

16 February 2026

Our Ref: 2487

Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 11 AND 13 OF PLANNING PERMISSION 24/02693/F
SITE ADDRESS: KINGSWAY NURSERIES, CHIPPENHAM ROAD, CORSTON, SN16 0HW

I write on behalf of Corston Properties Ltd to submit details for the formal discharge of Condition 11 and Condition 13 attached to the planning permission PL/2025/03530 (Decision Date: 15th January 2026). Both conditions are pre-commencement and apply prior to any works on site, including demolition. The enclosed submissions have therefore been prepared to provide the Council with clear details demonstrating that the agreed construction methodology, environmental protections and SuDS water quality treatment will be in place before works commence. We respectfully request written confirmation that the details are approved and that Conditions 11 and 13 are discharged.

Condition 11 – Pollution control and drainage water treatment calculations

“11 No development, including demolition works, shall commence on site until:

- a) details of measures to control pollution to existing watercourses and groundwater, during demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority.*
- b) details of calculations which demonstrate that the drainage design provides a sufficient level of water treatment to prevent pollution to the receiving watercourse have been submitted to and approved in writing by the Local Planning Authority.*

The works must be carried out in accordance with approved details.

REASON: To prevent pollution of the water environment”

Submitted information

To discharge Condition 11, the following has been submitted:

- 2238 – Kingway Phase 2: Pollution Prevention (dated: 13th February 2026).

How the submission discharges the condition

Condition 11 requires two things: first, a package of practical pollution prevention measures for the demolition and construction stages. Second, a clear set of calculations showing that the proposed drainage strategy incorporates sufficient water quality treatment before runoff leaves the site.

In response to part (a), the submitted Pollution Prevention report sets out a defined suite of control measures to prevent pollution to watercourses and groundwater during demolition and construction. This includes how potentially contaminating activities will be managed on site (for example, storage and handling of fuels and chemicals, spill response arrangements, protection of drainage features, and measures to control sediment and runoff). These measures provide the “details of measures to control pollution” that the condition requires, and they are framed to be implemented and adhered to through the relevant phases of the works.

In response to part (b), the report provides the required calculations demonstrating that the drainage design delivers an appropriate level of treatment to protect the receiving water environment. It does this using the CIRIA C753 Simple Index Approach, assessing the pollution hazard indices and confirming that the proposed SuDS treatment train (including permeable paving and a filter trench) achieves mitigation indices that are sufficient to address the relevant pollutants. This directly satisfies the condition requirement for “details of calculations” evidencing adequate water treatment within the drainage design.

Accordingly, the submission provides both the operational controls (part a) and the drainage water quality calculations (part b) required by Condition 11, and is considered to discharge the condition in full.

Condition 13 – Site plan and Construction Management Statement

“13 No development shall commence on site (including any works of demolition), until: a site plan and Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Statement must include:

- i. the parking of vehicles of site operatives and visitors*
- ii. Number and size of delivery vehicles/ construction vehicles*
- iii. loading and unloading of plant and materials*
- iv. storage of plant and materials used in constructing the development;*
- v. wheel washing facilities*
- vi. measures to control the emission of dust and dirt during construction*
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and*
- viii. measures for the protection of the natural environment.*
- ix. hours of construction, including deliveries;*
- x. pre-condition photo survey*

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.”

Submitted information

To discharge Condition 13, the following has been submitted:

- Construction Management Statement – V02

How the submission discharges the condition

Condition 13 is explicit that a site plan and Construction Management Statement must be approved before any works (including demolition) commence, and that the statement must cover the matters at (i)–(x).

The submitted Construction Management Statement provides a single, coordinated document that brings together the required management measures and the associated plan-based arrangements. The site plan identifies how the site will function during the construction period, including the areas and access arrangements for contractors and visitors, the operational areas for deliveries and unloading, and the locations for storage of plant and materials, together with the provisions for wheel washing and keeping the highway free of mud and debris.

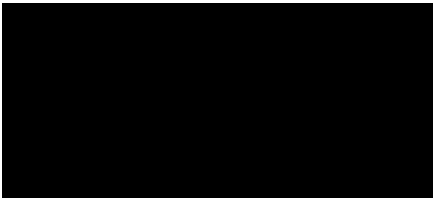
The statement then sets out the working methods and controls to be followed throughout the construction period, including how deliveries and construction vehicle movements will be managed, how dust and dirt emissions will be controlled, and how demolition and construction waste will be stored, recycled and removed from site. It also includes measures to protect the natural environment during the works and confirms the proposed hours of construction (including deliveries), as required by the condition.

Finally, the merged submission includes the required pre-condition photo survey, providing a baseline record of the relevant surrounding environment prior to commencement.

Taken together, the submitted site plan, Construction Management Statement and photo survey address each element of Condition 13 (i)–(x) and provide the clear control framework sought by the condition to safeguard amenity, protect the environment, and ensure highway safety during the construction phase.

I trust the enclosed information is sufficient for your written approval. Should the case officer require any clarification, please do not hesitate to contact me.

Yours sincerely,



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