.

Note: - If the refurbishment works at the sewage treatment facility are likely to improve the water quality of the effluent discharged, it will be necessary to apply to vary the discharge consent to ensure that the facility complies with current legislation. For more information on how to vary a discharge consent please refer to the EA website (www.environment-agency.gov.uk).
14. For more information with regards to the WFD please refer to the EA website (www.environment-agency.gov.uk) and the website for the United Kingdom Technical Advisory Group (www.wfduk.org).
15. The EA are pleased to see from the Environmental Statement that a ground investigation is planned and where necessary remediation will be carried out on the site. In order to complete the conceptual model, the complexity of the geological stratum under the site has to be assessed. Our records also suggest that there was a dry-cleaners within the former settlement area, therefore chlorinated solvents should be included as a potential contaminant of concern.
16. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
17. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

18. As there are a number of ordinary watercourses in the vicinity of the site it should be noted the erection of flow control structures or any culverting of a watercourse requires the prior written approval of the Environment Agency under s.23 of the Land Drainage Act 1991 or s.109 of the Water Resources Act 1991. The Environment Agency resists culverting on nature conservation and other grounds and consent for such works will not normally be granted except for access crossings.
19. The Control of Pollution (Oil Storage)(England) Regulations 2001 apply to all above ground commercial oil storage in tanks over 200 litres in volume. This means that tanks must be fit for purpose and have secondary containment (or bund) sufficient to contain 110% of the tanks contents. The secondary containment must be impermeable to oil and water and not have any drainage valve. All the tank's ancillary equipment (valves, delivery hose, gauges, vent) must be within the curtilage of the secondary containment or bund. The Regulations have other stipulations and full information can be found on: www.environment-agency.gov.uk/osr or from Pollution Prevention Guidance note 2 for above ground tanks or note 26 for drums and IBCs.
20. From 6 April 2008 it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000.

The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT.

For projects estimated at between £300,000 and £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
 - identity of the person who removed the waste
 - site that the waste is taken to.
- For projects estimated at over £500,000 (excluding VAT) the SWMP should contain details of the:
- types of waste removed from the site
 - identity of the person who removed the waste and their waste carrier registration number
 - a description of the waste
 - site that the waste was taken to
 - environmental permit or exemption held by the site where the material is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at www.netregs-swmp.co.uk.

21. The developers/applicants attention is drawn to the need to make provision for the future maintenance of public open space/landscaped areas in the development.

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Government advice contained within PPS5, in accordance the Revised Comprehensive Planning Brief, the development plan and other material considerations. The development is considered to be acceptable on its merits as the proposal preserves the character and appearance of the Conservation Area and delivers the comprehensive approach sought through saved policy H2 of the Oxfordshire Structure Plan. The development is considered to be acceptable on its planning merits as the proposal will enable the existing residents to remain on the site in a lasting arrangement.

As such the proposal is in accordance with Policy H2 of the Oxfordshire Structure Plan 2016 and UH1 of the Non Statutory Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before considering work on site.**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 0030 200 , fax 0300 0030 201 or E-mail at building.control@cherwellandsouthnorthants.gov.uk

- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel (0117) 372 8000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

