

**Case Officer:** Nicola Wheatcroft

**Applicant:** Hadsham Farm Weddings

**Proposal:** Erection of venue buildings including an events barn, marriage ceremony barn, wedding suite, sauna cabin, guest eco cabins and associated landscaping

**Ward:** Cropredy, Sibfords And Wroxton

**Councillors:** Councillors Chris Brant, Phil Chapman and Douglas Webb

**Reason for Referral:** Major development

**Expiry Date:** 7 November 2025

**Committee Date:** 19 March 2026

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**SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND S.106 LEGAL AGREEMENT**

**MAIN REPORT**

**1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site is a wedding venue located at Hadsham Farm to the north of the village of Horley. The site comprises a number of temporary structures and Tipis located around a lake, used predominantly for hosting weddings. On the south-western side of the lake are a row of 'glamping' Bell tents.
- 1.2. Access is from Horton Lane via a private track. A linear parking area is provided for wedding guests.

**2. CONSTRAINTS**

- 2.1. The application site is within the Northern Valleys Conservation Target Area. The site is not in a Conservation Area and there are no listed buildings within the vicinity.

**3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The proposal looks to replace the existing temporary wedding venue, which is removed in the winter months, with a permanent facility. The main elements are:
  - The events building would be located on the north of the lake and replace the existing tipi and function buildings. It would comprise the kitchen, dining and gathering area together with toilets and offices with an overall approximate floor area of 475 sq m. The building has been designed with a series of pitched roofs with a timber finish.
  - A permanent ceremony barn would be located on the western side of the lake. The timber building with an overall floor area of 138.3 sqm would have a pitched roof and a glazed eastern elevation overlooking the lake. The eastern part of the building would be on stilts in the lake.

- A sauna building is proposed on the eastern edge of the lake containing a wellness cabin, a sauna and changing facilities, with two plunge pools adjacent to the lake.
- Thirteen cabins are proposed to replace the bell tents and will be located across the site. These range in size from 19.2 sqm to 34.4sqm and are simple single storey cabins with beds to allow wedding guests to stay on the site. Each cabin would have a small balcony area and would be constructed from corrugated sheeting and timber panels.
- Paths will be provided around the lake and to the buildings and cabins. No alterations are proposed to the parking area.

3.2. The proposal would result in increase in floor area from 512 sq m of temporary structures to 1085 sq m of permanent buildings. The venue currently can host 2 weddings/events a week all year round (although events cease in the winter months). The applicant would like this to increase to a maximum of 3 weddings a week. There would be no increase in the number of people attending each event.

#### 4. RELEVANT PLANNING HISTORY

4.1. The following planning history is considered relevant to the current proposal:

**Application: 14/02136/F** Permitted 11 March 2015

Change of use from field to wedding/party venue from May to September with associated parking. Use of temporary structure/Marquee erected in field when required

**Application: 18/01415/F** Permitted 17 October 2018

Increase the number of events the temporary venue can hold by extending the operating season from May through to October (previously September) and to allow two events per week (previously one).

**Application: 19/00040/F** Permitted 11 March 2019

New wooden decking area of 24m x 4.8m overlooking the lake on land at Hadsham Farm - its purpose is to support and protect the continued successful operation of the event business, Hadsham Farm Weddings

**Application: 20/01135/F** Permitted 23 June 2020

Increase the number of events the temporary venue can host by extending the operating season from April the 1st (currently May 1st) through to October the 30th and to continue to allow two events per week. (Revised scheme of 18/01415/F)

**Application 20/02733/F** Permitted 18 December 2020

Increase the number of events the venue can host by extending operations to a year-round basis and to continue to allow up to two events per week

## 5. PRE-APPLICATION DISCUSSIONS

- 5.1. The following pre-application discussions have taken place with regard to this proposal:

24/01656/PREAPP August 2024

- 5.2. Advice was sought on the possible enhancement of the existing events business. It was advised that any future application(s) would need to demonstrate whether there would be an increase in business activity and trips to and from the site. In addition, consideration should be given to the siting, massing and roof form and materials prior to the submission of an application. If the current design cannot be altered, justification should be provided for the design approach employed and that wider visual impact can be minimised (or, where that is not possible, mitigated).

## 6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **21 July 2025**, although comments received after this date and before finalising this report have also been taken into account.
- 6.2. No comments have been raised by third parties.

## 7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.
- 7.2. HORLEY PARISH COUNCIL: **No comment.**
- 7.3. OCC HIGHWAYS: **No objection** subject to conditions.
- 7.4. OCC LEAD LOCAL FLOOD AUTHORITY: **Object**, The submitted strategy states that "Surface water from the buildings will be directed towards the lake. The lake is drained by a stream to the east of the site and runs to other lakes on the farm and then beyond. The proposals do not increase the risk of any flooding downstream." LLFA have required details of how the proposed site will not increase flood risk on site.
- 7.5. CDC ECOLOGY: **No objection** subject to S.106 to secure offsite BNG and relevant conditions.
- 7.6. CDC BUILDING CONTROL: **No objection.**
- 7.7. CDC ENVIRONMENTAL HEALTH: **No objection.**
- 7.8. THAMES VALLEY POLICE: **No objection.**
- 7.9. CPRE: **comments** that share concerns about the lighting plan and raises concerns about the lack of archaeology response.

## 8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

#### CHERWELL LOCAL PLAN 2011-2031 PART 1 (CLP 2015)

- EDS1 – Sustainable Development
- ESD6 – Flooding and Drainage
- ESD7 – Flooding and Drainage
- ESD15 - The Character of the Built and Historic Environment
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD11: Conservation Target Areas
- ESD13: Local Landscape Protection and Enhancement
- ESD15: The Character of the Built and Historic Environment
- SLE3: Tourism and Economy

#### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

#### 8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Design Guide (2018)
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 ("HRA")
- Equalities Act 2010 ("EA")

## **9. APPRAISAL**

### 9.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Heritage impact
- Ecology impact
- Highway matters
- Drainage and flooding matters

#### Principle of Development

- 9.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for this area comprises the adopted Cherwell Local Plan 2011-2031 ('CLP 2015'), the saved policies of the Cherwell Local Plan 1996 ('CLP 1996'). Assessment.
- 9.3. Policy SLE3 of the CLP 2015 supports proposals for new or improved tourist facilities in sustainable locations, where they accord with other policies in the plan. Policy ESD1, which seeks to distribute growth to the most sustainable locations as defined in the Local Plan and supports development that seeks to reduce the need to travel and which encourages sustainable travel options to reduce dependence on private cars.
- 9.4. The site is in an isolated location in the open countryside and is not a sustainable location and therefore does not find support from Policies SLE3 or ESD1. However, the site benefits from an existing planning permission for the use as a wedding/events venue. The business is looking to expand by introducing permanent buildings to the site which would potentially allow events year round. The applicant is also looking to increase the number of weddings from 2 a week to 3. It should be noted that the prime part of the business is as a wedding venue which naturally peaks in the spring and summer months. It is anticipated that whilst there may be some winter weddings the demand would not be significant. The rural location and the distribution of the buildings across the site means most weddings and events would continue to be held in the summer months.
- 9.5. During the peak times, the applicant would like to have the option of up to 3 weddings a week. This would consist of 1no Saturday wedding and 2no during the week. Therefore, there would be more events at the venue but they would be spaced out over the week. The number of guests attending each wedding would not increase. Therefore, there would be no additional pressure on the highway network or parking facilities; this is discussed in more depth below.
- 9.6. Overall, whilst the proposal would allow an expansion of an existing rural business. There would be more activity at the site but spread throughout the week and as a result the intensification would be limited.

#### Design, and impact on the character of the area

- 9.7. Policy ESD13 of the CLP 2015 states that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not normally be permitted if they would cause undue visual intrusion into the open countryside, cause undue harm to important natural landscape features and topography, be inconsistent with local character, or impact on areas judged to have a high level of tranquillity.
- 9.8. Policy ESD15 of the CLP 2015 advises that: "New development proposals should: Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting."
- 9.9. Saved Policy C28 of the CLP 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context.

- 9.10. The application site is located remotely in the open countryside, on a hillside adjacent to an existing fishing lake. There is some natural screening provided to the site by way of the topography of the land and existing mature tree and hedgerow planting to the north and south of the site. This context has not changed since previous consents at the site.
- 9.11. Whilst the use of the site for a wedding/party is extant, the proposal would result in significant changes to the site with permanent buildings being introduced. The largest building would be located to the north of the lake and would function as the events building where all dining and entertaining would occur. The building is functional in appearance with the roof broken up into a number of gables, which serves to keep the mass and bulk of the building to a minimum, and is important to the proposal's acceptability.
- 9.12. The materials for the larger building would be predominantly timber and corrugated metal, which reflect the rural location and would blend in the countryside. Large expanses of glazing are proposed on the southern elevation to ensure maximum opportunity for overlooking of the lake.
- 9.13. The design and form of the other buildings reflect the same design principles with simple pitched roofs and use of timber and corrugated metal. The buildings are all relatively low-key, designed to blend in with the rural environment and not make an architectural statement, and landscaping – a significant part of the scheme – is proposed in order to help soften the built development, and includes native planting.
- 9.14. Discrete groups of timber cabins are proposed across the site. These would replace the line of bell tents along the southern side of the lake which can appear quite intrusive. Smaller groups of cabins provide better opportunities for landscaping and utilising the natural topography of the site, ensuring that they would fit in with the rural context. In addition, the simple design and use of timber for the cabins is considered appropriate for the rural location.
- 9.15. Views of the site from the public domain are very limited; the site is screened from Horton Lane by a substantial hedge. No changes are proposed to the entrance or parking area. Additional landscaping including the provision of a wildflower meadow and enhancement of the tree planting would help to mitigate the impact of the development.
- 9.16. Overall, while the proposal would result in a changes to the appearance of the site, the appearance and siting of the buildings due to their scale and appearance and subject to the landscaping proposed would ensure that the proposal would not adversely impact the rural landscape character and that the proposal thus accords with Policies ESD13 and ESD15 of CLP 2015.

#### Residential amenity

- 9.17. Policy ESD15 of the CLP 2015 which states amongst other things that, new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.
- 9.18. While there are no immediate neighbouring properties to the application site, the access to the site is located approximately 0.65km to the northwest of residential properties in Horley. The use of the site including amplified music/entertainment, a bar and vehicles attending and leaving an event at the site are likely to travel through Horley and have the potential to impact on local residents.

- 9.19. The use of permanent buildings in place of the tepees used previously should ensure better noise insulation and control from amplified music in the events building. However, there would still be the potential for noise and disturbance from general activity and comings and goings especially as this permission would allow extra events to be held in the week. The use of an Event Management Plan (EMP) which sets out controls and the monitoring of the events such as ensuring that all music/entertainment ceases at midnight on the day of any event and guests not staying on site vacate the site by 12:30am has been used in other instances to help control the use of the site. A condition is proposed requiring the submission and approval of an EMP prior to any event commencing.
- 9.20. The Council's Environmental Protection Officer (EPO) has raised no objections to the proposal and it is also noted that the local Parish Council supports the current proposals. This is an indication that the existing wedding business functions acceptably. The introduction of a further EMP should help to protect further the amenities of the site and surrounding area, in line with Policy ESD 15 of the CLP 2015.

#### Highway safety

- 9.21. Policy ESD15 of CLP 2015 requires new development be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions.
- 9.22. The proposals would not increase capacity at weddings or events at the site or result in a significant increase in the number of vehicles attending each even. However, there would likely be an increase in the number of events that would be taking place over the course of the year.
- 9.23. The LHA has assessed the proposals and notes three potential improvements to the site operations:
- Permanent buildings thereby reducing seasonal transport of temporary structures and equipment.
  - Opportunities for in-house service provision, reducing third-party supplier traffic.
  - Sustainable transport initiatives including EV charging points, secure cycle storage for staff, and a designated taxi/turning area.
- 9.24. As a result, the LHA raises no objections subject to conditions requiring cycle parking provision, electric vehicle charging points, designated taxi service turning area, travel information pack, a limit on the weekly number of events. These conditions are reasonable and should ensure that there would be no adverse impact on the free flow of traffic or highway safety.
- 9.25. It is therefore considered that the proposals would not result in any significant detrimental impacts on the safety and convenience of highway users and as such are therefore considered acceptable in terms of highway safety, in line with Policy ESD of CLP 2015.

#### Ecology Impact

##### *Legislative context*

- 9.26. The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent

amendments. The Regulations transpose European Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

- 9.27. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive.
- 9.28. The Regulations provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site. In instances where damage could occur, the appropriate Minister may, if necessary, make special nature conservation orders, prohibiting any person from carrying out the operation. However, an operation may proceed where it is or forms part of a plan or project with no alternative solutions, which must be carried out for reasons of overriding public interest.
- 9.29. The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of the 3 strict legal derogation tests:
- (1) Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
  - (2) That there is no satisfactory alternative.
  - (3) That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- 9.30. The Regulations require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Equivalent consideration and review provisions are made with respects to highways and roads, electricity, pipelines, transport and works, and environmental controls (including discharge consents under water pollution legislation).

#### *Policy Context*

- 9.31. Paragraph 180 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 9.32. Paragraph 186 states that when determining planning applications, local planning authorities (LPAs) should apply the following principles: a) if significant harm to

biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

- 9.33. Paragraph 191 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 9.34. Policy ESD10 of the CLP 2015 lists measures to ensure the protection and enhancement of biodiversity and the natural environment, including a requirement for relevant habitat and species surveys and associated reports to accompany planning applications which may affect a site, habitat or species of known ecological value.
- 9.35. Policy ESD11, concerned with Conservation Target Areas (CTAs), requires all development proposals within or adjacent CTAs to be accompanied by a biodiversity survey and a report identifying constraints and opportunities for biodiversity enhancement.
- 9.36. These policies are both supported by national policy in the NPPF and also, under Regulation 43 of Conservation of Habitats & Species Regulations 2017, it is a criminal offence to damage or destroy a breeding site or resting place, unless a licence is in place.
- 9.37. The Planning Practice Guidance dated 2014 post-dates the previous Government Circular on Biodiversity and Geological Conservation (ODPM Circular 06/2005), although this remains extant. The PPG states that LPAs should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.

#### *Assessment*

- 9.38. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are:
- present on or near the proposed site, such as protected bats at a proposed barn conversion affected by the development

It also states that LPAs can also ask for:

- a scoping survey to be carried out (often called an 'extended phase 1 survey'), which is useful for assessing whether a species-specific survey is needed, in cases where it's not clear which species is present, if at all
- an extra survey to be done, as a condition of the planning permission for outline plans or multi-phased developments, to make sure protected species aren't affected at each stage (this is known as a 'condition survey')

- 9.39. The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site consists of mainly poor, semi-improved grassland, which had been mown for amenity in the areas immediately surrounding the wedding venue. A small bank of wildflowers had been planted along the access drive. Woodlands had been planted along the southern and northern boundaries of the site. A large lake was situated within the centre of the site, which contained a population of carp. This drained into an area of wet woodland. The application was accompanied by a Preliminary Ecological Appraisal which concluded that the site was of low wildlife value.
- 9.40. Having considered Natural England's Standing Advice and given the site constraints it is considered that the site has limited potential to contain protected species and any species present are unlikely to be adversely affected by the proposed development. An informative reminding the applicant of their duty to protected species shall be included on the decision notice and is considered sufficient to address the risk of any residual harm.
- 9.41. The application is accompanied by a Biodiversity Net Gain scheme which demonstrates a 10%+ gain in each habitat type (area, linear, and watercourse). Due to the significance of the post-development habitats and the need for long-term monitoring, the Council's Ecologist has confirmed that a Habitat Management and Monitoring Plan (HMMP) will need to be secured along with associated monitoring fees, through a legal agreement. This is necessary because several of the proposed habitats are of medium to high distinctiveness, and many are being enhanced to improve their condition. These habitats contribute substantially to the overall net gain for the site, and their success will depend on effective management over time. We will need to monitor these habitats for 30 years, which will require a financial contribution to cover monitoring costs.
- 9.42. Officers are satisfied, on the basis of the advice from the Council's Ecologist and the absence of any objection from Natural England, and subject to conditions, that the welfare of any European Protected Species found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.

### Flood Risk and drainage

#### *Policy Context*

- 9.43. Policy ESD6 of the CLP 2015 essentially replicates national policy contained in the NPPF with respect to assessing and managing flood risk. In short, this policy resists development where it would increase the risk of flooding and seeks to guide vulnerable developments towards areas at lower risk of flooding.
- 9.44. Policy ESD7 of the CLP 2015 requires the use of Sustainable Drainage Systems (SuDS) to manage surface water drainage systems. This is with the aim to manage and reduce flood risk in Cherwell.

#### *Assessment*

- 9.45. OCC as LLFA raised an objection as whilst the drainage strategy submitted with the application states that *"Surface water from the buildings will be directed towards the lake. The lake is drained by a stream to the east of the site and runs to other lakes on the farm and then beyond. The proposals do not increase the risk of any flooding*

*downstream.*”, the LLFA have required details of how the proposed site will not increase flood risk on site

- 9.46. The applicant has submitted details of this to address the LLFA’s concerns and confirmation is awaited from the LLFA that the submitted details are now acceptable.

*Conclusion*

- 9.47. Subject to the LFFA confirming no objection on the amended drainage details and the Flood Risk Assessment.

**10. PLANNING BALANCE AND CONCLUSION**

- 10.1 The proposed development would help to support a local business, allowing the modest expansion of an established rural company, thereby helping to support economic growth and productivity, in line with section 6 of the NPPF, as well as supporting the local communities’ social and cultural well-being.
- 10.2 The introduction of permanent buildings on the existing wedding venue site would result in physical alterations to the site and are only justified for what is an existing local business. However, the buildings have been sensitively designed to ensure the bulk and mass is minimised and, subject to landscaping measures, the proposed development would not adversely affect the character or appearance of the area.
- 10.3 Overall, the application is recommended for approval subject to conditions, ;egal agreement and overcoming the LLFA objection

**1. RECOMMENDATION**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO**

- i. THE LLFA REMOVING THEIR OBJECTION**
- ii. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- iii. THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):**
  - a) The submission and approval of a Habitat Management and Monitoring Plan on land outside the red line boundary.**
  - b) Payment of the Council’s monitoring costs**

CONDITIONS/REASONS FOR REFUSAL

**Time Limit**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the application form and the following plans and documents: 03 152 P1, 03 200 P1, 03 300 P1, 03 301 P1, 03 302 P1 (X2), 03 303 P1, 03 304 P1, 03 305 P1, 03 306 P1, 05 303 P1, 05 304 P1, 05 301 P1, 05 305 P1, 03 150 P1, 03 151 P3, 03 160 P2

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the local planning authority and comply with government guidance contained within the National Planning Policy Framework.

### **Events**

3. The number of events per week shall not exceed three.

Reason: In the interests of visual amenity and to ensure the transport impact remains as assessed and does not increase without further consideration.

4. No wedding or event shall take place until a Event Management Plan has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character of the area and the amenities of residential properties in the local area in accordance with saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

### **Materials**

5. No development shall commence above slab level until details of the external materials have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

### **Cycle Parking**

6. Prior to the first use of the development, covered and secure cycle parking shall be provided in accordance with the approved plans and thereafter permanently retained.

Reason: To promote sustainable transport in accordance with NPPF and Local Plan Policy SLE4.

### **Electric Vehicles**

7. An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the

first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points and shall comply with OCC's Electrical Vehicle Infrastructure Strategy - Policy EVI 8. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason - To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 117(e) of the National Planning Policy Framework.

### **Taxi Parking**

8. Prior to the first use of the development, a designated taxi and service vehicle turning area shall be provided and retained thereafter.

Reason: In the interest of highway safety and the free flow of traffic, and to ensure safe on-site vehicle manoeuvring

### **Travel Information Pack**

9. A Travel Information Pack for event guests and staff shall be submitted to and approved by the Local Planning Authority prior to first occupation. It shall include details of public transport, walking, cycling routes, taxi services, and car-sharing options.

Reason: To encourage sustainable travel in accordance with Local Plan Policy SLE4.

### **Ecology**

10. No development shall commence (including demolition, ground works, vegetation clearance) unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include as a minimum:
  - Risk assessment and mitigation of potentially damaging construction activities
  - Identification of 'Biodiversity Protection Zones'
  - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
  - The location and timing of sensitive works to avoid harm to biodiversity features
  - The times during construction when specialist ecologists need to be present on site to oversee works
  - Responsible persons and lines of communication
  - The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
  - Use of protective fences, exclusion barriers and warning signs

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

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

11. An updated badger survey, which should take place no earlier than 6 weeks prior to commencement shall be submitted to and approved by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

12. No wedding or event shall take place until a detailed lighting plan which includes a lux contour plan, to demonstrate that key habitats for bats such as the woodland, lake, and hedgerows will not be subject to lighting above recommended thresholds has been submitted to and approved by the local planning authority. This should follow the guidance set out in the BCT/ILP document Bats and Artificial Lighting in the UK (ILP, 2023). The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

13. No development shall commence above slab level until a method statement for enhancing the bat and bird boxes, hedgehog highways, hibernacula has been submitted to and approved in writing by the local planning authority. The biodiversity enhancement measures approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

### **Landscaping**

14. No development shall commence above slab level until a scheme for landscaping the site has been submitted to and approved in writing by the Local planning authority. The scheme shall include:

- details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch, etc.),
- details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- details of the hard landscaping including hard surface areas, pavements,

pedestrian areas and steps.

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first occupation or use of the development and shall be retained as such thereafter.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity of the area and to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

#### Informatives

- 1.The applicants are advised to consult the guidance provided by Secured by Design – Non Residential and Residential 2025, and follow the guidance provided within these documents to ensure the development is specified and constructed to protect against the risk of crime and antisocial behaviour.
2. Attention is drawn to a Legal Agreement related to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 and 139 of the Local Government Act 1972 and/or other enabling powers. Routing agreements etc

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