

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held at Bodicote House,  
Bodicote, Banbury, OX15 4AA, on 11 April 2013 at 4.00 pm

Present: Councillor Rose Stratford (Chairman)

Councillor Fred Blackwell  
Councillor Colin Clarke  
Councillor Tim Emptage  
Councillor Chris Heath  
Councillor Russell Hurle  
Councillor Mike Kerford-Byrnes  
Councillor James Macnamara  
Councillor Gordon Ross

Substitute Members: Councillor Andrew Fulljames (In place of Councillor G A Reynolds)  
Councillor Jon O'Neill (In place of Councillor Ken Atack)  
Councillor Nigel Randall (In place of Councillor David Hughes)

Apologies for absence: Councillor Alastair Milne Home  
Councillor Ken Atack  
Councillor Michael Gibbard  
Councillor David Hughes  
Councillor D M Pickford  
Councillor G A Reynolds  
Councillor Leslie F Sibley

Officers: Jenny Barker, Major Developments Team Leader  
Laura Bailey, Senior Planning Officer  
Nigel Bell, Team Leader - Planning and Litigation /Deputy Monitoring Officer  
Aaron Hetherington, Democratic and Elections Officer

#### **211 Declarations of Interest**

There were no declarations of interest.

#### **212 Requests to Address the Meeting**

The Chairman advised that petitions and requests to address the meeting would be dealt with at each item.

**Site C Ploughley Road, Upper Arncott & Site D & E Ambrosden Road, MOD Bicester**

The Committee considered application 11/01494/OUT for the redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling 500sqm, 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) 1000sqm and parking areas; employment floorspace comprising B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas

John Cooper, Chairman of Arncott Parish Council and Trevor Broadbent, neighbour to the site, spoke in objection to the application.

Philipa Charles, project manager for the MOD spoke in support of the application.

In introducing the report the Senior Planning Officer read a letter from Councillor Hughes, the local ward member, who had been unable to attend the meeting. The letter had been received after the publication of the written update.

In reaching their decision, the committee considered the officers' report, written update and presentation and presentation of the public speakers.

**Resolved**

That application 11/01494/OUT be approved, subject to

- i. The delegation of the completion of the S106 negotiations to Officers in consultation with the Chairman
- ii. The completion of the S106 legal agreement
- iii. Departure Procedures
- iv. The following conditions:

**Outline permission time limits and plan details**

1. No development shall commence on any part of the site until full details of the [internal access roads, layout, scale, appearance and landscaping] (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Environmental Statement and drawings numbered:
  - 27808-L508a (December 2012) – Landscape Screening Proposals
  - 27808-LEA520a (December 2012) – C Site strategic masterplan
  - 27808-L509 (December 2012) – C Site: Proposed Sections
  - 27808-L506 (December 2012) – C Site: Screen planting to west boundary
  - 27808-L503b (April 2013) – Graven Hill Strategic Land Use Plan
  - 27808-L310b (February 2013) – Graven Hill Building Density
  - 27808-L389d.ai (April 2013) – Graven Hill Building Heights
  - 27808-L415 (September 2011) – MOD Bicester application sites
  - 27808-L464 (September 2011) – A41/Pioneer Road mitigation scheme
  - 27808-L463 (September 2011) – A41/Gravenhill Road/B4100 mitigation scheme (signal)

### **C Site**

3. In the case of the reserved matters for C site, as identified on the attached plan, applications for approval shall be made not later than the expiration of three years beginning with the date of this permission.
4. The first reserved matter application for C site including the new building or part thereof, shall also include the landscape reserved matters. These details shall include;
  - a) the location and extent of landscape areas, which shall be no less than those detailed on 27808-L506 (December 2012).
  - b) the construction details of landscape bunds including their profile and make up
  - c) details of the planting including the size, location and species together with necessary protection
  - d) details of fencing or other measures to protect planted areas whilst they become established
  - e) programme for delivery of the landscaping
  - f) 15 year management programme to establish and maintain the landscape areas.
  - g) an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions
5. The development on C site to which this permission relates shall be begun not later than the expiration of two 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.
6. The Fulfilment Centre on C Site shall not exceed 18.6m to ridge height, 14.6m to external eaves height, or have a dimension that exceeds 320m x 220m. A distance of at least 60m shall be maintained between the proposed building and the existing residential properties on Green Lane.
7. The building hereby permitted on C site shall be constructed to DREEAM very good standard. Written confirmation, from a suitably qualified person, that the

building has been constructed to DREEAM very good shall be provided to the local planning authority prior to the first occupation of the building.

8. The permission for the building hereby granted for C site shall only be occupied by the Ministry of Defence for purposes associated with national defence.
9. A cladding colour scheme, including the material finish for the building(s) on C site, to mitigate the impact of the building in views to the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The cladding shall thereafter comply with the approved scheme.
10. Prior to the commencement of development at C site hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details prior to the first occupation of the building.
11. The building hereby approved on C site shall not be occupied until such time as a routing agreement is in place identifying routes for commercial traffic to and from the site.
12. The development hereby approved shall be carried out strictly in accordance with the mitigation proposals laid out in table 3.3, Chapter 3, page 30 of the Environmental Statement set submitted with the application, which was prepared by AMEC dated September 2011.
13. If the development of C Site hereby approved, does not commence within 1 year from the date of this decision, revised species surveys as set out in table 12.3, Chapter 12, Volume 2 of the Environmental Statement shall be undertaken within the 12 months prior to the commencement of the development to establish changes in the presence, abundance and impact on badgers, bats, dormice, great crested newts, reptiles, birds and invertebrates. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority prior to the commencement of development. Thereafter, the development shall be carried out in accordance with the approved details.
14. Construction Environment Management Plan (CEMP) for the development on C site shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the permission for C Site. Thereafter, the development shall be carried out in accordance with the approved CEMP.
15. Prior to the commencement of the development hereby approved at C site, including any demolition, any works of site clearance and prior to the introduction of any construction machinery onto the site, protective fencing and warning notices shall be erected on the site in accordance with the approved ecological mitigation and approved CEMP. All protective fencing and warning signs shall be maintained in accordance with approved details for the entirety of the construction phase.

16. Prior to the commencement of the development on C site hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
17. If contamination is found by undertaking the work carried out under condition 16 prior to the commencement of the development on C site hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
18. If remedial works have been identified in condition 17, the development at C Site shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 17. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
19. No development shall commence on C Site until a Construction Management Travel Plan providing full details of the phasing of the development and addressing each construction activity within each phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during and routes to the Graven Hill development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.
20. The building hereby approved at C site shall not be occupied until such time as a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The approved travel plan shall thereafter be implemented as approved.
21. Development at C site shall not commence until a drainage strategy detailing any on 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.
22. Development at C site shall not be commenced until: impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

23. The development of C Site permitted by this planning permission shall only be carried out in accordance with the approved drainage strategies BIC/OPA/DOC/15 dated Sept 2011, and following mitigation measures detailed within the FRA:
1. Surface water discharge rates from the site shall be limited to those set out in Table 4.7 of document BIC/OPA/DOC/15
  2. Surface Water discharge rates from the site shall be limited to those set out in Tables 4.5 and 4.6 of document BIC/OPA/DOC/17
24. In relation to C Site,
- a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
  - b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a “retained tree” is an existing tree or group of trees which shall be retained in accordance with the approved plans and particulars as set out in the C Site: Tree Survey (BIC/OPA/DOC/20, September 2011); and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of this consent..

### **Graven Hill**

25. Prior to the submission of reserved matters for Graven Hill, a master plan and design code shall be provided covering the distribution of land uses, character areas, forms of buildings, street hierarchy, measures to support sustainable travel, strategic landscape, building typology, materials, servicing, parking and sustainability features. The Design Code shall be approved in writing prior to the submission of reserved matters and thereafter the reserved matters shall be made in accordance with the agreed Code.
26. In the case of the reserved matters for Graven Hill, reserved matters applications for approval for the first phase, which shall include a minimum of 100 residential properties, shall be made not later than the expiration of four years beginning with the date of this permission.
27. In the case of the reserved matters for the remaining phases at Graven Hill, provided condition 27 has been complied with, applications for the approval of reserved matters shall be made not later than the expiration of eight years beginning with the date of this permission.
28. The development on Graven Hill to which this permission relates shall be begun not later than;
- i) the expiration of two years from the final approval of the reserved matters for phase 1 or, in the case of approval on different dates,

the final approval of the last reserved matters to be approved for phase 1.

ii) provided i) has been complied with, expiration of two years from the approval of the reserved matters for the remainder of the site, or, in the case of approval on different dates, the final approval of reserved matters.

29. Prior to the commencement of development hereby approved, a phasing plan covering the entire Graven Hill site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each reserved matters application shall refer to a phase, phases, or part thereof identified in the phasing plan.
30. No development shall be occupied on the Graven Hill site identified on the attached drawing 27808-L415 (September 2011) – MOD Bicester application sites, until a programme of highway improvements has been fully implemented at M40 Junction 9 that are sufficient to mitigate the impacts of the development and this has been agreed, in writing, by the Local Planning Authority, in conjunction with the Highways Agency.
31. Building heights for residential properties on Graven Hill site shall not exceed those denoted on plan 27808-L389d ai (April 2013) – Graven Hill Building Heights, except those specifically restricted by condition 33. Those buildings located above the 80m contour shall not exceed 5.4 metres in height.
32. Building heights for residential properties on Graven Hill site adjacent to the A41 frontage (referred to as the Westacott Woodland Park area on the Landscape Masterplan/Major Open Spaces on page 165 of the Design and Access statement) shall be restricted as follows:
  - The maximum ridge height of no more than 80% of dwellings shall exceed 8.5 metres
  - The maximum ridge height of no more than 20% of the dwellings shall exceed 10.5 metres
33. The maximum height of any new commercial building at Graven Hill site shall not exceed 15 metres to the ridge.
34. Prior to work commencing on any phase details of existing and proposed levels shall be submitted to and approved in writing by the local planning authority. The details shall include measures to deal with any arisings on site wherever possible.

## **Energy**

35. Prior to the commencement of development a feasibility assessment for district heating and/or combined heat & power to serve the site, including the consideration of bio mass, shall be carried out by a suitably qualified person and submitted to and approved in writing by the local planning authority.
36. Should the feasibility study required by condition 36 identify the potential for district heating or combined heat and power, an energy plan shall be produced and be submitted to and approved in writing prior to the commencement of

development. The plan shall thereafter be implemented to serve the development in accordance with the approved details.

37. Prior to the first occupation of any dwelling on the site, a final Code Certificate, certifying that the dwellings in question achieve Level 5 of the Code for Sustainable Homes shall be issued, proof of which shall be submitted to and approved in writing by the Local Planning Authority.
38. All non residential buildings hereby approved shall be constructed to at least a BREEAM 'Excellent' standard.

## **Housing**

39. No more than 1900 houses shall be provided on the site. The market housing shall comprise no less than;
  - 1 bed flats (maximum 50sqm) – 5%
  - 2 bed flats (maximum 83sqm) – 5%
  - 2 bed houses (maximum 83sqm) – 5%
  - 3 bed or smaller houses (maximum 98sqm) – 34%
40. Prior to commencement of development a housing plan shall be submitted to and approved in writing by the Local Planning Authority identifying how the dwellings identified in condition 40 shall be distributed through the phases of the development. The development shall thereafter be carried out in accordance with the approved housing plan.

## **Employment**

41. Prior to work commencing an employment strategy for the site, carried out by a suitably qualified person, shall be submitted to and approved in writing by the local planning authority. The employment strategy shall;
  - i) address the local employment situation, identify the areas of need and opportunity for the site to address them.
  - ii) include initiatives to attract and develop knowledge and high technology industries to Bicester.
  - iii) include initiatives to reduce out commuting from Bicester.
  - iv) provide an assessment of the rail freight opportunity of the site and its potential to attract employment to the site and reduce road transport.
  - v) address the wider Local Enterprise Partnership priorities and the opportunity for the site to contribute to their aims.
  - vi) the rail lines serving the commercial units on Graven Hill shall not be removed until the assessment of the rail freight opportunity required by this condition has been submitted to and approved by the Local Planning Authority.
42. The local shops or facilities (use classes A1, A2, A3, A5 or D1) shall not exceed 500m<sup>2</sup> in total or comprise of any single unit exceeding 150m<sup>2</sup> in area, with the exception of a single additional retail unit (use class A1) which shall not exceed 1000m<sup>2</sup> gross area. The local shops and facilities thereafter shall not be amalgamated to form larger units without the prior written consent of the Local Planning Authority. The 1000m<sup>2</sup> retail unit shall not be used for any purpose outside of use class A1.



## Construction

43. All services serving the proposed development shall be provided underground unless details have first been submitted to and approved in writing by the Local Planning Authority. Details of any necessary above ground infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 1995 (as amended) shall be submitted concurrently with the details of the development they serve.
44. A Construction Environment Management Plan (CEMP), in relation to Graven Hill, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development on Graven Hill. Thereafter, the development shall be carried out in accordance with the approved CEMP.

## Landscape

45. Notwithstanding the details submitted, no development shall take place until a Strategic landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include;
  - i) identification of strategic landscape areas which shall accord with the approach set out in the Design and Access Statement
  - ii) phasing of the provision
  - iii) key principles for the laying out and management of each area
  - iv) protection of habitat and open space areas pre and post laying out, whilst development takes place on the site.
  - v) fifteen year management plan for the maintenance of the area.
  - vi) an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions
46. In relation to Graven Hill,
  - a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
  - b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a “retained tree” is an existing tree or group of trees which shall be retained in accordance with the approved plans and particulars as set out in the Graven Hill: Tree Survey (BIC/OPA/DOC/19, September 2011); and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of this consent..

47. Prior to the commencement of the development hereby approved on the Graven Hill site, full details of the enclosures along or adjacent to all boundaries of the

retained barracks within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first occupation of any dwellings on Graven Hill.

## Highways

### **Access/Entrance Works**

48. That prior to the first occupation of the Graven Hill development the proposed Entrance Works (A41/Graven Hill Road/B4100/A4421 roundabout) as shown on Figure 11.3 in the accompanying Transport Assessment, drawing reference 27808-L390, between the land and the highway shall be formed, laid out and constructed strictly in accordance with the Local Highway Authority's specifications and that all ancillary works specified shall be undertaken.
49. That prior to the first occupation of the Graven Hill development, a construction timetable for the proposed works at Pioneer/A41 roundabout, as shown on Figure 11.4.3 in the accompanying Transport Assessment and drawing reference 27808-L384, between the land and the highway shall be agreed. The agreed timetable shall thereafter be adhered to and the works shall be formed, laid out and constructed strictly in accordance with the Local Highway Authority's specifications and that all ancillary works specified shall be undertaken. There shall be no occupation of phase 2 (residential) or phase 1, 2 or 3 of commercial land, as set out in the phasing plan on page 178 of the Design and Access statement, until the agreed works have been implemented in accordance with the timetable, unless otherwise agreed in writing by the Local Planning Authority.
50. No development shall commence on site within each agreed phase for the Graven Hill development until the internal vision splays for all vehicle access and pedestrian crossing points for the development are submitted to and approved in writing by the Local Planning Authority. Such vision splays shall be formed, laid out and constructed in accordance with the approved plan and shall not be obstructed by any object, structure, planting or other material at any time.

*Please note all the internal vision splays must be dedicated as public highway land to maintain the vision splays for safety reasons.*

51. No development shall commence on site within each agreed phase for the Graven Hill development until the tracking manoeuvres for refuse vehicles, fire tenders etc are submitted to and approved in writing by the Local Planning Authority.
52. No development shall commence on site within each agreed phase for the Graven Hill development until details of the pedestrian, cycle and vehicle routes are submitted to and approved in writing by the Local Planning Authority.. Such routes shall be formed, laid out and constructed strictly in accordance with the approved details.
53. No development shall commence on site within each agreed phase for the Graven Hill development until a lighting scheme for the pedestrian, cycle and vehicle routes are submitted to and approved in writing by the Local Planning

Authority. Such lighting shall be formed, laid out and constructed strictly in accordance with the approved details.

54. No development shall commence on site for the Graven Hill development until a Construction Management Travel Plan providing full details of the phasing of the development and addressing each construction activity within each phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during and routes to the Graven Hill development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.
55. That, before any of the dwellings within each agreed phase of the Graven Hill development are first occupied, the whole of the estate roads, bridges, footways, cycleway and other pedestrian/cycle routes (except for the final surfacing thereof) shall be laid out, constructed, lit and drained to Oxfordshire County Council's specifications
56. That, before any of the dwellings are first occupied within each agreed phase, the proposed vehicular accesses, driveways, parking courts, parking areas and turning areas that serve those dwellings shall be constructed, laid out, surfaced and in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
57. That, before the non-residential elements of the Graven Hill development are first occupied, the parking areas shall be constructed, surfaced, laid and marked out, drained and completed in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
58. A safeguarded route for a South Eastern relief road shall be identified on the master plan for the site (maximum width 12 metres) which shall be submitted to and approved in writing prior to work commencing at Graven Hill. The safeguarded area shall thereafter remain free of built development.

### **Drainage Conditions**

59. Development shall not commence until a drainage strategy detailing any on 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.
60. Development shall not be commenced until: impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

61. Prior to the commencement of development a scheme to ensure that no surface water from the Graven Hill development shall be discharged onto the adjoining highway shall be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved scheme, prior to the commencement of each agreed phase.
62. That, before any of the Graven Hill development is first occupied, the whole of the Sustainable Drainage Systems (SUDS) shall be laid out, constructed to Oxfordshire County Council's specifications.
63. Prior to the commencement of development at Graven Hill, a surface water drainage strategy based on Sustainable Urban Drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved scheme, prior to the commencement of development. The approved scheme shall then be implemented and maintained in accordance with approved details.
64. No development on any phase or parcel at Graven Hill shall commence until a detailed scheme for disposal of surface water, including phased works and maintenance thereof, attenuation and storage and on site balancing arrangements reflecting current best practice for sustainable urban drainage, have been submitted to and approved in writing by the local planning authority. No development shall take place other than in accordance with approved scheme.
65. The development of Graven Hill permitted by this planning permission shall only be carried out in accordance with the approved drainage strategies BIC/OPA/DOC/15 dated Sept 2011, and following mitigation measures detailed within the FRA:
  - Surface water discharge rates from the site shall be limited to those set out in Table 4.7 of document BIC/OPA/DOC/15
  - Surface Water discharge rates from the site shall be limited to those set out in Tables 4.5 and 4.6 of document BIC/OPA/DOC/17

### **Historic Environment**

66. No development shall take place on either site until the applicant, or their agents or successors in title, has secured the implementation of a programme of recording in accordance with a written scheme which has been submitted to and approved by the Local Planning Authority.
67. No development shall be occupied on either site until the programme of recording as set out in condition 67 has been completed and the provision made for publication and dissemination of the results and archive deposition has been secured.
68. Prior to any demolition and the commencement of the development at Graven Hill a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the Graven Hill application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

69. Prior to any demolition on the Graven Hill site and the commencement of the development hereby approved, and following the approval of the Written Scheme of Investigation referred to in condition 67, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation.

## **Ecology**

70. The development of Graven Hill hereby approved shall be carried out strictly in accordance with the mitigation proposals laid out in table 3.3, chapter 3, page 30 of the Environmental Statement set submitted with the application, which was prepared by AMEC dated September 2011..
71. If the development of Graven Hill hereby approved does not commence within 1 year from the date of this decision, revised species surveys as set out in table 12.3, Chapter 12, Volume 2 of the Environmental Statement shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on badgers, bats, dormice, great crested newts, reptiles, birds and invertebrates. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
72. Prior to work commencing on either site, a habitat creation plan, identifying how existing bio diversity on the site will be maintained and a net bio diversity gain will be delivered, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall thereafter be implemented in accordance with the phasing set out in the plan.
73. Prior to the commencement of the development hereby approved at Graven Hill, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved CEMP.

## **Contamination**

74. Prior to the commencement of the development on any phase hereby permitted on Graven Hill, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and submitted to and approved in writing by the Local Planning Authority. The report shall identify clearly the phase to which it relates and the relationship to remediation of phases already completed and to those remaining to be undertaken. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

75. If contamination is found by undertaking the work carried out under condition 75, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
  
76. If remedial works have been identified in condition 76, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 76. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The meeting ended at 6.10 pm

Chairman:

Date: