

NW Phase 1 14/01384/OUT

Conditions

Time Limits	
1	A1 Approval of Reserved Matter Details No development shall commence on any phase 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. Reason AR1
2	In the case of the reserved matters, application for approval shall be made for the first residential phase of development not later than the expiration of two years beginning with the date of this permission. Reason AR1
3	In the case of all other reserved matters, in respect of subsequent phases, application for approval shall be made not later than the expiration of Seven years beginning with the date of this permission. Reason AR1
4	The development to which this permission relates shall be begun not later than the expiration of two years from the approval of the first residential phase and for all other matters 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. Reason AR1
5	A6 Plans Condition Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms [, Design and Access Statement] and drawings numbered: [insert] Reason AR4
6	Not to commence of development hereby approved, until a phasing plan covering the entire site the subject of this application, 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 approved phasing plan and development shall proceed in accordance with the approved phasing. Reason AR5
7	No more than 2600 dwellings shall be constructed on the site. Reason: To ensure that the significant environmental effects arising from the development are mitigated, as set out in the Environmental Statement, and sustainable development is achieved in accordance with Government guidance contained within the National Planning Policy Framework.
Design	
8	Not to Commence development until an Urban Design Framework has been submitted to the local planning authority for its written approval. The Urban Design Framework shall set out the urban design approach for the site to include a regulating plan and supporting information to include; <ul style="list-style-type: none"> • Key approaches to deliver sustainable development that as a minimum meets the Eco Town PPS standards • Landscape buffer and transition to open countryside (reflecting the approach set out on page 18 of the Addendum to the DAS dated Sept 2014) • Character areas for built form and green spaces and their key features • Indicative block size, structure and permeability • Movement network and streetscape including bus routes and stop locations • Public realm • Density and open space • Building heights • Key views, vista, landmarks, landscape character • Legibility and diversity of built form and landscape

	<ul style="list-style-type: none"> • Adaptability • Play provision in accordance with CSLP Bic 11 <p>No reserved matters shall be submitted until the urban design framework has been approved in writing by the Local Planning Authority. All reserved matters applications and development shall thereafter be in accordance with the approved Urban Design Frame Work.</p> <p>Reason: To secure the delivery of high quality sustainable development in accordance with Government guidance contained within the National Planning Policy Framework.</p>
9	<p>Not to commence development until a detailed masterplan for the area between Lords Lane, the railway and the stream corridor, incorporating the mixed use local centre, has been submitted to and approved in writing by the Local Planning Authority. The area shall then be developed in accordance with the approved masterplan and phasing plan. The masterplan shall show the location of each of the land uses, access and parking locations, key frontage and public space conditions and landscape principles.</p> <p>Reason: To ensure the creation of a high quality design for the local centre in accordance with Government guidance in the NPPF</p>
10	<p>Prior to the submission of the first reserved matter in each of the character areas containing built form, identified in the approved Urban Design Framework, a design code shall be provided for the whole of that character area which shall include;</p> <ul style="list-style-type: none"> • Street types, materials and details • Block Principles • Landscape, materials and details • Boundary treatments • Building types and Uses • Building heights • SUDS, parks and open spaces • Building Materials and Details • Highway design details • Parking Strategy <p>No reserved matters shall be submitted [for that character area] until the design code has been approved in writing by the Local Planning Authority. The development in the character area shall thereafter be in accordance with the approved design code.</p> <p>Reason: To secure the delivery of high quality sustainable development in accordance with Government guidance contained within the National Planning Policy Framework.</p>
11	<p>Each reserved matter submission shall be accompanied by a details showing how Building for Life 12 has been used to inform the design process and that the scheme achieves Built for Life™.</p> <p>Reason: To secure the delivery of high quality sustainable development in accordance with Government guidance contained within the National Planning Policy Framework.</p>
	Dwellings
12	<p>Affordable Housing & Extra Care?</p>
13	<p>Not to submit a reserved matters application for residential development until a schedule of the market housing, to be provided to meet local housing needs, in each phase of the development has been submitted to and approved in writing by the local planning authority. The market housing shall thereafter be provided in accordance with the approved schedule (and detailed reserved matter approval) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason To secure the delivery of high quality housing to meet local needs in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
14	<p>The dwellings shall be constructed to BRE Code for Sustainable Homes Level 5, or equivalent. Pre assessment reports showing compliance with the level 5 shall be submitted with the submission of relevant reserved matters and final certificates demonstrating compliance shall be provided prior to the occupation of each building.</p> <p>Reason: To secure the delivery of high quality sustainable development in accordance with</p>

Comment [JB1]: Housing to advise

	Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
15	All dwellings shall be constructed to the Life Time Homes standard set by the Joseph Rowntree foundation unless agreed in writing by the Local Planning Authority. Reason: To secure the delivery of high quality, inclusive, sustainable development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
16	All dwellings shall be provided with real time energy and travel information unless otherwise agreed in writing by the Local Planning Authority. Reason: To support the delivery of modal shift towards sustainable modes and create high quality, inclusive, sustainable development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
17	Each reserved matter application submission shall be accompanied by a statement setting out how the design has taken account of future climate impacts, as identified in TSB research 'Future Climate Change Risks for NW Bicester', or any more recent assessment that has been published, and how the proposed development will be resilient to over heating, changing rainfall patterns and higher intensity storm events. Reason: To address the impacts of climate change in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
18	Each reserved matter application submission shall be accompanied by a statement setting out how the Secured By Design has informed the design and how the proposed development will create a safe and secure community. Reason: To ensure the safety and well being of the community and in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
19	Prior to the commencement of each phase, those areas of the site that are subject to elevated levels of noise, principally from road traffic sources as set out in the Environmental Statement, shall be identified and the dwellings that are constructed in these areas must be designed and constructed in such a manner that they contain elements of sound insulation that will ensure that the internal noise levels contained within BS 8233:2014 Table 4 can be achieved. Reason: To ensure that properties are not subject to high levels of noise in accordance with Government guidance contained within the National Planning Policy Framework.
	Phase conditions
20	No development shall be commenced on any reserved matter that includes the construction of buildings until a plan has been submitted showing the location and the phasing of provision of fire hydrants, to meet the requirements of the fire and rescue service, and that plan has been approved in writing by the Local Planning Authority . The fire hydrants shall thereafter be provided in accordance with the approved plan. Reason: To ensure the safety and well being of the community change in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
21	Prior to the submission of reserved matters for each phase a statement will be submitted to the Local Planning Authority showing how the proposed development will deliver true zero carbon development in accordance with the Energy Plan for the site. The statement will be expected to show that where reasonably feasible to connect to an existing energy centre, buildings will be true zero carbon from first occupation and where no existing energy centre is present that the homes will reach true zero carbon prior to the occupation of the 400 th dwelling or 50% of non residential parcels. No development shall commence on the phase until the Energy Plan has been approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved plan. Reason: To deliver a reduction in carbon in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
22	All phases of development shall be provided with high speed broad band (not less than 100mbs), such that on occupation of each building on the phase the occupiers can secure a high speed broad band connection.

Comment [JB2]: ASB Manager to advise

	Reason: To facilitate information provision to homes for energy monitoring, travel and home working change in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
23	No development shall commence on any reserved matter until a report has been submitted outlining how carbon emissions from the construction process and embodied carbon have been minimised. No work shall commence until the report has been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the plan. Reason: To ensure the development achieves a reduced carbon footprint in accordance with Planning Policy Statement 1: Eco Towns
	Transport
24	Not to occupy or permit the occupation of more than 900 homes residential units until the Caversfield junction safety improvements have been completed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Reason: To mitigate the impact of traffic from the development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
25	Not to occupy or permit the occupation of more than 1800 homes until the t exemplar southern access junction improvements has been completed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority Reason: To mitigate the impact of traffic from the development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
26	Not to occupy or permit the occupation of more than 1500 homes until the Banbury Road/ A4095 roundabout improvements has been completed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority Reason: To mitigate the impact of traffic from the development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
27	Not to occupy or permit the occupation of more than 1000 homes until the Bucknell Road realignment has been completed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority Reason: To mitigate the impact of traffic from the development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.
28	Prior to the commencement of any phase of the development hereby approved, full details of the means of vehicular accesses 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. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
29	Prior to the first use of a new access from the A4095 to serve the development, the existing field accesses onto the A4095 and B4100 shall be permanently stopped up by means of full face kerbing, planting, and the reinstatement of the highway verge and shall not be used by any vehicular traffic whatsoever. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
30	Not to commence development on any phase until full details of the means of footway and cycleway links between the land and the local highway network, including, position, layout, construction, drainage and street lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the footway and cycleway links shall be constructed and retained in accordance with the approved details. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
31	The pedestrian and cycle routes shall be signed in accordance with details to be submitted to and agreed in writing by the local planning authority prior to the first occupation of any dwellings. The signage shall then be provided for each route prior to its first use. Reason To support sustainable travel in accordance with Government guidance contained within the

Comment [JB3]: HA to confirm if conditions required or if these will be covered in Legal Agreements

	Eco Towns PPS and National Planning Policy
32	<p>No development shall commence on a phase until a Construction Traffic Management Plan providing full details of the phasing of the construction of that 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 the peak traffic periods and an agreed route for HGV traffic to the development site. The approved Plan shall be implemented in full during the entire construction period of the phase.</p> <p>Reason – In the interests of highway safety and to safeguard the residential amenities of local residents in accordance with Government Guidance in the NPPF</p>
33	<p>Not to occupy or permit more than 500 residential units to be occupied until details of links to facilitate connectivity from the NW stream corridor to the Bure Park open space and Local Nature Reserve, and the phasing of their provision, are submitted to and approved in writing by the local planning authority. The approved links shall be provided in accordance with the approved details and phasing.</p> <p>Reason: To facilitate connectivity in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy</p>
34	<p>No more than 1600 dwellings shall be constructed until the pedestrian/cycle tunnel under the railway has been provided and is available for public use.</p> <p>Reason: to ensure access to local facilities and reduce the need to travel by private car in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
35	<p>Each reserved matter application submission shall be accompanied by a Travel Plan setting out how the development will enable at least 50 per cent of trips originating within the development to be made by non-car means, with the potential for this to increase over time to at least 60 per cent, in accordance with the Eco Towns PPS ET 11.2 (a). The Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to any occupations and the development shall thereafter be delivered in accordance with the Travel Plan.</p> <p>Reason: To ensure sustainable travel in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
	Contamination
36	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy has been submitted to the local planning authority for its written approval. The remediation strategy shall include details how this unsuspected contamination shall be dealt with. The remediation strategy shall thereafter be implemented as approved.</p> <p>Reasons: To ensure that any unexpected contamination encountered is dealt with, such that it does not pose an unacceptable risk to ground or surface water quality as required by PPS1 Policy ET17 and the NPPF.</p>
	Biodiversity
37	<p>No development shall commence on a phase unless or until an up to date ecological survey has been undertaken to establish changes in the presence, abundance and impact on bio diversity. 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.</p> <p>Reason KR1</p>
38	<p>The retained hedges shall have a buffer a minimum of 20m in width, the streams shall have a minimum buffer of 60m in width and the woodlands shall have a buffer a minimum of 10m in width. The hedge, stream and woodland buffers shall be maintained as public open space and managed to maintain and create bio diversity.</p> <p>Reason: To protect biodiversity and historic landscape features in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
39	No development shall commence on any phase until details of any existing hedgerow, or part

	<p>thereof, to be removed, and proposals for creation of new compensatory hedgerow, have been submitted to and approved in writing by the Local Planning Authority. The compensatory hedgerow shall be provided in accordance with the approved details.</p> <p>Reason: To protect biodiversity and historic landscape features in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
40	<p>No development shall commence on any phase until a scheme for the provision of protective fencing, to prevent damage during construction, for the retained hedgerows, trees, woodlands, the stream corridor, ponds and areas of green space, shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed in accordance with the approved plans prior to work commencing on site.</p> <p>Reason : To protect biodiversity and historic landscape features in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
41	<p>Each reserved matter application submission shall be accompanied by a statement setting out how the proposed development will contribute to achieving net biodiversity gain, in accordance with the Biodiversity Strategy accompanying this application , or any more recent Strategy that has been approved. The development shall be carried out in accordance with the biodiversity statement.</p> <p>Reason: To secure net biodiversity gain in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
42	<p>No development shall commence on any phase until a Landscape & Habitat Management Plan (LHMP) detailing both management and monitoring proposals for green space (excluding building curtilages) has been submitted to and approved in writing by the Local Planning Authority and thereafter the LHMP shall be implemented in accordance with the approved details.</p> <p>Reason:To secure net biodiversity gain in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
43	<p>No development shall commence on any phase until a Construction Environment Management Plan (CEMP), which shall include details of the measures, including as set out at 6.5.1.38, 7.5.1.1, 8.5.1.1, 9.5.1.1, 11.5.1, 13.5.2.1, 14.5.2.1 of the Environmental Statement accompanying the application, to be taken to ensure construction works do not adversely affect the existing biodiversity of the site and residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.</p> <p>Reason JR7</p>
44	<p>No development shall commence on any phase until a Soil Resources Plan that details the soils present, proposed storage locations, handling methods and locations for reuse, shall be submitted to and approved in writing by the local planning authority and thereafter the development shall be carried out in accordance with the approved plan.</p> <p>Reason: To ensure the soil resource is managed on site in accordance with CSLP policy Bicester 1</p>
45	<p>No development shall commence on any phase until details of existing and proposed levels for that phase have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved levels.</p> <p>Reason: To ensure high quality design and sustainable development in accordance with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
Archaeology	
46	<p>Not to carry out any works of demolition on the site, commence the development and or carry out any works of any archaeological investigation until, a professional archaeological organisation acceptable to the Local Planning Authority has prepared a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Government guidance contained within the National Planning Policy Framework</p>
47	<p>Prior to any Following the approval of the first stage Written Scheme of Investigation referred to in condition [a], not to carry out any works of demolition on the site and the commencement or</p>

	<p>commence of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition [a], until a programme of archaeological evaluation, investigation and recording of the application area shall have been carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation.</p> <p>Reason - In order to determine the extent, character and significance of the surviving remains of archaeological interest and to safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Government guidance contained within the National Planning Policy Framework.</p>
	Outdoor Sport
48	<p>No development shall commence until details for the phasing of the provision of sports pitches has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The development hereby permitted shall not be carried out other than in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory quantity, quality and accessibility of sports facility provision for the occupiers of the proposed development and to accord with Cherwell Local Plan Policy R12 and Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.</p>
49	<p>No development shall commence on a phase until details of the design and layout of the sports facilities serving that phase have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The sports facilities shall not be constructed other than substantially in accordance with the approved details.</p> <p>Reason: To ensure the development is fit for purpose and sustainable and to accord with Cherwell Local Plan Policy R12 and with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework</p>
50	<p>The playing field/s and pitch/es shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use in accordance with the agreed phasing.</p> <p>Reason: To ensure the quality of pitches is satisfactory and they are available for use and to accord with Cherwell Local Plan Policy R12 and with Government guidance contained within the Eco Towns PPS and National Planning Policy Framework</p>
	Drainage
51	<p>Development should 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.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.</p>
52	<p>Development shall not commence until a foul drainage strategy for conveyance and treatment, detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority. 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. No dwelling shall be occupied until the foul drainage has been provided in accordance with the approved strategy.</p> <p>Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to treat and convey foul flows from the new development; and in order to avoid adverse environmental impact upon the community and water environment (as required by ET17 of PPS1).</p>
53	<p>Not to submit any applications for reserved matters until a full surface water strategy for the application site, in accordance with the Flood Risk Assessment accompanying this application, has been submitted to and approved in writing by the Local Planning Authority (in consultation with Oxfordshire County Councils Drainage Team & Natural England). The Strategy shall;</p> <ul style="list-style-type: none"> • Demonstrate control of surface water runoff to the Greenfield runoff rate is achievable as detailed in the Masterplan SWDS

	<ul style="list-style-type: none"> • Review and amend the indicative storage volumes in para 5.2, Table 5-1 of the Application 1 FRA and SWDS in line with detailed design. Indicative storage volumes are based on an estimation of 60% impermeable and 40% permeable area post development. These should be reviewed and amended to reflect the exact development area draining into the surface water system • Be informed by a detailed assessment of the post-development surface water overland flow routes as recommend in para 5.2.1 and section 7 of the Application 1 FRA and SWDS • Be informed by site wide soakaway testing to confirm the ground infiltration rates and feasibility of infiltration SUDS measures as recommended in para 5.2.1 of the Application 1 FRA and SWDS and para 4.2.1 and section 5 of the Masterplan SWDS. The drainage strategy should favour infiltration SUDS where shown to be feasible • Provide the detailed design of all regional SUDS not provided within a development parcel including swales and detention basins (primary and secondary SUDS) to demonstrate their flood risk, water quality, green infrastructure and biodiversity functions • Demonstrate the use of adequate pollution prevention measures within the SUDS provision to ensure no risks to groundwater or surface water quality • Demonstrate that exceedence flood flow routes (for rainfall events above the design event) can be safely routed away from buildings and into SUDS as recommended in para 5.2.1 of the 1 FRA and SWDS. • Demonstrate the protection of downstream SSSIs during construction and • the phasing of delivery of the strategy as recommended in para 5.2.1 of the Application 1 FRA and SWDS which demonstrates that regional/site wide SUDS (primary and secondary SUDS) are provided ahead of site construction. <p>The development shall be carried out in accordance with the approved Drainage Strategy. Reason - To mitigate the risk of surface water flooding, protect water quality and biodiversity on the site in accordance with Government guidance contained within the Eco Town PPS and the National Planning Policy Framework</p>
54	<p>In addition to the site wide detailed surface water drainage strategy, each Reserved Matters application shall be accompanied by a detailed surface water drainage scheme, to meet the flood risk, water quality, green infrastructure and biodiversity requirements of the site . The detailed surface water drainage scheme shall be in compliance with the approved Flood Risk Assessment, Surface Water Drainage Strategy and the Masterplan Surface Water Drainage Strategy and the approved site wide detailed surface water drainage strategy and shall:</p> <ul style="list-style-type: none"> • Demonstrate 20% of the required attenuation storage for the Application 1 site will be provided by individual developers using source and site control SUDS measures at their individual development plots (as stated at para 5.2.1 of the Application 1 FRA and SWDS). The SUDS Management Train approach detailed in Figure 5-2 of the Application 1 FRA and SWDS shall be taken and it shall be demonstrated how these SUDS contribute to flood risk, water quality, green infrastructure and biodiversity requirements of the site • As per the Masterplan SWDS at section 5, Reserved Matters applications shall include further assessment of individual parcels and communal areas to assess if infiltration is possible. Reserved Matters applications should have a detailed surface water drainage scheme which favour infiltration SUDS where feasible, demonstrating that groundwater and surface water quality will be protected through adequate pollution prevention measures • Provide the detailed drainage layout and detailed design of SUDS of the individual parcel and communal areas including detailed drainage calculations for the 1 in 2, 1 in 30 and 1 in 100 year plus an allowance for climate change storm events • Demonstrate control of surface water runoff to the Greenfield runoff rate as detailed in the Masterplan SWDS • Demonstrate that the regional/site wide SUDS the parcel relies upon for surface water attenuation will be available in line with the phasing of development to ensure they are available to perform their flood risk function in a timely manner to prevent an increase in flood risk during construction

	<p>No development shall commence until the detailed reserved matter surface water drainage scheme has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.</p> <p>Reason: To mitigate the risk of surface water flooding, protect water quality and biodiversity on the site in accordance with Government guidance contained within the Eco Town PPS and the National Planning Policy Framework</p>
55	<p>There shall be no built development (buildings) within Flood Zone 2 & 3 as defined in Appendix 6 plans – modelled flood extents for the 100 year and 1000 year events (Flood Zone 2 & 3) of the Outline Application NW Bicester Planning Application 1 Flood Risk Assessment and Surface Water Drainage Strategy –Hyder, ref 5040-UA005241-BM-01, Aug 2014 (Appendix 7a of the Outline Application North West Bicester Planning Application 1 Environmental Statement: Volume 1: Main Text, Hyder (ref 5050-UA005241-UE31R- 01, Aug 2014)</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants and to ensure flood risk is not increased elsewhere. This is a requirement of Policy ET18 of PPS1 and para 103 of the NPPF.</p>
56	<p>No watercourse crossings shall be constructed until the detailed design has been agreed in writing with the Local Planning Authority. The design shall be informed by para 5.1 and section 7 of the approved Flood Risk Assessment - Outline Application NW Bicester Planning Application 1 Flood Risk Assessment and Surface Water Drainage Strategy – Hyder, ref 5040-UA005241-BM-01, Aug 2014 (Appendix 7a of the Outline Application North West Bicester Planning Application 1 Environmental Statement: Volume 1: Main Text, Hyder (ref 5050-UA005241-UE31R- 01, Aug 2014). The design shall demonstrate that flood risk will not be increased or biodiversity negatively impacted as a result of any watercourse crossing.</p> <p>Reason: To ensure watercourse crossings do not increase the risk of flooding on or off site. This is a requirement of Policy ET18 of PPS1 and para 103 of the NPPF. To ensure watercourse crossings do not negatively impact on biodiversity as required by para 109 and 118 of the NPPF and ET16 of PPS1.</p>
57	<p>Prior to the commencement of development on any phase a detailed strategy to achieve the 80l/p/d potable water per capita consumption design standard in homes and non-residential buildings shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason To ensure that the design standard is understood ahead of construction, and the scheme is in accordance with Government guidance contained within the Eco Town PPS and the National Planning Policy Framework</p>
58	<p>Prior to the commencement of development, details of the strategy to reach the aspiration of water neutrality, in accordance with para 6.2 of the Application 1 Water Cycle Study and the Eco Towns PPS shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved strategy.</p> <p>Reason: The site is located in an area of water stress and to comply with Government guidance contained within the Eco Town PPS.</p>
	Employment
59	<p>All non residential buildings shall be constructed to BREEAM Excellent.</p> <p>Reason: To ensure sustainable buildings in accordance with Government guidance contained in the Eco Towns PPS and the National Planning Policy Framework.</p>
60	<p>No individual retail unit shall exceed 500m2 in gross floor internal area. Thereafter retail units shall not be amalgamated such that any individual unit exceeds 500m2.</p> <p>Reason: To ensure the scheme meets local retail needs in accordance with Government guidance contained in the Eco Towns PPS and the National Planning Policy Framework.</p>
	Network Rail
61	<p>Prior to the occupation of any dwellings or the first use of public open space within 50m of the railway boundary, the developer shall provide a suitable trespass proof fence adjacent to the boundary with the railway. Details of the fencing shall be submitted to be approved by the LPA and Network Rail.</p> <p>Reason: To protect the adjacent railway from unauthorised access</p>

62	Prior to any vibro-impact works on site, a risk assessment and method statement of such construction methods shall first be approved by the LPA and Network Rail.” Reason – to prevent any piling works and vibration from de-stabilising or impacting the railway.
63	“Prior to the commencement of the development full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted to and approved in writing by the Local Planning Authority and Network Rail.” Reason: To protect the adjacent railway.
Waste	
64	Prior to the commencement of a phase a Site Waste Management Plan, targeting zero waste to landfill, shall be submitted to and approved in writing by the Local Planning Authority. The approved Site Waste Management Plan shall thereafter be implemented in accordance with the approved details. Reason to ensure the appropriate management of waste in accordance with Government guidance contained within the Eco Town PPS and the National Planning Policy Framework
Notes to Applicants	
1	Informative: The applicant is advised that the design and layout of the sports facilities should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and the National Governing Bodies for Sport. Further information can be found at: http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/
2	Informative: The off-site works will require a S278 Agreement with Oxfordshire County Council (OCC). If the proposed development is to be offered for adoption to the Local Highway Authority (LHA) a S38 Agreement will be required, alternatively if the development is to remain private a Private Road Agreement will be required between the developer and OCC. For guidance and information on road adoptions and S278 Agreement works please contact the County's Road Agreements Team on 01865815700 or email Road.Agreements@oxfordshire.gov.uk . All the associated off-site highway works with NW Bicester will have to go through OCC's Direct Delivery process (attached) – if triggered. The submitted Travel Plan for the site is to be included within the S106 Agreement for this planning application. A planning condition is not appropriate to secure monitoring fees etc.
3	Run off from roads and areas associated with lorry and car parking areas could contain elevated levels of contaminants. Drainage from these areas could contaminate surface and groundwater unless adequate pollution prevention measures are provided. There must be a sufficient unsaturated zone beneath any infiltration SUDS. As a minimum there should be 1m unsaturated zone between the base of any SUDS feature and winter groundwater levels. There can be some flexibility on the 1m requirement for minor estate roads and very small areas of car parking/driveways. However, some unsaturated zone (c50cm) should always be provided for infiltration SUDS from these areas.
4	Advice – watercourse crossings As set out in para 5.1 and section 7 of the Application 1 FRA and SWDS the following should be considered for the watercourse crossing design: - Setting the soffit level to a minimum of 600mm above the modelled 1 in 100 plus climate change level - A clear spanning crossing - Setting the crossing abutments outside the modelled 1 in 100 plus climate change level
5	Advice – consent requirements Erection of flow control structures or any culverting of the ordinary watercourses on site require consent from Oxfordshire County Council as Lead Local Flood Authority. We recommend that the applicant discusses proposals for any works with them at an early stage.
6	Advice – residual flood risks We note and support at para 5.5 of the Application 1 FRA and SWDS the recommendation to mitigate residual flood risk to buildings within the site by setting finished flood levels of buildings 300mm above ground level of the surrounding area to protect against any surface water ponding. Such ponding may occur during a storm event that generates runoff which exceeds the design capacity of the drainage system.

7	<p>Advice – groundwater flood risk</p> <p>Para 4.2.4 of the Application 1 FRA and SWDS identifies potential risk to the site from groundwater flooding and states that a specific ground investigation will be undertaken to inform the detailed design process. Para 5.2.1 and section 7 of the Application 1 FRA and SWDS recommends further investigation into the potential for shallow groundwater flooding during detailed design. The results of this further work could impact the layout of the development if locations are identified that are susceptible to groundwater flooding. Oxfordshire County Council are the Lead Local Flood Authority and have responsibility for groundwater flood risk under the Flood and Water Management Act. Oxfordshire County Council should therefore be satisfied with this approach.</p>
8	<p>Advice – re-use of grey water</p> <p>Although we have no in principle objection to the use of grey water for non-mains drainage activities which have been highlighted in the Masterplan WCS (such as garden and communal area irrigation), more details are required to ensure there are no risks to surface water and groundwater quality.</p>
9	<p>Advice to LPA and applicant</p> <p>Site investigations to date, which have been supplied with earlier pre-application consultations on the proposed North West Bicester site, have not identified many potential sources of contamination within the current Outline planning application area. The main potential source identified within this area (Application 1) is a small quarry in the south of the site. This has been considered as part of Chapter 11 'Contaminated Land' (and its Appendices) of the Outline Application North West Bicester Planning Application 1 Environmental Statement: Volume 1: Main Text, Hyder (ref 5050-UA005241-UE31R- 01, Aug 2014). This investigation did not identify any evidence of contaminating materials/soils or groundwater within the area of the quarry. However, the supplied investigation only considers the fields containing the small quarry.</p>
10	<p>As part of any planning application submitted for a burial ground in the identified location, we would require a detailed risk assessment which includes groundwater level and quality monitoring. Guidance on carrying out such a risk assessment can be found in the following publication: Assessing the Groundwater Pollution Potential of Cemetery Developments, Environment Agency, April 2004 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290462/scho0404bgla-e-e.pdf</p>
11	<p>There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.</p>
12	<p>There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.</p>
13	<p>There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.</p>
14	<p>Fire & Rescue Service recommends that new dwellings should be constructed with sprinkler systems</p>
15	<p>PN9 Content of Consultee Letter</p> <p>Your attention is drawn to the content of the letter from Network Rail in respect of the application, a copy of which can be found via the Council's website www.cherwell-dc.gov.uk</p>

