

Case Officer: Nicola Wheatcroft

Applicant: Francis Tuthill Ltd

Proposal: Car storage, workshop and offices

Ward: Cropredy, Sibfords and Wroxton

Councillors: Councillors Chris Brant, Phil Chapman, Douglas Webb

Reason for Referral: 1000+ sq m of commercial floor space proposed

Expiry Date: 17 April 2026

Committee Date: 16 April 2026

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site is located to western edge of Wardington. It is reached by a long access road off the main Daventry to Banbury A361 road. Wardington House nursing home is located adjacent to the site and is served by the same drive.
- 1.2. The drive rises up to rectangular shaped wider site which contains a number detached large workshop buildings with external storage with some screening on the boundaries. The site has evolved since the 1970s when Francis Tuthill Ltd established a rally car business. The business currently operates building and restoring classic Porsche models. The application site is a vacant parcel located in the south-western corner.

2. CONSTRAINTS

- 2.1 The application site lies outside of the Conservation Area, although the access road is within it. A Grade II listed building (Old Farm House) is in proximity, and a public footpath runs along the access road and continues in a westerly direction to the north of the site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. Outline permission is sought for new building. The building would have a footprint of approximately 1,728 sq m. (36m x 48m)). The ridge height would be approx. 8m and the eaves height 6m. The walls would be constructed in a mix of steel and larch cladding, with the roof wholly in anthracite cladding. The proposed building would provide a facility for car storage, workshops and offices.
- 3.2. Access, appearance, layout and scale are for determination at this stage. Landscaping is reserved for subsequent approval.

4. RELEVANT PLANNING HISTORY

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

Application: 10/01814/F Permitted 25 February 2011

Demolish existing greenhouse stores and construct new workshop and ancillary office/administration accommodation. Refurbish existing industrial buildings and construct administration/ research and development block. Upgrade and reshape existing hard standings to form car parking areas

Application: 14/01671/F Permitted 23 January 2015

Proposed extension and alterations. Demolish existing greenhouse stores and construct new workshop and ancillary office/administration accommodation; refurbish existing industrial buildings and construct new administration/research and development block. Upgrade and reshape existing hard-standings to form new car parking areas

Application: 20/03556/F Permitted 5 May 2021

Erection of new building and associated car parking

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal.

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 **9 February 2026**, 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. WARDINGTON PARISH COUNCIL: **No objection**

7.3. OCC HIGHWAYS: **Objection** subject to submission of additional information

7.4. CDC ECOLOGY: **No objection** subject to conditions and further details regarding BNG

7.5. CDC ENVIRONMENTAL PROTECTION: **No objection**

7.6. CDC BUILDING CONTROL: **No objection**

7.7. THAMES VALLEY POLICE: **No observations**

7.8. BATTLEFIELDS TRUST: requests that a statement of significance is provided as the site is within 150 metres of the nationally important registered battlefield of Cropredy Bridge.

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)

- PSD1: Presumption in Favour of Sustainable Development
- SLE1: Employment Development
- ESD1: Mitigation and Adapting to Climate Change
- ESD6: Sustainable Flood Risk Management
- ESD7: Sustainable Drainage Systems
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13: Local Landscape Protection and Enhancement
- ESD15: The Character of the Built and Historic Environment
- VILLAGES 1: Village categorisation

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28: Layout, design and external appearance of new development
- ENV1: Environmental pollution

DRAFT CHERWELL LOCAL PLAN (DCLP) limited weight can be attributed to the Regulation 19 Draft Cherwell Local Plan (DCLP) at this stage as it has not been tested at examination

- SP1: Settlement Hierarchy.
- CSD1: Mitigating and adapting to climate change.
- CSD2: Achieving net zero carbon development residential.
- CSD 8: Sustainable Drainage Systems
- CSD 9: Water Resources and Wastewater Infrastructure.
- CSD 11: Protection and Enhancement of Biodiversity
- CSD 12: Biodiversity Net Gain.
- CSD 16: Air Quality
- CSD 18: Light Pollution
- CSD 23: Assessing Transport Impact/ Decide and Provide.
- LEC 6: Supporting A Thriving and Resilient Farming Sector.
- COM10: Protection and Enhancement of the Landscape.
- COM11: Cherwell Local Landscape Designations.

- COM 15 Active Travel - Walking and Cycling
- COM 20 Providing Supporting Infrastructure and Services.
- COM 22 Public Services and Utilities.
- COM23 Local Services and Community Facilities.
- COM 26 Historic Environment.

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Design Guide (2018)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)

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
- Residential amenity
- Ecology impact

Principle of Development

- 9.2. Policy PSD 1 of the Cherwell Local Plan 2011 - 2031 Part 1 ('CLP 2015') states that wherever possible, development should improve the economic, social and environmental conditions in the area.
- 9.3. Policy SLE1 of the CLP 2015 relates to employment development, defined as B Use Classes, and has a strong urban focus. In the rural areas it states that unless exceptional circumstances are demonstrated, employment development should be located within or on the edge of Category A villages.
- 9.4. Paragraph 88 of the NPPF Supports a prosperous rural economy where planning decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. However, this sits alongside the Local Plan policies which allow for such development where it is adequately justified. The NPPF should not be interpreted as providing unconditional support for the provision and expansion of rural businesses in geographically unsustainable locations and still needs to be balanced against other objectives such as reducing the need to travel, reducing car dependency and associated carbon reductions, which is reflected in Policy ESD1. Policy SLE1 is therefore considered to be consistent with the NPPF and is afforded full weight.
- 9.5. Wardington is a Category B village and is a relatively unsustainable location. That said, the site subject of this application is an existing employment site and Policy SLE1 states that on existing operational sites in the rural areas B class development including intensification is acceptable in principle. It is noted that the business to which this application relates has operated at the site for nearly 50 years and is looking to improve efficiency by increasing the storage on site, which would mean

less use of the 2no off-site storage facilities, reducing vehicular movements with concomitant benefits in terms of sustainability. It is therefore considered that the proposal finds support from Policy SLE1 and that it is not necessary for exceptional circumstances to be demonstrated. It should be noted that expansion of the site beyond the existing confines would not be viewed in the same way.

- 9.6. Therefore, the principle of a new storage building to be used in conjunction with the existing operation is considered acceptable. Overall acceptability is subject to impacts of the proposal including on the character and appearance of the area, heritage, residential amenity, highway safety and ecology.

Design, and impact on the character of the area

- 9.7. The Government attaches great importance to the design of the built environment within the NPPF. Good design is a key aspect of sustainable development creating better places in which to live and work and helps make development acceptable to communities.
- 9.8. Policy ESD15 of the CLP 2015 states that: "New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards."
- 9.9. Saved Policy C28 of the Cherwell Local Plan 1996 ('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 site is physically contained within existing hedgerows and trees, with a public right of way running west to east alongside a line of mature Lime trees. The existing and proposed buildings will not be visible from the A361 because of the difference in levels, screening and the distances involved. However, the existing and proposed buildings would be visible from the public right of way.
- 9.11. The proposed building would have some impact on the character and appearance of the immediate surroundings, being clearly visible within the site and from the adjacent footpath. The application site is the remaining undeveloped parcel in the south-western corner of the wider site and the erection of a building of broadly the same height, form and appearance as the existing buildings on site would be in character with its immediate surroundings. The building is therefore considered appropriate in this context. Its impact on the wider landscape impact would be limited, due to its setting within an existing employment site and the physically contained nature of the site.
- 9.12. The materials proposed are considered appropriate to this context, being similar to the adjacent buildings.
- 9.13. The building is considered to be of an acceptable design and scale, compatible with the adjacent built development, and the development would not cause significant or demonstrable harm to the character and appearance of the area. The proposals therefore accord with Policy ESD15 of the CLP 2015, Policy C28 of the Cherwell Local Plan 1996 and relevant paragraphs of the NPPF.

Heritage Impact

- 9.14. The site abuts the Wardington Conservation Area, whilst the access road falls within this designation. The access road also passes a Grade II Listed Building.

- 9.15. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in carrying out its functions as the Local Planning Authority in respect of development in a conservation area: *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- 9.16. Likewise, Section 66 of the same Act states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* Therefore significant weight must be given to these matters in the assessment of this planning application.
- 9.17. Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 205 of the NPPF states that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2015 echoes this guidance.
- 9.18. The site is visually contained, being screened by the mature trees around some of the boundaries. The proposed development would have no detriment to the significance of the designated heritage assets or their settings and therefore accords with government guidance on conserving and enhancing the historic environment contained within the NPPF.
- 9.19. With regard to comments raised by the Battlefields Trust regarding the submission of a statement of significance: The application site is located within an employment site on the edge of the village, and is located over 150m away from the battle site and falls outside of the consultation area as identified in the Council's mapping system and Historic England's website. It is considered the site is located at a distant from the heritage asset such that would not warrant further scrutiny in this regard in line with paragraphs 207 and 208 of the NPPF.

Residential amenity

- 9.20. Both the NPPF and Policy ESD15 of the CLP 2015 seek to ensure development proposals provide a good standard of amenity for both existing and proposed occupants of land and buildings relating to privacy, outlook, natural light and indoor and outdoor space.
- 9.21. The site is an existing employment use where the operations appear to be well controlled and have not given rise to any amenity problems or complaints in the past. Whereas the wider site is located nearby to residential dwellings, the proposed building itself is located approximately 180m from the nearest residential dwelling, further from residential receptors than existing buildings and uses at the site. It is considered that the new building would not give rise to any loss of amenity. The proposal therefore complies with Policy ESD15 of the CLP 2015 and relevant paragraphs of the National Planning Policy Framework.

Highway safety

- 9.22. Policy ESD15 of the CLP 2015 states, amongst other matters, that new development proposals should: be designed to deliver high quality safe...places to live and work in. This is consistent with Paragraph 110 of the NPPF which states that: developments should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles.

- 9.23. The proposed building would be used for storage in association with the existing Tuthill Porsche business on the site. Currently up to 90 vehicles are stored in 2 locations off site and there is obviously movement between the various sites. The proposed building would mean that more vehicles can be stored on site, reducing the need for the use of off-site storage facilities and thereby reducing the number of vehicular movements associated with the site. This is considered to be a benefit of the proposal.
- 9.24. The local highway authority ('LHA') has requested additional information on the nature of the business and on potential trip generation to establish whether the proposal would have an impact on the local highway network. The additional information has been supplied and a response from the LHA is awaited.
- 9.25. Final comments on the scheme from the LHA will be reported to the Committee either through written updates or verbally at the Committee meeting.

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 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 is concerned with Conservation Target Areas (CTAs) and 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.
- 9.39. Having considered Natural England's Standing Advice and taking account of 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. As such no formal survey is required and in the absence of which this does not result in a reason to withhold permission.
- 9.40. The Council's Ecologist has concluded that the likelihood of protected species being encountered is considered low and appropriate avoidance and mitigation measures can be secured via condition to ensure that species and habitats are protected throughout the construction phase. Conditions are proposed requiring a lighting strategy to limit the impact on bats and a biodiversity enhancement plan. With regard to Biodiversity Net Gain, the applicant has confirmed that they will purchase of biodiversity units from a recognised habitat bank.
- 9.41. Officers are satisfied, on the basis of the advice from the Council's Ecologist the proposal could be mitigated against, 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 would 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.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and need to achieve the economic, social and environmental objectives in mutually supportive ways.
- 10.2. For the reasons set out in this report the proposal is considered acceptable in principle and subject to conditions, there would not be a detrimental impact on visual amenity, heritage assets, ecology, residential amenity or highway safety, and the proposal therefore constitutes sustainable development that accords with the relevant policies of the Development Plan and planning permission should therefore be granted.

11. RECOMMENDATION

RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

2. Details of the landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and drawings numbered Wg1013 001 Rev B, Wg1013 020, Wg1013 020 Rev B, Wg1013 021 Rev A and Wg1013 022 Rev A.

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.

4. 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.

5. 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 These measures should be informed by and align with those set out in Chapter 5 (Discussion) of the Preliminary Ecological Appraisal prepared by Luscinia Ecology and 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.

6. No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved CTMP.

Reason: In the interests of highway safety and the residential amenities of neighbouring occupiers and to comply with Government guidance contained within the National Planning Policy Framework.

7. No development shall commence above slab level unless and until a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved schedule and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy 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.

8. No development shall commence above slab level until a method statement for enhancing biodiversity, in line with the measures identified within the Luscinia Ecology Preliminary Ecological Appraisal 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.

9. No development above slab level shall occur until a detailed lighting plan in accordance with current Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/23 on bats and artificial lighting has been submitted to and approved by the local planning authority. 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.

10. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

11. The development shall not be used or occupied until the parking and manoeuvring areas have been provided in accordance with the plan hereby approved and have been constructed, laid out, surfaced, drained and completed in accordance with specification details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with government guidance contained within the National Planning Policy Framework. Specification details are required prior to commencement of development to ensure the details are appropriate.

CASE OFFICER: Nicola Wheatcroft