

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

15 May 2025

WRITTEN UPDATES

**Agenda Item 8 – Land South of 3-5 Hartshill Close, Bloxham
(24/02541/F)**

Section 2 - Constraints:

A correction is required to paragraphs 2.1 – 2.6 of the report. They in fact relate to Agenda Item 9 – Land Adjacent to Symmetry Park, Morrell Way, Bicester (24/03259/F) and during publication of the agenda overrode the correct constraints, which are listed below (and were taken into account by officers when assessing the application):

- There are four ponds all within approximately 200m of the site and one more on the edge of the site, which is notified under the NERF Act as S41 habitat – eutrophic standing water;
- The site is outside but within 40m of the edge of the Bloxham Conservation Area;
- The site is covered by the Bloxham Neighbourhood Plan and is not allocated for development;
- PRow footpath 136/5/10 runs alongside the site;
- The Bloxham Railway Cutting, which is a historic landfill site is identified as potentially contaminated land;
- Swifts, which are an Oxon Protected & Notable Species, frequent the area;
- There is groundwater vulnerability for a minor aquifer;
- There are naturally elevated levels for Radon (>30%) and Arsenic (Low);
- Parts of the site are identified as best and most versatile agricultural land; and
- Tree Preservation Order (TPO 16/2017) covers trees and hedgerow within and around the site.

Additional/Revised Application Documents

The applicant provided a pack of updated information to accompany the application on the 11th April 2025. The following documents and plans were included within the pack:

Documents:

Revised Ecological Impact Assessment;
Revised Biodiversity Net Gain Assessment and associated Metric;
Revised Arboricultural Impact Assessment;
Revised Transport Assessment (TA) Addendum;
Revised Flood Risk Assessment and Drainage Strategy (FRADS);
Flood Risk Sequential Test (new document);
Landscape and Visual Technical Note.
Noise Impact Assessment
Odour Assessment
Soakaway testing report
Air Quality Assessment

Updated Highways Collision Data and associated analysis

Plans:

Revised Development Concept Plan;
Revised Movement Plan (not for approval);
Revised Proposed Site Access Arrangement;
Revised Proposed Shared Pedestrian / Cycle Access from Barford Road; and
Revised Concept Drainage Plan (including surface water overlay).

As the documents and plans received included new information pertinent to consideration of the application, a 21-day public consultation took place. The consultation expired on 08th May 2025.

Additional Consultee Responses

OCC - LEAD LOCAL FLOOD AUTHORITY: have confirmed **no objection**, subject to conditions.

OCC EDUCATION: confirmed that they have **no objection**. Clarity was sought regarding the level of contribution requested towards primary and special education as in the response of 18th October 2024 OCC requested a contribution of £1,057,168 towards primary education but in their response of 03rd April 2025, OCC requested a contribution of £1,242,300 towards primary education. OCC have since confirmed that the contribution of £1,242,300 is based on an Index Link of BCIS TPI = 300 as opposed to a BCIS TPI = 327.

OCC have also confirmed that the estimate per pupil cost of primary school (including nursery expansion), advised by Government Guidance: Securing Developer Contributions for Education, should be £24,846 rather than £18,878 as quoted in their response dated October 2024. A development of 130 dwellings is expected to result in approximately 50 primary and nursery aged children. For context, a development of 150 dwellings was expected to generate approximately 56 primary and nursery aged children.

OCC HIGHWAYS: raised **no objection** to the proposed development subject to conditions, specific highway improvements and financial contributions agreed through a S106.

THAMES WATER: **No objection**. Initially raised concerns as to sewage treatment work capacity but have since confirmed that there is sufficient capacity within the network to accommodate additional flows arising from this proposed development.

CDC ECOLOGY: **No objection** confirmed that details provided for off-site biodiversity net gain credits provides sufficient detail that a net-gain in biodiversity could be achieved. The ecologist has also confirmed that they are satisfied with the revised biodiversity metric.

CDC ENVIRONMENTAL HEALTH: confirmed there is **no objection** to the submitted odour and air quality assessment submitted.

CDC URBAN DESIGN: **No objections**. Advised that design changes made are minor in nature and do not alter the conclusion previously provided. Urban Design had advised that the layout principles plan contained within Figure 9 of the Design and Access Statement should be amended to show continuous links for pedestrians and cyclists rather than a proliferation of

cul-de-sac private drives. As matters surrounding layout would form part of any reserved matters, this could be dealt with at that stage, if outline approval is granted.

BLOXHAM PARISH COUNCIL Objects. A number of comments echoed previous concerns. New comments are summarised below:

- The site is close to/would affect the setting of several listed buildings;
- BPC do not consider the nature of the site or its access proposals acceptable;
- BPC provided photographic evidence of past flooding, which they suggest contradicts the conclusions reached by Officers in their Screening Opinion response, as referenced at paragraph 4.1 in the Committee report;
- BPC do not consider the Council's publicity arrangements for the application – the site notice on the A361 frontage and the advert in the Banbury Guardian adequate;
- BPC point out that 2 support letters came from the same household; were contradicted by 231 objection letters. Suggested IT errors potentially delayed or prevented further representations;
- Complained that their first comments were not initially publicised on the Council's application webpage. That error has since been corrected.
- Suggested some OCC s106 education contributions, referenced at para.7.4 of the report, would fund enhancement works already undertaken;
- Suggest Bloxham GP Surgery has no physical capacity to expand, so fear ICB funding would support enhancements outside of Bloxham not benefitting the village;
- Consider the CDC Policy team objection (para.7.13) has been afforded too little weight in the planning balance;
- Expressed surprise, given number of accidents on the A361 South Newington Road, that TV Police had not commented and suggested that accident records in the vicinity had not been accurately recorded;
- Requested more information in respect to the LLFA objection. That objection has been subsequently withdrawn.
- BPC noted that the HELAA report concludes the site is unsuitable for development but other sites around the village they considered more suitable;
- Noting that the Bloxham NP is more than 5-years old, BPC still consider greater weight should be afforded to its policies;
- OCC's suggested location for a new pedestrian crossing of the A361 is considered dangerous - 'an accident waiting to happen', contrary to NPPF para.116 regarding highway safety;
- Notwithstanding no OCC Highway objection, BPC consider increased congestion in Bloxham High Street would be severe, contrary to NPPF para.115;
- BPC suggest that ecological constraints affecting the site, as referenced at para.9.77 of the report, were incomplete and claimed 8 bat species were prevalent across the site, including the rare barbastelle bat; and
- BPC agree with the conclusions of Mark Cooper of MCA Landscape that the rural setting of Bloxham would be severely impacted with a substantial level of harm (para.9.96).

Full copies of all representations received and referenced above are available to be viewed on the Council's website.

Officer Points of Clarification

Veteran Trees. It should be noted that there are two veteran trees on site. One (T16) is a Crab Apple, the other is an English Oak (T28). Those trees and some others are covered by TPO 16/2017.

Ecological Interest Sites. The nearest Site of Special Scientific Interest (SSSI) is Hook Norton Cutting and Banks, which is approximately 5.7 miles to the southwest of the site. The nearest Local Wildlife Site is 3 miles away, at Barford Marsh.

CDC Planning Policy have raised no objection to the development (Paragraph 7.13).

CDC Strategic Housing. The housing mix suggested by the Strategic Housing Officer is indicative and would be agreed as part of any reserved matters. (Paragraph 7.16).

Highway Visibility Splays. The proposed development will achieve a northern visibility splay of 89m and a southern visibility splay of 77m. Further details are shown on the Proposed Site Access Arrangement Plan (Paragraph 9.33).

Primary School Contribution. The applicant accepts the OCC requested contribution towards Primary School expansion (Paragraph 9.121).

Reference is made in the Committee report to the CPRE Tranquillity Map for the area, so to assist consideration, a copy of the map extract is attached as **Appendix 3** to this report.

S106 Heads of Terms

All financial contributions referenced in THE S106, unless otherwise specified, should include the suffixes 'Index Linked' and 'Index' and the following definitions:

Index Linked - "Adjusted according to the fluctuations between the date of this Deed and the quarter period in which payment is due to the District Council in the BCIS All in One Tender Price Index published by the Royal Institution of Chartered Surveyors or any successor organisation ("BCIS") (and "Indexation" shall be construed accordingly."

Index - "Means adjusted according to any increase occurring between the date of this Deed (or for contributions made pursuant to the SPD as the case may be from Q2 2017 being the evidence base for the 2018 SPD) and the date of payment of the relevant contribution to the District Council in the BCIS (all items) Index made available through the Royal Institution of Chartered Surveyors and "Index Linked" shall be construed accordingly where used in this Schedule."

For this development, the following S106 Financial Contributions totalling £2.35m are sought (more detail can be found at Appendix 1 of this written update):

- OCC Primary School Expansion - £1,242,300 Index Linked
- OCC Special Education Provision - £118,038 Index Linked
- OCC Improvement Works to Enhance Cycle Infrastructure - £114,699 Index Linked
- OCC Public Transport Services Contribution - £172,380 Index Linked
- NHS Expansion of Bloxham & Hook Norton Surgery - £117,805
- CDC Household Waste & Recycling Contribution - £13,244 Index Linked
- CDC Enhancement of Community Hall Facilities - £143,261.04 Index Linked
- CDC Outdoor Sports Provision - £262,213.90 Index Linked
- CDC Indoor Sports Provision - £104,619.84 Index Linked

- CDC Community Development Worker - £18,724.80 Index Linked
- CDC Community Development Fund - £5,850 Index Linked
- CDC Public Art Contribution - £36,400 Index Linked
- OCC Travel Plan Monitoring - £1,985 Index Linked
- CDC S106 Monitoring Fee - £5,500

OCC also require completion of a S278 agreement under the Highway Act. This will include a Traffic Regulation Order (TRO) for creation of a bellmouth access onto the A361 South Newington Road and formal signalised crossing and footways along the A361 South Newington Road connecting back into Bloxham.

Revised Recommendation

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

- a. **THE ENTERING INTO A S106 TO INCLUDE THE CONTRIBUTIONS AND INFRASTRUCTURE AS SET OUT IN APPENDIX 1 (AND ANY AMENDMENTS TO THOSE OBLIGATIONS AS DEEMED NECESSARY); AND**
- b. **THE CONDITIONS SET OUT IN APPENDIX 2 (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

Appendices to Agenda Item 8 Update

Appendix 1 – S106 Obligations

Appendix 2 – List of conditions

Appendix 3 – The CPRE Tranquillity Map

Agenda Item 9 – Church View Manor Road Great Bourton

Additional Representations Received

BOURTONS PARISH COUNCIL: An email has been received from the Bourtons Parish Council raising several questions relating to the Asset of Community Value status of the building. These have been responded to by the Corporate Information Governance & Localism Manager as follows:

BPC question: If the ACV nomination does not take effect until the property is on the market does the planning officer's implication that the ACV is not valid stand and would we have to reapply for an ACV if the property is ultimately offered up for sale?

BPC question: If the ACV is not valid in the prevailing circumstances, why were the parish council not advised that a request for a listing was inappropriate at the time?

Officer Response: The ACV status took effect on the day the Decision Notice was issued (27 January 2025). There is no implication that the ACV is not valid. What the planning officer is saying is that the ACV status has no practical effect until the property is for sale, which triggers the moratorium. This is explained more clearly in para 10.2: "Whilst the building is listed as an ACV, which indicates that the premises/use is of significant value to the community, the full weight of this doesn't come into effect unless the premises is to be sold and therefore other material considerations outweigh the ACV status."

BPC question: Are we correct in assuming that compensation applies only when a delay to the sale is incurred and that compensation is not applicable in the case of an allegation that the nomination has resulted in a loss of property value?

Officer Response: No, this is not correct. The compensation claim is based on the proposition that the ACV status has resulted in a loss of property value. If the compensation claim is found to be justified, CDC will be liable for it.

BPC question: And can you confirm that if the ACV was issued incorrectly, the responsibility lies with CDC rather than the Bourtons' Parish Council?

Officer Response: Yes, confirmed.

THIRD PARTIES: At the time of writing, 11 additional representations, including a letter from the Save The Bell Inn Group (STBIG), **objecting** to the application have been made and sent directly to members, but also forwarded to Officers. These reiterate previous concerns, highlighting issues such as:

- lack of marketing of the public house
- the condition of the building prior to sale
- works undertaken prior to application
- how busy the pub was
- compliance with policies
- criticism of the independent viability assessment
- criticism of the Officer report and assessment
- inaccuracies in the report
- lack of consideration for community owned/run business
- lack of acknowledgement of ACV status
- lack of acknowledgement of number of representations
- impact of loss of pub on community

At the time of writing, 2no additional letters of objection have been received by officers in response to the committee report raising similar issues to these including works carried out prior to consent, ACV status and questioning why community ownership hasn't been taken into account.

Officer response to the Third Party Comments

The concerns raised in the additional representations are not new issues and similar issues have already been considered before reaching the recommendation set out in the report.

Reference to relevant policies

A number of residents have raised concern with the omission of reference to NPPF paragraph 98 in the officer's report – it is a material consideration and duplicates what is stated at paragraph 88 of the NPPF, which is quoted in the report.

Paragraph 88 of the NPPF states:

Planning policies and decisions should enable.....

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 98 of the NPPF states:

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:.....

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community;

The aims of para 98 (and para 88) also reflect the requirements of Policy S29 of the 1996 Local Plan (quoted at para 9.4 of the report) which states that:

PROPOSALS THAT WILL INVOLVE THE LOSS OF EXISTING VILLAGE SERVICES WHICH SERVE THE BASIC NEEDS OF THE LOCAL COMMUNITY WILL NOT NORMALLY BE PERMITTED.

The supporting text of that policy states:

The District Council recognises the importance of village services, particularly the local shop and pub, to the local community and will seek to resist the loss of such facilities whenever possible. However, it is also recognised that it will be difficult to resist the loss of such facilities when they are proven to be no longer financially viable in the long term.

As such, whilst paragraph 98 was not quoted, it duplicates the requirements and aims of para 88 and Policy 29 which was referred to in the report and the application was assessed against these factors and requirements, with the starting point for officer consideration of the application was to resist the loss of the public house as it was a key facility, but that consideration had to be given as to whether the facility was still viable and whether there were material considerations that would mean the loss of the public house was acceptable.

Officers can therefore confirm that the consideration of the application has been carried out in accordance with the requirements of Paras 88 and 98 of the NPPF and Policy 29 of the 1996 Local Plan.

Factors Taken into Account

A number of the third parties have queried why the stripping out of the internal fabric of the public house by the applicant and the impact that would have on viability, has been ignored. Officers can confirm that this wasn't ignored. It was carefully considered, alongside the public house's ACV status. Officers did commission an independent viability assessment and raised the concern with them regarding the internal changes to the public house and the impact this would have on the viability of the premises, as detailed in the committee report. A more detailed response from the independent assessor regarding the concerns expressed by residents is provided in the section below.

Regarding the ACV status, this was considered by officers (as detailed above) but, while indicative of the value placed in it by the community, in itself it was a material consideration of limited weight, particularly having regard to the viability issues.

Some of the third party representation have queried the comments of Hook Norton Brewery as they believe they had a vested interest in selling the pub. The Brewery voluntarily commented on the application and their comments were received after they had sold the property. The Brewery's comments outline the viability issues they faced when running the premises, which alongside the Council's independent assessor's comments, resulted in a recommendation on balance to approve the application as it had been demonstrated that the public house would not be viable as an ongoing concern.

Response by the Council's Independent Consultant to the additional representations made

- **Data and Analysis Sufficiency:** The consultant asserts that the reports, including their own and the applicant's, contain substantial data and analysis. They refute the claim that there was a lack of data.
- **Scope of Viability Assessment:** The consultant clarifies that the assessment's approach is clearly defined in both reports. With assessment made in accordance with the requirements of the NPPF and relevant policies.
- **Marketing Price Accuracy:** The consultant explains that the Savills brochure's original marketing price aligns with what would be expected in this type of situation and is not improper and is based on the activity levels of the pub.
- **Assessment Methodology:** The consultant confirms that the Fleurets report was independently and objectively assessed.
- **Refurbishment Costs and Viability:** The consultant acknowledges that the applicant's actions in stripping out the pub have inflated the necessary refurbishment costs. While agreeing that this contributes to marginal financial viability, the consultant emphasizes that it ultimately demonstrates challenges to the long-term viability of the pub as a business, and the planning system does not mandate its continued use as such.
- **Burden and Standard of Assessment:** The consultant clarifies that the reports assess the *likelihood* of the pub's long-term viability, which is the appropriate standard for a planning application. They emphasize that planning decisions are based on assessments of probability and reasoned judgment, not on absolute or irrefutable "proof", nor can they. The reports provide sufficient evidence for planners to make a determination on the balance of probabilities.

- **External Economic Factors:** The consultant also notes the impact of broader economic factors, including Covid and Brexit, which knocked confidence in the economy with particular impacts on hospitality.

Agenda Item 10 – Land Adjacent to Symmetry Park, Morrell Way, Bicester (24/03259/F)

Officer Update:

Further consultation responses have been received from CDC Landscape, Ecology and Conservation. Moreover, the applicant has submitted an Impact Plan for Great Crested Newt District Licensing. The plan will be added to the list of compliance plans under condition 5. The final list of conditions was also updated following discussions with the applicant and an agreement to the pre-commencement conditions was also confirmed.

Additional Consultation Responses

CDC LANDSCAPE: Follow up comments were received which included a landscaping planting condition which outlines a 10-year period to enable the proposed planting to establish itself as opposed to the normal 5-year period. The 10-year period was considered necessary to mitigate the concerns of some of the proposed tree planting adequately developing.

Officer response: The above aligns with the committee report and landscape planting condition within that report in terms of a longer period of establishment, therefore, allowing for greater maturity and growth with the risk of disease and death mitigated for by an obligation to replace any dead or diseased planting by the applicant in that much lengthier period.

CDC CONSERVATION: **No objections** regarding the development's impact on nearby Heritage Assets.

Officer response; No material impacts to the heritage assessment made in the committee report as this is in line with the comments above.

CDC ECOLOGY: **No objections.** Bird Nesting condition wording recommended.

Officer response; condition reflected in the conditions list below.

Conclusion

As already mentioned, the conditions were the subject of a discussion with the applicant together with some consultee input. Some of the conditions have been omitted, split and amended in instances where the same elements were covered by other conditions or where specific details needed to be secured via separate conditions. None of these amendments have had a material impact on the considerations undertaken within the committee report.

Revised Recommendation

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT AT APPENDIX 4 OF THIS UPDATE (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

Appendices to Agenda Item 10 Update

Appendix 4 – List of Conditions

Agenda Item 11 – 73 High Street, Kidlington, OX5 2DN (24/03350/F)

No update

Agenda Item 12 – Botley West Solar Farm NSIP (22/03407/DCO)

No update

Agenda Item 13 – Appeals Progress Report

No update

Appendix 1 – S106 Obligations – Agenda Item 8

| Planning Obligations. | | | Regulation 122 Assessment. |
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| Detail | Amount | Trigger Point | |
| Primary School Expansion | £1,242,300 | 50% prior to commencement of development and 50% prior to occupation. | <p>Necessary - Bloxham Primary School was previously expanded to two form entry to meet the needs of local housing growth. At the time of expansion there was insufficient funding to increase the size of all of the school's facilities in line with the standards for a 2-form entry school, and some elements of the expansion were delayed to a later phase, which is now going ahead. Funding is therefore being sought towards the final phase of the expansion. This will create a new, larger, hall and kitchen, and create a studio space to support the delivery of the curriculum.</p> <p>This phase of the capital project has been costed at £2.866m. £0.434m of the cost has already been secured through Section 106 funding secured by the Council to mitigate the impact of new housing within the school's catchment area, leaving a shortfall of £2.224m.</p> <p>To avoid further delay in bringing the school's accommodation up to the standard required, the county council has forward funded the balance of the cost, against any future funding received from Section 106 agreements for further development which will benefit from the enlarged school facilities.</p> <p>Funding is therefore being sought towards completing the necessary capital works to expand the school. These capital works were phased in response to a shortage of capital funding, but it became unreasonable to delay this final phase any longer, to the detriment of pupils at the school. DfE Guidance (para 15) is clear that <i>"When school places have been forward funded, you can secure developer contributions to recoup the monies spent, including interest, fees, and expenses as well as the principal sum spent."</i></p> |

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| | | | <p>Directly Related - A development of 130 dwellings is expected to generate 50 primary and nursery aged children.</p> <p>Fairly and Reasonably Related - The requested contribution of £1,242,300 is based on Government Guidance Securing Developer Contributions for Education of £24,846 per pupil. The development is expected to result in 50 pupils.</p> |
| Special Education Provision | £118,038 | 50% prior to commencement of development and 50% prior to occupation. | <p>Necessary - The proposed development is expected to further increase demand for places at special schools in the area, and a contribution towards expansion of special school capacity is therefore sought based on the percentage of the pupil generation who would be expected to require places at a special school, based on pupil census data.</p> <p>Directly Related - A development of 130 dwellings is expected to result in 1.0 pupil requiring education at a special school.</p> <p>Fairly and Reasonably Related - Yes, the contribution is based on a pupil cost of £118,038 as advised by Government Guidance Securing Developer Contributions for Education.</p> |
| Household Waste and Recycling | £13,244 | | <p>Necessary - The Environment Protection Act 1990 has a requirement for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited.</p> <p>Directly Related - Current HWRC need to increase by 28% to cope with current capacity issues. OCC have advised that if each household makes four trips per annum, the development would impact on the already over capacity HWRC's by an additional 520 HWRC visits per year.</p> <p>Fairly and Reasonably - Current land available 41,000m², needs to increase by 28% to cope with current capacity issues. Space for reuse requires an additional 7%. Therefore, total land required for current dwellings (309,017) is 55,350 m², or 0.18m² per dwelling.</p> |

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| | | | <p>Infrastructure Cost per m2 is £319. Kidlington build cost/m2 indexed to 379 BCIS.</p> <p>Land Cost is £247 per m2</p> <p>Total Land and Infrastructure Cost per m2 is £566</p> <p>Cost per dwelling is £101.88</p> <p>Total Cost is £13,244 based on 130 dwellings.</p> |
| NHS - BOBICB. Expansion of Bloxham and Hook Norton Surgery | £117,805 | 50% prior to commencement of development and 50% prior to occupation. | <p>Necessary: The ICB have provided evidence to demonstrate that the cross internal area of the practices at Bloxham and Hook Norton are below the NHS England size standards. There is therefore a need to reconfigure Bloxham and Hook Norton surgery in order to provide additional clinical space and to improve the existing GP services to accommodate the increase in population.</p> <p>Directly Related: The proposed development of 130 dwellings will increase the number of patients by an estimated 312. This will impact on primary health care infrastructure as there is insufficient capacity to accommodate the additional patients. For the avoidance of doubt, the impact of this development cannot be absorbed by the nearby GP Practices.</p> <p>Fairly and Reasonably Related: BOB-ICB is asking for a contribution of £117,805 which is based on the increase in floorspace required to serve the projected population increase. At the time of producing their comments the ICB have advised that a 20.7 m2 (gross internal area) is required, and the contribution is based on a building cost of £5,692 per square metres.</p> |
| Enhancement of Community Hall Facilities | £143,261. 04 | 50% prior to commencement of development and 50% prior to occupation. | <p>Necessary: In order to achieve enhancements towards community hall facilities at Bloxham. Policy BSC12 states the Council will encourage the provision of community facilities to enhance the sustainability of communities.</p> |

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| | | | <p>Directly Related: A development of 130 dwellings is expected to result in 312 residents. Based on a community space required per resident of 0.185m2 multiplied by £2,482.00 (Cost per m2 of provision of community space) results in a contribution required of £143,261.04</p> <p>Fairly and Reasonably: Yes.</p> |
| Outdoor Sport Provision | £262,213. 90 | 50% prior to commencement of development and 50% prior to occupation. | <p>Necessary: Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Directly Related: CDC Playing Pitch Strategy identifies the need for improved pitches at Bloxham Recreation Ground. This includes improvements to the pitch and pavilion and better access for disabled users and parking provision and/or towards the provision of an artificial pitch in the locality.</p> <p>Fairly and Reasonably Related: The contribution of £2,017.03 per dwelling is based on Appendix 6 of the Cherwell Developer Contributions SPD.</p> |
| Indoor Sport Provision | £104,619. 84 | 50% prior to commencement of development and 50% prior to occupation. | <p>Necessary: Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision, improving access to existing facilities. Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Policy BSC 12 – Indoor Sport, Recreation and community Facilities. The council will encourage the provision of community facilities to enhance the sustainability of communities – enhancing quality of existing facilities and improving access.</p> <p>The Cherwell Indoor Sports Facilities Needs Assessment (March 2024) forms part of the evidence base to the Regulation 19 Draft Local Plan. Section 2.4 provides an assessment of Spiceball Leisure Centre which has a greater range of facilities than Wood Green. It identifies that the sports hall is operating at c.90% used capacity and caters for a wide range of activities.</p> |

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| | | | <p>The swimming pool is reportedly (and according to the FPM) operating at 100% used capacity which is significantly above Sport England's comfort factor of 70%.</p> <p>Directly Related: Based on 130 dwellings and 2.4 person per dwelling multiplied by £335.32 per occupier of each dwelling, the development is expected to lead to 312 residents.</p> <p>Fairly and Reasonably Related: Yes.</p> |
| Community Development Worker | £18,724.80 | 100% prior to first occupation. | <p>Necessary: The contribution is being sought towards employment of a community development worker to integrate residents into the community and wider area.</p> <p>Community development is a key strategic objective of the Cherwell Local plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities.</p> <p>Evidence gathered in preparing the 2017 Cherwell community Spaces Development Study strongly endorses the value in having a Community Development Worker available at an early stage in a new development to kickstart the process of bringing people together, developing new activities and putting in place the start of a strong community.</p> <p>The contribution will support the initial formation and growth of the community through investment in community development, which enhances wellbeing and provides social structures through which issues can be addressed.</p> <p>Directly Related: As the development is between 100 and 250 dwellings, developers are expected to provide the costs of employing a community development worker for 0.4 FTE for 1 year. Costs calculated at Grade G, point 1, £38,370.50 per annum plus 22% on costs. Total = £18,724.80</p> |

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| | | | <p>Fairly and Reasonably Related: Yes. The contribution accords with the Planning Obligations SPD 2018.</p> |
| Community Development Fund | £5,850 | 100% prior to first occupation. | <p>Necessary: Strategic Objective 10 of the Local Plan seeks to ensure that sufficient, accessible, good quality services, facilities and infrastructure (including green infrastructure) are delivered to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs. It also seeks to reduce social exclusion and poverty and address inequalities in health and maximising well-being.</p> <p>Directly Related: The community development fund is sought to support the delivery of activities for the emerging community, organised/supported by the community development worker.</p> <p>Fairly and Reasonably Related: The community Infrastructure Officer has advised that the requested contribution is not referenced in the Developer Contributions SPD. The contribution does not therefore meet this test. The applicant has agreed to pay the requested contribution which is a material consideration in favour of the development.</p> |
| Public Art | £36,400 | To be confirmed | <p>Necessary: CDC have advised that they would be seeking a contribution towards public artwork to be located in the vicinity of the development, visible to the community spaces in that area. Recommendation for siting would be the feature square provided around the central open space to enhance pedestrian connectivity to / from the play area, help slow traffic and highlight its role as a nodal space within the development.</p> <p>Directly Related: No information has been provided by the Recreation and Leisure team to demonstrate how the requested contribution is directly related to this development.</p> <p>Fairly and Reasonably Related: Further information on what public art scheme the requested contribution will be spent on is required to ensure that the requested contribution is fairly or reasonably related.</p> |

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| Highway improvement works to improve cycle infrastructure | £114,699 | To be confirmed | <p>Necessary - The development is expected to result in an increased number of persons using the local cycling infrastructure. Paragraph 117 of the NPPF requires applications for development to give priority first to pedestrian and cycle movements.</p> <p>Directly Related - Currently, there is no dedicated cycle facility along Barford Road, in accordance with NPPF 115 (b) it is a requirement for all developments to provide safe and suitable access for all users. In addition to the pedestrian / cycle access onto Barford Road, OCC require a contribution of £114,699 to improve the existing infrastructure provision from the ped / cycle access point to the Kings Road, including widening and entry treatment.</p> <p>Reasonably Related - This figure is based on 600 metres of Eastern AT corridor improvements between Ermont Way roundabout and Thorpe Way (west), for widening the existing footway and entry treatment, which was costed at £172,049.</p> |
| Public Transport Services | £172, 380 | 75% prior to occupation and 25% within 12 months of first occupation. | <p>Necessary - The development is expected to result in an increase in the number of users of bus services. Paragraph 117 of the NPPF requires applications for development to facilitate access to high quality public transport.</p> <p>Directly Related - Bus route 488 passes the site entrance on South Newington Road, the route operates between Banbury and Chipping Norton, roughly hourly Monday to Saturday and two-hourly on Sunday. Route 488 requires continuing financial support to operate', to make it clear there is a funding gap. A per dwelling contribution towards public transport services is required for this development at the current rate, which is £1,326 per dwelling (RPIx indexed to October 2023) 130 dwellings x £1,326 = £172,380 RPIx index, Oct 2023 base, to continue to support the provision / enhancement of bus services serving Bloxham.</p> <p>Reasonably Related: Yes, to maximise connectivity to the site and ensure that the opportunity for long term viability can be maximised.</p> |

| | | | |
|--|--------|-----------------------------|--|
| Travel Plan Monitoring | £1,985 | 100% prior to commencement. | <p>Necessary: Paragraph 118 of the NPPF requires all developments that generate significant amounts of movement to provide a travel plan.</p> <p>Directly Related: A development of 130 dwellings is expected to generate significant amounts of movement. The requirement to provide a Travel Plan will be conditioned should planning consent be granted. A contribution of £1985 to monitor the travel plan for 5 years is required.</p> <p>Reasonably Related: Yes, to accord with paragraph 118 of the NPPF.</p> |
| Cherwell District Council Monitoring Fee | £5,500 | | |
| S278 Highway Agreement | | | <ul style="list-style-type: none"> • Bellmouth access onto the A361 / South Newington Road. • Formal signalised crossing and footways on the A361 / South Newington Road. |

Appendix 2 – Conditions of Approval - Agenda Item 8

Compliance with the Plans

1. 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:
 - Site location plan. Drawing no. DE 196 001.
 - Development Concept Plan. Drawing no. DE 196 003 Rev L.
 - Bloxham Movement Plan. Drawing no. DE196_006-7 Rev D.
 - Proposed Site Access Arrangement. Drawing No. 173902-ACE-XX-00-DR-C-0001 Rev D.
 - Proposed shared pedestrian and cycle access. Drawing no.173902-ACE-XX-00-DR-C-0005 Rev B.
 - Concept drainage strategy. Drawing no.17901002 Rev H

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.

Statutory Time Limit

2. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 18 months 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 18 months 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).

Reserved Matters

3. Details of the layout, scale, appearance, access and 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).

Design Code

4. Prior to the submission of any reserved matters application, a Design Code to include the distribution of land uses, form of buildings, street frontage, materials, servicing, parking and sustainability features shall be submitted to and approved in writing by the local planning authority. Thereafter, each reserved matters application shall be submitted in accordance with the approved Design Code.

Reason: To ensure a high quality development and appropriate infrastructure in accordance with Policies BSC8, BSC9, BSC10, BSC11, BSC12, ESD1, ESD2, ESD3, ESD5, ESD6, ESD7, ESD8, ESD10, ESD13, ESD15, ESD17 and SLE4 of the Cherwell Local Plan 2011-2031 Part 1 and Policies C28 and C30 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Biodiversity Enhancement Strategy

5. The recommendations of the Biodiversity Net Gain Assessment Design Stage Assessment and Ecological Impact Assessment prepared by CSA Environmental, dated April 2025, must be implemented prior to the occupation of the dwellings hereby approved. The development shall be carried out in accordance with these details and shall be retained as such thereafter.

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.

Arboricultural Method Statement

6. The Arboricultural Method Statement prepared by Barton Hyett Associates dated April 2025 submitted in support of the application shall be adhered to in full.

Reason: To safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 in accordance 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.

Retained Trees

7. a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.

b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a “retained tree” is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the commencement of development.

Reason: To safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 in accordance 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.

Planting, seeding or turfing

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, 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. Any trees, herbaceous planting and 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 current/next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the 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.

Landscaping and Treatment of Open Space

9. No development shall commence above slab level unless and until full details of the provision, landscaping and treatment of open space within the site together with a timeframe for its provision shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the open space shall be landscaped, laid out and completed in accordance with the approved details and retained at all times as open space.

Reason: In the interests of amenity, to ensure the creation of a pleasant environment for the development with appropriate open space and to comply with Policy BSC11 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Electric Vehicle Charging Points

10. Prior to the first occupation of the development, a scheme for the provision of a vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve and retained as such thereafter.

Reason: To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Removal of Hedgerow

11. No removal of hedgerows, trees or shrubs, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

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.

Construction Traffic and Environment Management Plan

12. No development shall commence unless and until a Construction Traffic and Environment Management Plan (CTEMP) has been submitted to and approved in writing by the Local Planning Authority. The CTEMP should include:
- a. The CTMP must be appropriately titled, include the site and planning permission number;
 - b. Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site;
 - c. Details of and approval of any road closures needed during construction;
 - d. Details of and approval of any traffic management needed during construction;
 - e. Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;
 - f. Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;
 - g. The erection and maintenance of security hoarding / scaffolding if required;
 - h. A regime to inspect and maintain all signing, barriers etc;.
 - i. Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided;
 - j. The use of appropriately trained qualified and certificated banksmen for guiding vehicles/unloading etc;.
 - k. No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500;
 - l. Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;.
 - m. Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution;
 - n. Any temporary access arrangements to be agreed with and approved by Highways Depot;
 - o. Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
 - p. Details of the measures to be taken to ensure construction works do not adversely affect nearby residential buildings and the nearby Northern Valleys Conservation Target Area. Details shall also be provided of the consultation and communication to be carried out with local residents.

The development shall not be carried out other than in strict accordance with the approved CTMP.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents,

particularly at morning and afternoon peak traffic times and to ensure the environment is protected during construction in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Protected Species Check

13. Within two months of the commencement of the development the site shall be thoroughly checked by an ecologist (member of the IEEM or similar related professional body) to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.

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.

Habitat Management Plan

14. No development shall commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The HMMP shall include:
- a. a non-technical summary
 - b. the roles and responsibilities of the people or organisation(s) delivering the HMMP
 - c. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan.
 - d. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
 - e. the monitoring methodology and frequency in respect of the created or enhanced habitat
 - f. Details and number and location of bird and bat boxes to be provided.

Notice in writing shall be given to the local planning authority when the:

- HMMP has been implemented
- habitat creation and enhancement work as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Surface Water Management Strategy

15. Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
- a. A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
 - b. Full drainage calculations for all events up to and including the 1 in 100-year plus 40% climate change;
 - c. A Flood Exceedance Conveyance Plan;
 - d. Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
 - e. Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and
 - f. Details of how water quality will be managed during construction and post development in perpetuity;
 - g. Confirmation of any outfall details;
 - h. Consent for any connections into third party drainage systems; and
 - i. Details of the management of the culvert running between the site and the recreation ground opposite to ensure it is kept clear from debris at all times.

Reason: To prevent environmental and amenity problems arising from flooding and to comply with government guidance contained within the National Planning Policy Framework.

SuDS As Built and Maintenance Details

16. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
- (a) As built plans in .pdf file format;
 - (b) Photographs to document each key stage of the drainage system when installed on site;
 - (c) Photographs to document the completed installation of the drainage structures on site;
 - (d) The name and contact details of any appointed management company information.

Reason: To prevent environmental and amenity problems arising from flooding and to comply with government guidance contained within the National Planning Policy Framework.

Travel Information Pack

17. Prior to first occupation of any of the dwellings hereby approved, a Travel Information Pack shall be submitted to and approved in writing by the local planning authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Reason: To encourage occupiers of the new dwellings to use sustainable modes of transport in accordance with the National Planning Policy Framework.

Access

18. No development shall commence unless and until full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays have been submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in strict accordance with the approved details and shall be retained and maintained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.

Reason: In the interests of highway safety and to comply with ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government Guidance contained within the National Planning Policy Framework.

Cycle Parking Provision

19. 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 have first been submitted to and approved in writing by the Local planning authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: To ensure acceptable cycle provision and to comply with ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government Guidance contained within the National Planning Policy Framework.

Contamination Intrusive Investigation

20. Prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Contamination Remediation

21. If contamination is found by undertaking the work carried out under condition 20, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local

Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Contamination. Completion of Remedial Works

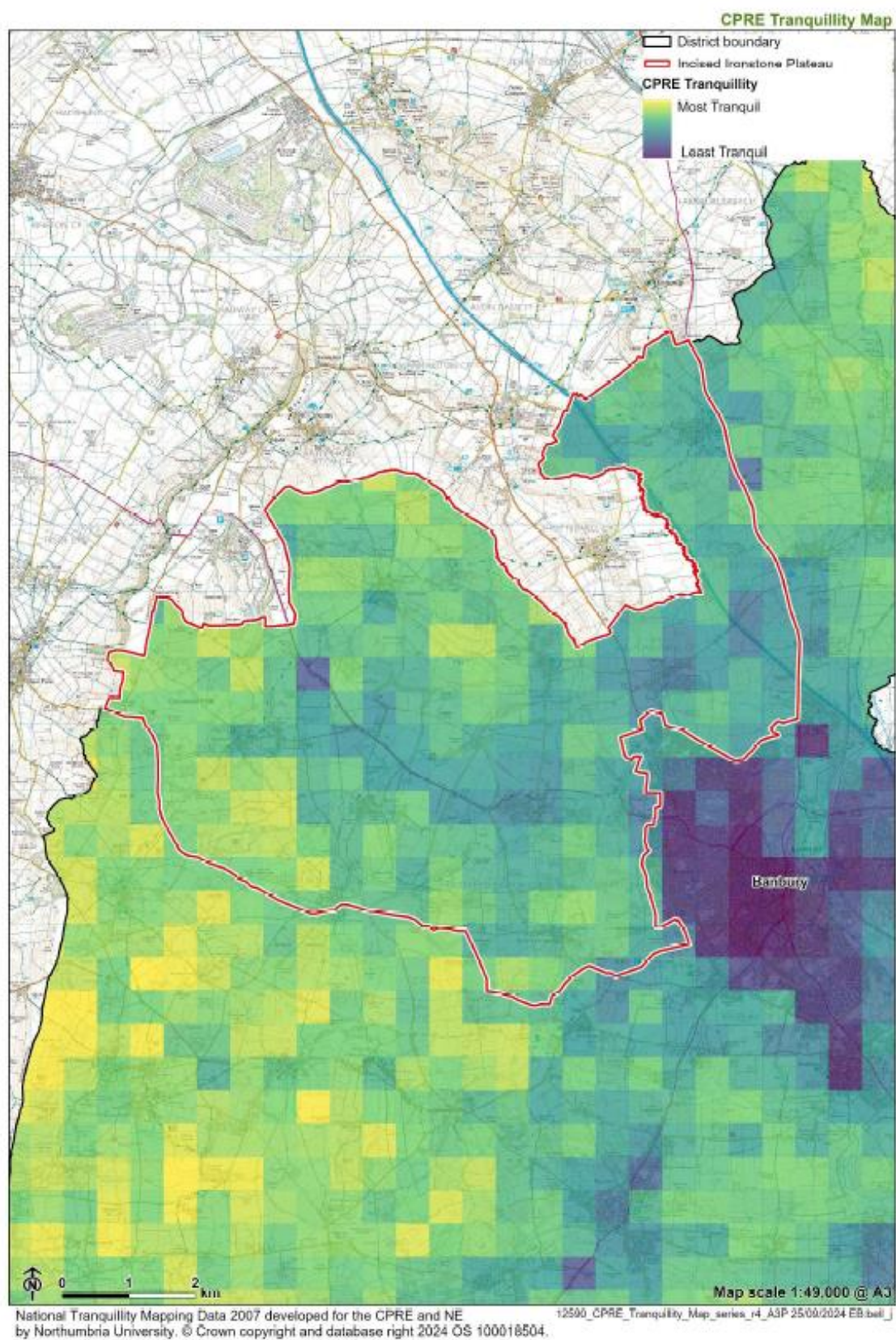
22. If remedial works have been identified in condition 20, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 21. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Appendix 3 – The CPRE Tranquillity Map – Agenda Item 8

LCA 5: Incised Ironstone Plateau

5: CPRE Tranquillity Map



Appendix 4 – List of planning conditions – Agenda Item 10

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.

Last Mile Delivery Services

2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any statutory instrument revoking and re-enacting the Order and to ensure compliance with saved Policy TR1 in the Cherwell Local Plan 1996, no more than 20% of the Use Class B8 floorspace hereby approved shall include occupation by any use for 'Last Mile Parcel Delivery Services'.

'Last Mile Parcel Deliver Services' means the movement of goods by parcels to residential and business users where product is moved from the warehouse shelf (or distribution center) to the customer's doorstep by Light Goods Vehicle (LGV), as distinct from a retail warehouse and distribution center where goods are distributed on pallets by Heavy Goods Vehicle (HGV).

Reason: To ensure, taking account of the material difference in traffic generation and impacts of last mile parcel delivery by LGV as compared to more traditional Use Class B8 uses with delivery by HGV, the traffic impact of which (above 20% occupancy) has not been assessed on the surrounding road network, in accordance with saved Policy TR1 in the Cherwell Local Plan 1996.

Removal of PD Rights

3. Notwithstanding the provisions of Schedule 2, Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) any building approved by this permission shall not be extended without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the area and to sustain a satisfactory overall level of parking provision and servicing on the site in accordance 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

No internal alterations

4. Notwithstanding the provisions of section 55 (2A) of the Town and Country Planning Act 1990 (as amended by Section 49 of the 2004 Act), Part 10 of the Town and

Country Planning (Development Management Procedure) (England) Order 2015 (as amended).and Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no internal operations increasing the floor space available within any buildings permitted by this application shall be carried out without the prior planning permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the provision of additional floorspace in order to maintain a satisfactory layout and sustain an adequate overall level of parking provision and servicing, and traffic generation on the site in accordance with Policy SLE4 of the Cherwell Local Plan 2011 – 2031 Part 1 and paragraph 116 of the NPPF

Compliance Plans

5. The development shall not be carried out otherwise than in complete accordance with the approved plans;

Site Location Plan, ref; 4036-X3-101 PL01, dated; 22 October 2024

Proposed Site Plan, ref; 4036-X3-100 PL02, dated; 19 November 2024

Proposed Site Plan, ref; 4036-X3-SK030PL02, dated 10 March 2025

Proposed Elevations – Unit E, ref; BSP-PHP-06-EL-DR-A-4036-300-PL01, dated; 16 October 2024

Proposed Elevations – Unit F, ref; BSP-PHP-07-EL-DR-A-4036-300-PL01, dated; 16 October 2024

Proposed Ground Floor Unit E, ref; BSP-PHP-06-00-DR-A-4036-200-PL01, dated; 16 October 2024

Proposed Ground Floor Unit F, ref; BSP-PHP-07-00-DR-A-4036-200-PL01, dated; 16 October 2024

Proposed Office Plan – Unit E, ref; BSP- PHP- 06- ZZ-DR- A- 4036- 201 PL01, dated 16 October 2024

Proposed Office Plan – Unit F, ref; BSP- PHP- 07- ZZ-DR- A- 4036- 201 PL01, dated 16 October 2024

Proposed Roof Plan – Unit E, ref; BSP-PHP-06-RL-DR-A-4036-202-PL01, dated; 22 October 2024

Proposed Roof Plan – Unit F, ref; BSP-PHP-07-RL-DR-A-4036-202-PL01, dated; 22 October 2024

Proposed Unit E External Finishes, ref; 4036-X3-105 PL02, dated; 19 November 2024

Proposed Unit F External Finishes, ref; 4036-X3-106 PL02, dated; 19 November 2024

Proposed Unit E Section, ref; BSP-PHP-06-SX-DR-A-4036-400-PL01, dated; 16 October 2024

Proposed Unit F Section, ref; BSP-PHP-07-SX-DR-A-4036-400-PL01, dated; 16 October 2024

Proposed Site Section, ref; 4036-X3-400 PL02, dated; 1 May 2025

Proposed Demolition Plan, ref; 4036-X3-SK040 PL01, dated; 19 November 2024

Proposed Levels, ref; 22281-HYD-XX-XX-DR-C-0100 -P02, dated; 26 September 2024

Proposed Levels, ref; 22281-HYD-XX-XX-DR-C-0101 -P02, dated; 26 September 2024

Detailed Proposed Landscaping Proposals Sheet 1, ref; edp7480_d021c, dated 28 November 2024

Detailed Proposed Landscaping Proposals Sheet 2, ref; edp7480_d021c, dated 28 November 2024

Detailed Proposed Landscaping Proposals Sheet 3, ref; edp7480_d021c, dated 28 November 2024

Proposed Site Access Visibility, ref; 22281-HYD-XX-XX-DR-TP-0010 P01, dated; 10 March 2025

Proposed Energy Centre, ref; 4036-X3-107 PL01, dated; 01 May 2025

Air Quality Assessment, ref; 22281-HYD-XX-ZZ-RP-Y-2001-P04, dated; 21 November 2025

Arboricultural Impact Assessment, ref; edp7480_r007, dated; November 2024

Phase 1 Desk Study (Part 1 to 8), ref; 22281-HYD-XX-XX-RP-GE-1003-S2-P01, dated; 18 September 2024

Drainage Strategy Report, ref; 22281-HYD-XX-XX-RP-C-0001, dated; 20 November 2024, including appendices:

- Appendix A - Greenfield Run-Off Calculations
 - Appendix B - Microdrainage Data & Results
 - Appendix C – Drainage Strategy Drawings
- | | | | | | |
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Flood Risk Assessment, ref; 22281-HYD-XX-XX-RP-WENV-0001 P03, dated; 21 November 2024

Drainage Technical Note, ref; 22281-HYD-XX-XX-TN-C-0003, dated 29 January 2025

Written Scheme of Investigation for an Archaeological and Heritage Assessment, ref: edp7480_r002a, dated; November 2024

Noise Impact Assessment, ref; 22281-HYD-XX-ZZ-RP-Y-3001, dated; 21 November 2024

Transport Assessment (Part 1-5), ref; 22281-HYD-XX-RP-TP-4001-P04, dated; 20 November 2024

Sustainability Statement (Part 1-7), dated; 25 November 2024, including appendices:

- Appendix A – BREEAM Pre-assessment report
- Appendix B – Low and zero carbon feasibility report
- Appendix C – Passive design assessment report

Ecological Appraisal (Parts 1-3), ref; edp7480_r004c, dated; November 2024

Ecology Response Note, ref; edp7480_r011, dated; February 2025

Landscape and Ecological Management Plan, ref; edp7480_r008d, dated; April 2025

Ray Conservation Target Area (CTA) Briefing Note, ref; edp7480_r012a, dated; March 2025

Biodiversity Net Gain Review, ref; edp7480_r013a, dated; April 2025

Waste Management and Servicing Strategy, dated; November 2024

Construction Environmental Management Plan, dated; November 2024

Planning Statement, ref; LS/JB/10689, dated; November 2024

Design and Access Statement, ref; PL01, dated; November 2024

Land Adjacent to Symmetry Park: Impact Plan for great crested newt District Licencing, ref; SP 6070 2063, dated; 24 April 2025

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.

Outside Storage

6. No good, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings (except in service yard areas) hereby approved unless otherwise agree in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996

Flood risk and drainage

7. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment, ref; 22281-HYD-XX-XX-RP-WENV-0001 P03, dated; 21 November 2024 and Drainage Strategy Report (including appendix A-D), ref; 22281-HYD-XX-XX-RP-C-0001, dated; 20 November 2024. The development shall thereafter be implemented in accordance with the approved surface and foul water drainage scheme (including flood mitigation measures) and shall not be occupied until the approved surface and foul water drainage scheme and flood mitigation measures have been full laid out and completed.

Reason: In accordance with paragraph 170 of the National Planning Policy Framework to reduce the risk of flooding on-site and elsewhere in accordance with

Policy ESD6 and ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in the National Planning Policy Framework.

SUDS installation

8. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register to demonstrate the SuDS and site wide drainage scheme has been implemented in accordance with the approved plans referenced in Condition 6. The details shall comprise:
 - (a) As built plans in both .pdf and .shp file format;
 - (b) Photographs to document each key stage of the drainage system when installed on site;
 - (c) Photographs to document the completed installation of the drainage structures on site;
 - (d) The name and contact details of any appointed management company information.

Reasons: To ensure that the principles of sustainable drainage are incorporated into this proposal.

Landscape Planting

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, 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. Any trees, herbaceous planting and shrubs which, within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord 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.

Bird Nesting

10. No work shall commence within the nesting bird season, this being within the months of March – August inclusive, unless a survey is carried out (no more than 48hrs before works commence) undertaken by a suitably qualified ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site as required, and a copy thereof submitted to the Local Planning Authority

Reason: To ensure will not cause significant harm to any protected species or its habitat in accordance with government guidance contained within the National Planning Policy Framework.

Arboricultural Method Statement

11. Prior to the commencement of development, an arboricultural method statement, which includes tree protection measures shall be submitted to and improved in writing by the Local Planning Authority. The development shall be carried out in accordance with the statement's recommendations.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity in accordance with Policies ESD10 and ESD13 of the Cherwell Local Plan Part 1 2011-2031 Part 1 and Government guidance within the National Planning Policy Framework.

Land contamination

12. As a potential risk from contamination was identified in the Phase 1 desk study, ref; 22281-HYD-XX-XX-RP-GE-1003-S2-P01, dated; 18 September 2024, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reasons: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy ENV12 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

13. If contamination is found by undertaking the work carried out under condition [13], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy ENV12 of the Cherwell

Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

14. If remedial works have been identified in condition [13], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [14]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reasons: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy ENV12 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Unexpected Land Contamination

15. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy ENV12 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

CEMP

16. The development hereby permitted shall be carried out in strict accordance with the Construction Environmental Management Plan (CEMP), dated; November 2024.

Reason: To ensure the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Mechanical Equipment

17. No mechanical equipment (including energy generating equipment within the energy center) shall be installed on the site unless, the locations and specifications of such equipment and supplementary air quality and noise impact assessments have been submitted to and approved in writing by the Local Planning Authority. The mechanical plant shall be installed and thereafter maintained in accordance with the approved details.

Reason: To ensure the appropriate control of noise and air emission levels during operational phase of the development in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

External Lighting

18. Prior to the installation of any external lighting, the design, position, orientation, any screening of the lighting and a full lighting strategy to include illustration of proposed light spill and which adheres to best practice guidance in relation to ecological impact, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved document.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage and harm to the environment from light pollution in accordance with Policy ESD10 of the Cherwell Local Plan 2011- 2031 Part 1, Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

CEMP: Biodiversity

19. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) based on the measures outlined in the Ecology Appraisal by. has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:
- a) Risk assessment of potentially damaging construction activities;
 - b) Identification of 'Biodiversity Protection Zones';
 - c) 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);
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
 - h) 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, unless otherwise agreed in writing by the Local Planning Authority.

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 Section 15 of the National

Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

LEMP

20. The development hereby permitted shall be carried out and maintained in strict accordance with the Landscape and Ecological Management Plan (LEMP), ref; edp7480_r008d, dated; April 2025.

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 Section 15 of the National Planning Policy Framework.

BNG

21. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Review dated April 2025 prepared by EDP.

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.

HMMP

22. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The HMMP shall include:

- a non-technical summary
- the roles and responsibilities of the people or organization(s) delivering the HMMP
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
- the monitoring methodology and frequency in respect of the created or enhanced habitat

Notice in writing shall be given to the local planning authority when the:

- HMMP has been implemented
- habitat creation and enhancement work as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Nature Space District Licencing

23. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR150, or a 'Further Licence') and with the proposals detailed on plan "Land Adjacent to Symmetry Park: Impact plan for great crested newt District Licensing (Version 2)", dated 24th April 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

24. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR150, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

25. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR150, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto

a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).

- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

CTMP

26. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details. The CTMP will need to incorporate the following in detail:

- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions. The erection and maintenance of security hoarding / scaffolding if required.
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.

- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0345 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network.

Travel

Plan

27. Prior to the first occupation of each unit hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans", shall be submitted to and approved in writing for that unit by the Local Planning Authority. Thereafter the development shall be implemented and operated in accordance with the approved details.

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

Vehicle Parking

28. For each unit the scheme for parking manoeuvring and the loading and unloading of vehicles shown on the approved plans shall be laid out prior to the initial occupation of each unit hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway

Cycle Parking

29. For each unit no development shall commence above slab level unless and until a layout of the cycle parking spaces and details of the covered cycle parking facilities for that unit have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

External Materials

30. The external surfaces of the development shall be constructed of the materials shown on the External Finishes and Elevation Plans outlined in Condition 5.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011–2031 Part 1 and Government guidance contained within the National Planning Policy Framework

External Structures

31. Prior to their installation details and specifications of the Pump Station, PV Inverter, Sprinkler Tanks and Pump House outlined in the approved Proposed Site Plan, ref; 4036-X3-SK030PL02, dated 10 March 2025, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and operated in accordance with the approved details.

Reason: To ensure the scale of this ancillary infrastructure is appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011–2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Sustainability

32. The development hereby approved shall be implemented in strict accordance with the Sustainability Statement dated November 2024 ref. Project No. 5026412.

Reason: To encourage the use of renewable and low carbon energy in accordance with Policy ESD1-5 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

PV Panels

33. For each unit, no development above ground level shall take place until a scheme for the installation of PV panels to achieve a total power output of at least 370 KWP for Unit E and 290 KWP for Unit F has been submitted to and approved in writing by the Local Planning Authority. The scheme for each unit shall be operational prior to the first occupation of that unit and be retained in accordance with the approved plans.

Reason: In the interests of sustainable development, and to comply with Policies ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework'

EV Infrastructure

34. For each unit, no development shall commence above slab level unless and until a scheme for the above ground electric vehicle infrastructure to serve the unit has

been submitted and approved in writing by the Local Planning Authority. The approved above ground electrical charging infrastructure shall be provided in accordance with the approved details prior to the first occupation of the unit it serves.

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 in accordance with Government guidance contained within the National Planning Policy Framework

BREEAM

35. The buildings hereby approved shall be constructed to at least BREEAM 'Very Good' standard.

Reason: To ensure energy and resource efficiency practices are incorporated into the development in accordance with Policies ESD 1 - 5 of the Cherwell Local Plan 2011-2031 Part 1 and the Government's aim to achieve sustainable development as set out within the National Planning Policy Framework.

Archaeology

36. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the recording of archaeological matters within the site accordance with the NPPF (2024).

37. Following the approval of the Written Scheme of Investigation referred to in condition and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2024).

Thames Water Asset

38. Prior to any demolition and the commencement of the development information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure,

must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information and no construction shall take place within 5m of the water main. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.