

# Consultee Comments for Planning Application 22/03240/OUT

## Application Summary

Application Number: 22/03240/OUT

Address: Land South Of Burford Road Minster Lovell Oxfordshire

Proposal: Outline planning permission for the development of up to 134 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved (amended description) (amended plans)

Case Officer: David Ditchett

## Consultee Details

Name: Mr ERS Pollution Consultation

Address: West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 1NB

Email: Not Available

On Behalf Of: WODC Env Consultation Sites

## Comments

Thank you for consulting our team. No additional information relating to contaminated land appears to have been submitted since my initial comments were submitted on 19 December 2022. These comments, copied below, are still relevant and the recommended condition should be added to any grant of permission.

The following report has been submitted in relation to potential contamination on site.

- GRM, Land South of Burford Road, Minster Lovell, Oxfordshire. Phase I Desk Study Assessment for Catesby Strategic Land LTD. Project Ref: P10086. August 2022.

Based on the findings of the desk study the consultant recommends that an intrusive investigation is completed. Given that additional works are required please consider adding the following condition to any grant of permission.

1. No development shall take place until a site investigation of the nature and extent of contamination 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.

2 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.

Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

Regards

Jackie McLaren

Technical Officer - Contamination