

17th June 2021

FAO Miranda Clark
Planning Department
West Oxfordshire District Council
New Yatt Road,
Witney,
OX28 1PB

Regent House
65 Rodney Road
Cheltenham
GL50 1HX

01242 230066
www.ridge.co.uk

Dear Sir/Madam,

DISCHARGE OF CONDITIONS 4, 6, 9, 16 AND 19 IN RELATION TO FULL PLANNING PERMISSION 20/02391/FUL AT LAND SOUTH OF BURFORD ROAD.

The following letter accompanies an approval of details reserved by condition application prepared by Ridge and Partners LLP on behalf of our client Owen Mumford. This application has been made under Section 27(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The application seeks to discharge **Conditions 4, 6, 9, 16 and 19** in relation to full planning application 20/02391/FUL that was granted planning permission on the 6th April 2021 for the erection of a new purpose-built facility comprising B1, B2 and B8 class uses together with landscaping, access road, car parking and other associated work.

This application should be read in conjunction with the following supporting documentation:

- Application Forms
- Schedule of Materials Statement (to discharge Condition 4);
- Site Logistics Plan (to discharge Condition 6);
- Construction Management Plan (to discharge Condition 6);
- Drainage Layout (to discharge Condition 9);
- Discharge of Condition Report (to discharge Condition 9);
- External Lighting Layout (to discharge Condition 16);
- Construction Environmental Management Plan (to discharge Condition 16) and
- Email conversations and confirmation of discharging condition 19 with the ERS officer (to discharge Condition 19).

Condition 4

Condition 4 states:

“Prior to the external cladding of the building, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.”

Accompanying this application is an External Materials Statement that details the schedule of materials (including samples) to be used in the elevations of the development. This statement has been prepared in accordance with the requirements of Condition 4 as above.

Condition 6

Condition 6 states:

"No development shall take place in respect of the development until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the relevant Local Planning Authority, in conjunction with the Local Highway Authorities.

The CTMP shall provide for:

- i) the routing of construction vehicles and Construction Plan Directional signage (on and off site)*
- ii) the parking of vehicles of site operatives and visitors*
- iii) loading and unloading of plant and materials*
- iv) storage of plant and materials used in constructing the development*
- v) operating hours and details of deliveries*
- vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- vii) wheel washing facilities*
- viii) measures to control the emission of dust and dirt during construction*
- ix) a scheme for recycling/disposing of waste resulting from demolition and construction works*
- x) Overall strategy for managing environmental impacts which arise during construction*
- xi) Procedures for maintaining good public relations including complaint management, public consultation and liaison*
- xii) Control of noise emanating from the site during the construction period*
- xiii) Details of construction access(s)*
- xiv) Provision for emergency vehicles*

REASON: In the interests of highway safety, convenience of highway users and to protect the amenities of residents and safeguard the visual amenities of the locality and to comply with Government guidance contained within the National Planning Policy Framework."

Accompanying this application is a Site Logistics Plan and a Construction Management Plan. These plans have been prepared in accordance with the requirements of Condition 6 as above.

Condition 9

Condition 9 states:

"Construction shall not begin until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";

Full microdrainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;

A Flood Exceedance Conveyance Plan;

Comprehensive infiltration testing to BRE DG365;
Detailed design drainage layout drawings of the SuDS proposals including cross section details;
Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and
Details of how water quality will be managed during construction.

REASON: To ensure sufficient and adequate drainage is retained on site."

Accompanying this application is a Drainage Layout and a Discharge of Conditions report for Condition 9. These documents have been prepared in accordance with the requirements of Condition 9 as above.

Condition 16

Condition 16 states:

"No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan-Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;*
- ii. Identification of 'biodiversity protection zones';*
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);*
- v. The times during construction when specialists ecologists need to be present on site to oversee works;*
- vi. Responsible persons and lines of communication;*
- vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);*
- viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and*
- ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.*

The approved CEMP-B shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure that protected and priority species (amphibians, reptiles, badgers and hedgehogs) and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006."

Accompanying this application is an External Lighting Layout and a Construction Environmental Management Plan. These documents have been prepared in accordance with the requirements of Condition 16 as above.

Condition 19

Condition 19 states:

"Prior to the first trench being dug, no development shall take place until a site investigation of the nature and extent of contamination (as detailed in the Ridge Desk Study August 2020)has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated. "

Accompanying this application is an email conversation between Ridge and Partners and the ERS officer. This email conversation contains confirmation from the ERS officer that enough information has been presented to discharge Condition 19.

I trust the above is sufficient in order to deal with the matters required by the relevant Conditions attached to approved outline planning application 20/02391/FUL as outlined above.

If you need any further information, please do not hesitate to contact me further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Giles Brockbank', is written over a light blue grid background.

Giles Brockbank MRTPI
Partner
For Ridge and Partners LLP