

Case Officer: Emma Whitley

Applicant: Cherwell District Council

Proposal: Change of Use from Class B8 to mixed uses including operational waste depot (sui generis), storage and distribution (B8), MOT station, and HGV workshop (B2), and supporting office space and welfare facilities (Ancillary E). Demolition of single storey elements of building and alterations to openings, provision of hardstanding and internal access roads and gate, plant space, signage, solar PV on roof and associated hard and soft landscaping works

Ward: Bicester South And Ambrosden

Councillors: Councillor Nick Cotter, Councillor Frank Ideh and Councillor Chris Pruden

Reason for Referral: Major development, Cherwell District Council Proposal

Expiry Date: 08 June 2026

Committee Date: 04 June 2026

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND A S106 LEGAL AGREEMENT

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site relates to 'Building D8' of the previously known complex of warehouses (formerly known as the 'D' Site), which was part of the Logistics, Commodities and Services (LCS), formerly known as Defence Storage and Distribution Agency (DSDA) logistics hub. The site contains a large warehouse building and areas of hardstanding, parts of which were previously railway tracks.
- 1.2. Located south of Bicester, the site is within close proximity to St. David's Barracks and within the southern part of the Graven Hill development site. The red line site area represents part of the Council's ownership with the wider site (within the blue line) also including the adjacent woodland and a veteran tree. Expeditionary Road bounds the site to the north and connects a cluster of industrial buildings to the north and south of the Graven Hill site. The land to the north and east is the wider 'D' site granted planning permission under 22/01829/OUT for B8 uses.
- 1.3. There are some distinct level changes across the site; with a raised area of hardstanding to the rear of the site, which falls away towards the woodland site, quite sharply.

2. CONSTRAINTS

- 2.1. The application site is within the area allocated in the adopted Local Plan (Bicester 2) as a strategic site for mixed use development, with Graven Hill itself proposed to remain as an open space to be utilised for public access. Policy Bicester 2 identified the site as a brownfield site. The site lies in an area of archaeological interest and

potential. There is an overarching archaeological written scheme of investigation which covers the entire Graven Hill site. The site lies within a protected species buffer for Great Crested Newts (GCN) and is within an area of potentially contaminated land.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. Planning permission is sought for the change of use of the warehouse and land from storage and distribution (Use Class B8) to mixed uses to include operational waste depot (Sui Generis), storage and distribution (B8), MOT station, and HGV workshop (B2), and supporting office space and welfare facilities (ancillary Class E). Permission is also sought for the demolition of single storey elements of the building, alterations to the existing openings, provision of hardstanding and alterations to the existing hardstanding, plant space, signage, solar photovoltaics to the roof and associated hard and soft landscaping.

4. RELEVANT PLANNING HISTORY

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

Application: 21/03749/F Permitted 22 March 2022

Variation of condition 2 (plans) of 19/00937/OUT - The submitted proposals show the relocation of the Community Centre, Extra Care Facility, Nursery and Pub, as explained in the submission. The masterplan is amended to include these proposals, and excludes the employment land, for clarity

Application: 24/00251/CDC Permitted 26 March 2024

New security fence to the vehicle parking areas

Application 22/01829/OUT Permitted 10 October 2023

'Outline (fixing 'Access' only) – redevelopment of Graven Hill D1 Site, including demolition of existing buildings, development of B8 'Storage or Distribution' use comprising up to 104,008 sq. m (GIA), creation of open space and associated highway works, ground works, sustainable drainage systems, services infrastructure, and associated works.' A reserved matters application is under consideration currently with reference 25/03310/REM.

Application 25/01768/HYBRID Under Consideration

Hybrid planning application comprising:

- Outline planning permission (with all matters reserved apart from access) for the development of up to 1,295 residential units (up to 1,235 homes (Use Class C3) and up to a 60-bed extra care facility) and supporting infrastructure, a pub / restaurant up to 1,000sqm, and associated parking areas, access, allotments, and public open space; and
- Full planning permission for the development of 34 residential units (Use Class C3) and associated parking areas, access, and public open space.

5. PRE-APPLICATION DISCUSSIONS

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

Application: 25/00023/PREAPP

- 5.2. It was not possible to reach a view as insufficient information was provided. That being said, Officers considered that the proposal for storage and distribution of spare bins, storage of fuel and vehicles, provision of an MOT station for small vehicles and ancillary office and welfare facilities in connection with the above uses was likely to be considered acceptable in principle.

6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **29 April 2026**, although comments received after this date and before finalising this report have also been taken into account.
- 6.2. No comments have been raised by third parties.

7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.
- 7.2. BICESTER TOWN COUNCIL: **no comments or objections** received at the time of drafting the report.
- 7.3. GRAVEN HILL RESIDENTS' ASSOCIATION – **no objection in principle but comments** that there are elements of the proposal which we request CDC consider conditions relating to the development. The description of development is somewhat loose and does not include reference to storage or transfer of waste in bulk – this should be clarified. BNG proposals should be explicit in the application and required through a Section 106 agreement at a specific site adjacent to Graven Hill.
- 7.4. LANGFORD VILLAGE COMMUNITY ASSOCIATION: **no comments or objections** received at the time of drafting the report.
- 7.5. ARBORICULTURE (Aspect Arboriculture): **no objection**.
- 7.6. ARCHAEOLOGY (OCC): **no objection** – subject to conditions (watching brief).
- 7.7. BUILDING CONTROL: **comments** that Building Regulations application will be required, consultation to the fire service required and additional fire exits may be required.
- 7.8. CPRE: **no comments or objections** received at the time of drafting the report.

- 7.9. ECOLOGY (CDC):
1 October 2025: **holding objection – more information required** (relating to the BNG assessment).

20 March 2026: **no objections**. BNG Metric wording error needs to be amended. Off-site BNG to be provided.

13 May 2026: confirmed the metric no longer shows an error. No further objections to this application.
- 7.10. ECONOMIC GROWTH (CDC): **no comments or objections** received at the time of drafting the report.
- 7.11. ENVIRONMENTAL HEALTH (CDC): **no objections, comments:**
Noise
No comments.

Air Quality
No comments.

Contaminated Land
The findings of the Phase 1 Geo-Environmental Desk Study are accepted. An intrusive investigation is required as recommended in the report. It is therefore recommended that a series of conditions be attached to any consent granted.

Odour
No comments.

Light
No comments.
- 7.12. FIRE SERVICE (OXFORDSHIRE): **no comments or objections** received at the time of drafting the report.
- 7.13. LANDSCAPE SERVICES (CDC): **no comments or objections** received at the time of drafting the report.
- 7.14. LEAD LOCAL FLOOD AUTHORITY (OCC):

14 October 2025: **objection** – key issues: surface water flooding and provision of existing and proposed discharge rates for 1:2, 1:30 and 1:100).

18 March 2025: **no objection** subject to condition (SuDS).
- 7.15. LOCAL HIGHWAYS AUTHORITY (OCC): **no objection** – subject to conditions (cycle parking and travel plan).
- 7.16. NATURESPACE: **no objections**. Statutory conditions and informatives should be included.
- 7.17. PROPERTY AND ASSETS MANAGER: **no comments or objections** received at the time of drafting the report.
- 7.18. THAMES VALLEY POLICE: **no objections or comments**.

8. RELEVANT PLANNING POLICY AND GUIDANCE

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

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

- PSD1 – Presumption in favour of Sustainable Development
- SLE1 – Employment Development
- SLE4 – Improved Transport and Connections
- ESD1 – Mitigating and Adapting to Climate Change
- ESD2 – Energy Hierarchy and Allowable Solutions
- ESD3 – Sustainable Construction
- ESD4 – Decentralised Energy Systems
- ESD5 – Renewable Energy
- ESD6 – Sustainable Flood Risk Management
- ESD7 – Sustainable Drainage Systems
- ESD10 – Biodiversity and the Natural Environment
- ESD15 – The Character of the Built and Historic Environment
- Policy Bicester 2: Graven Hill

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

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

DRAFT CHERWELL LOCAL PLAN (DCLP 2042)

The District Council has prepared a 2042 Review Local Plan that has passed through Reg.18 and Reg.19 consultations and has now been submitted for Examination (31 July 2025). Even though it has not been statutorily adopted, by virtue of its advanced stage of preparation and Council endorsement as adopted emerging strategy worthy of consideration at Examination, some weight must now be afforded to its policies and proposals, with the weight attributable dependent upon the level of objection and/or support offered in representations made in respect to the two rounds of public consultation. Emerging policies of relevance to this proposal are:

- SP1: Settlement Hierarchy.
- CSD1: Mitigating and adapting to climate change.
- CSD3: Achieving Net Zero Carbon Development, Non-residential
- CSD4: Improving Energy and Carbon Performance in Existing Buildings
- CSD5: Embodied Carbon
- CSD6: Renewable Energy
- CSD7: Sustainable Flood Risk Management
- CSD8: Sustainable Drainage Systems (SuDS)
- CSD9: Water Resources and Wastewater Infrastructure
- CSD10: Protection of the Oxford Meadows SAC
- CSD11: Protection and Enhancement of Biodiversity

- CSD12: Biodiversity Net Gain
- CSD13: Conservation Target Areas
- CSD14: Natural Capital and Ecosystem Services
- CSD 15: Green and Blue Infrastructure
- CSD16: Air Quality
- CSD 17: Pollution and Noise
- CSD18: Light Pollution
- CSD19: Soils, Contaminated Land and Stability
- CSD21: Waste Collection and Recycling
- CSD22: Sustainable Transport and Connectivity Improvements
- CSD23: Assessing Transport Impact/ Decide and Provide
- CSD24: Freight
- Policy LEC 1: Meeting Business and Employment Needs
- Policy LEC 2: Development at Existing or Allocated Employment Sites
- COM10: Protection and Enhancement of the Landscape
- COM11: Cherwell Local Landscape Designations
- COM14: Achieving Well Designed Places
- COM15: Active Travel - Walking and Cycling
- COM18: Creating Healthy Communities
- COM20: Providing Supporting Infrastructure and Services
- COM22: Public Services and Utilities
- COM23: Local Services and Community Facilities
- COM25: Local Green Space
- BIC1: Bicester Area Strategy
- BIC2: Delivery of Transport Schemes within the Bicester Area
- BIC E4: Land South West of Graven Hill

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)

9. APPRAISAL

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

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Highway safety
- Ecology
- Biodiversity net gain
- Flooding and drainage
- Arboricultural matters

Principle of Development

Policy Context

9.2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate

otherwise. Paragraph 11 of the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. The presumption in favour of sustainable development is reiterated in Policy PSD1 of the CLP 2015.

- 9.3. Section 6 of the NPPF advises Local Planning Authorities on building a strong and competitive economy. Paragraph 85 notes that decisions on applications '*should help create the conditions in which businesses can invest, expand and adapt*'. Furthermore, Paragraph 124 within Section 11 '*Making effective use of land*', of the NPPF is relevant and supports plans that promote an effective use of land that utilise previously developed or '*brownfield*' land.
- 9.4. The Cherwell Local Plan 2011-2031 Part 1 adopted in 2015, allocates Graven Hill (Policy Bicester 2) as a strategic site proposed for mixed use development. Policy Bicester 2 provides for 26 hectares of land for employment purposes in use classes mixed B1, B2 and B8. The employment provision and mix related to the whole allocation and not just the application site.
- 9.5. Included in the approved Master Plan for the site is the current application site which is designated for employment use. The original outline consent for the entire site proposed 92,040 sq. m for employment floorspace (11/01494/OUT refers). This outline consent has now expired (on 8 August 2022), so the approved masterplan cannot be relied upon.
- 9.6. The site falls within the Graven Hill site ('*Policy Bicester 2: Graven Hill*') and is identified as having major development potential. The commentary to the allocation in the Plan at paragraph C58 notes that the use of the allocated site '*will support local economic growth including the warehousing and logistics sector in a location that lends itself to both national and regional distribution*'.
- 9.7. Policy SLE1 '*Employment Development*' within the adopted CLP 2015 states that employment development on new sites allocated within the plan should accord with the site allocation policy. In this instance that is Policy Bicester 2.
- 9.8. Policy SLE4 '*Improved Transport and Connections*' makes reference to the potential to capitalise rail freight opportunities and supports proposals for rail freight associated with development at Graven Hill.

Assessment

- 9.9. As stated above, Policy Bicester 2 sets out specific design and place shaping principles for the development of Graven Hill. One of the requirements of the policy is to achieve a well-designed approach to the urban edge, which relates development at the periphery to its rural setting. Employment units will need to be carefully designed to limit adverse visual impact on the wider area. It also requires development to respect the landscape setting and demonstrate enhancement, restoration, or creation of wildlife corridors, through the creation of '*green fingers*' leading into the development area.
- 9.10. This proposal is in general conformity with Policy Bicester 2. While the proposal relates to change of use from a B8 use to a mixed use, the proposed mixed use is consistent with the wider B8 development scheme that was approved under 22/01829/OUT and on the part of the site originally identified for employment uses. Further, the woodland situated to the south of the building (within the applicant's ownership) will remain untouched, consistent with the intention to respect the landscape setting of the site.

Conclusion

- 9.11. The NPPF states that achieving sustainable development means the planning system has three overarching objectives; economic, social, and environmental. The objectives need to be balanced to ensure they can be pursued in a mutually supportive way.
- 9.12. The application proposes uses that would support the overall re-use of the building and makes effective use of brownfield land, would be consistent with the requirements of Policy Bicester 2 and SLE1, would enable the Council to respond to increasing demands on waste and environmental services through a relocated Depot site and, as will be set out in subsequent sections of this report, would respect the natural environmental context of the site, providing mitigation and enhancement where required. The proposal is therefore considered to constitute '*sustainable development*' and thus the presumption in favour of sustainable development applies.
- 9.13. As set out above, the proposal accords with Policy Bicester 2, SLE1 and PSD1 of the CLP 2015 and Government guidance contained within the NPPF.

Design, and impact on the character of the area

- 9.14. Policy ESD15 of the CLP 2015 states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout, and high-quality design.
- 9.15. Government guidance contained within the NPPF (sections on design) state that good design is a key aspect of sustainable development to create better places (paragraph 131).
- 9.16. This proposal seeks to change the use of the land, the removal of the single storey lean-to additions, alterations to openings, the provision of hardstanding and internal roads, signage, and the addition of solar photovoltaics to the roof of the building.
- 9.17. The removal of the single-storey lean-to extensions would have very limited impact on the character and appearance of the existing building, given the significant scale and massing of the building. The lean-tos are minor in scale and are surplus to requirement in bringing this building back into use. The proposed alterations to openings are to create larger door openings accessible for vehicles. The north elevation (visible from the service road) remains consistent with the existing appearance, of which this is the only elevation visible within the public realm. The noticeable change only being the removal of the lean-to extension to the front of the building.
- 9.18. A new service road is proposed to continue along the south of the building and into the existing area of hardstanding, which is proposed to be extended. The areas of hardstanding and service roads will follow the layout of the existing hardstanding (previously rail infrastructure) and thus will have very limited impact on the character and appearance of the area.
- 9.19. Limited details have been provided in relation to signage but those currently proposed appear consistent with the scale and use of the proposal. Further details in relation to signage are proposed to be provided by way of condition.
- 9.20. Given the scale of the existing building, the addition of solar photovoltaics to the roof would have limited impact on the character of the building and immediate vicinity, particularly as they would be placed on the lower facing concourse of the roof,

directed away from the publicly visible elevation, and would appear consistent with the proposed use of the site.

- 9.21. The proposal would not give rise to a detrimental impact on the character and appearance of the area. The proposal therefore complies with Policy ESD15 of the CLP 2015, saved Policy C28 of the CLP 1996 and Government guidance contained within the NPPF.

Residential amenity

- 9.22. Paragraph 135 (f) of the NPPF includes as a core principle, a requirement that planning decisions should create places '*with a high standard of amenity for existing and future users*'. This is reflected in Policy ESD15 of the CLP 2015, which states that '*new development proposals should: consider the amenity of both existing and future development, including matters of privacy, outlook, natural light, ventilation, and indoor and outdoor space*'.
- 9.23. The application site is situated within an area proposed for commercial (predominantly B8) uses. There is significant separation between the site and St. David's Barracks and the site and proposed and existing residential dwellings on the Graven Hill development site (including those proposed via the Stage 2 application for Graven Hill (25/01768/HYBRID)).
- 9.24. The Environmental Protection Team have raised no objections with regard to noise, odour, or lighting. The proposal is acceptable in this regard.
- 9.25. The proposals are therefore not considered to be harmful to residential amenity and thus comply with Policy ESD15 of the CLP 2015, saved Policy C28 of the CLP 1996 and Government guidance contained within the NPPF.

Highway safety

- 9.26. Paragraph 116 of the NPPF states '*Development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.
- 9.27. Paragraph 118 of the NPPF goes on to state '*All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement so that the likely impacts of the proposal can be assessed*'.
- 9.28. The application has been submitted with a detailed transport statement, which has been reviewed by the Local Highway Authority (LHA). The LHA raise no objections to the application subject to conditions relating to cycle parking provisions and a travel plan.
- 9.29. The application does not propose any additional highway works and would utilise the existing access point and access road (Expeditionary Road) to the site.
- 9.30. The proposals are therefore considered to comply with Policy SLE4 of the CLP 2015 and Government guidance contained within the NPPF.

Ecology

Legislative context

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

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

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

Policy Context

- 9.36. Paragraph 187 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 9.37. Paragraph 193 states that when determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity

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

- 9.38. Paragraph 198 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.
- 9.39. Policy ESD10 of the Cherwell Local Plan 2015 lists measures to ensure the protection and enhancement of biodiversity and the natural environment, including a requirement for relevant habitat and species surveys and associated reports to accompany planning applications which may affect a site, habitat, or species of known ecological value.
- 9.40. Policy ESD11 is concerned with Conservation Target Areas (CTAs) and requires all development proposals within or adjacent CTAs to be accompanied by a biodiversity survey and a report identifying constraints and opportunities for biodiversity enhancement.
- 9.41. These policies are both supported by national policy in the NPPF and also, under Regulation 43 of Conservation of Habitats & Species Regulations 2017, it is a criminal offence to damage or destroy a breeding site or resting place, unless a licence is in place.
- 9.42. The Planning Practice Guidance dated 2014 post dates the previous Government Circular on Biodiversity and Geological Conservation (ODPM Circular 06/2005), although this remains extant. The PPG states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.

Assessment

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

It also states that LPA's can also ask for:

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

- 9.44. The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site contains buildings of traditional construction and there are a number of mature trees and hedgerows within and adjacent the site, and therefore has the potential to be suitable habitat for bats, breeding birds, badgers, reptiles, great crested newts, water voles and invertebrates.
- 9.45. In order for the local planning authority to discharge its legal duty under the Conservation of Habitats and Species Regulations 2017 when considering a planning application where EPS are likely or found to be present at the site or surrounding area, local planning authorities must firstly assess whether an offence under the Regulations is likely to be committed. If so, the local planning authority should then consider whether Natural England would be likely to grant a licence for the development. In so doing the authority has to consider itself whether the development meets the 3 derogation tests listed above.
- 9.46. In respect of planning applications and the Council discharging of its legal duties, case law has shown that if it is clear/ very likely that Natural England will not grant a licence then the Council should refuse planning permission; if it is likely or unclear whether Natural England will grant the licence then the Council may grant planning permission.
- 9.47. The application is supported by a detailed Emergence Survey (dated June 2025), Full Reptile Survey (dated May 2025), Hibernation Check (dated February 2025), and an Ecological Appraisal (dated October 2024) all undertaken by Cherryfield Ecology, which concluded that it comprised artificial unvegetated; unsealed surface, developed land; sealed surface, modified grassland, other neutral grassland, scattered trees, ditches and mixed woodland. A day bat roost will be lost in the works at the west elevation as a result of the demolition of the single storey lean-to extension and minor disturbance may occur to the remaining roosts within the building. If lost roosts are replaced by bat boxes, the effects of the proposal are considered to be negligible. This will require a bat licence. Furthermore, it was outlined by the Council's Ecologist that GCN licensing would be required to be obtained from NatureSpace to mitigate harm on GCN, prior to determination. A GCN license from NatureSpace has been obtained.
- 9.48. A badger survey was undertaken of the site by Cherryfield Ecology (dated October 2024), the results for which are held in a confidential appendix, submitted by the applicants.
- 9.49. Officers are satisfied, on the basis of the advice from the Council's Ecologist and the absence of any objection from Natural England, and subject to conditions, that the welfare of any European Protected Species found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.

Biodiversity net Gain (BNG)

Legislative and policy context

- 9.50. A mandatory 10% biodiversity net gain on-site would be required for this development in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

9.51. The need to achieve BNG is also set out within the National Planning Policy Framework (NPPF, 2021), which states in Para. 174 that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity.”

9.52. An accepted method of assessing BNG is through the use of biodiversity metrics to assess the biodiversity value of habitats pre- and post-development based on habitat type, distinctiveness, and condition. The original calculation submitted with the application showed a BNG of some minus seventy percent. Following discussions with the CDC Ecologist and refinement of the proposed scheme, this was reduced to some minus fifty five percent on the site itself. Therefore, offsite net gain is required.

9.53. Policy ESD 10 of the adopted Local Plan inter alia requires that:

- In considering proposals for development a net gain in biodiversity will be sought by protecting, managing, enhancing, and extending existing resources, and by creating new resources

Assessment

9.54. The submission was accompanied by a Final BNG 2025 Assessment undertaken by Cherryfield Ecology. This assessment was assessed by the Council's Ecologist and objections were raised with regard BNG and the assessment of other neutral grassland, further details were required with regard to off-site grassland, a discrepancy between the metric and the site plan (traditional orchard habitat) and proposal of some small trees within areas of scrub.

9.55. In response to the above, traditional orchard has been removed from within the metric as this was an error, the areas of grassland have been downgraded, with the exception of off-site grassland, proposed trees in close proximity to scrub have been relocated for management purposes and the area of enhanced woodland off-site has been reduced while still meeting the 10% net gain criteria with a combination of on and offsite improvements.

9.56. In light of the required amendments, the Council's Ecologist considered the updated reports and metric sufficient at this stage, and subject to the updating of an error in the metric (now confirmed as being updated and sufficient) and conditions, are considered acceptable.

9.57. Comments were raised by GHRA in relation to the provision of BNG on site and securing BNG provision through a S106 agreement. Off-site BNG will be secured through a Section 106 agreement, which is considered acceptable by the Council's Ecologist and Officer's agree with this assessment.

Conclusion

9.58. Overall, Officers are satisfied, on the basis of the advice from the Council's Ecologist and NatureSpace, and subject to conditions and planning obligations, that the proposed development will secure a biodiversity net gain. Furthermore, the off-site biodiversity enhancements will achieve the required legislative biodiversity net gain for this proposal. The proposal will be subject to the mandatory Biodiversity Gain Plan condition, and a Section 106 is required to secure the offsite BNG for 30 years and a Habitat Management and Monitoring Plan and monitoring fees. Therefore, the proposed development is considered to accord with Government guidance

contained within the NPPF, relevant legislation and Policies ESD10 and 11 of the CLP (2015).

Flooding and Drainage

Policy Context

- 9.59. Paragraph 181 of the NPPF states that when determining applications, Local Planning Authorities '*should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment.*' Policies ESD 6 and ESD 7 of the CLP 2031 Part 1 together resist new development where it would increase flood risk or be unduly vulnerable to flooding. They also seek to ensure that the proposals incorporate sustainable drainage systems in order to prevent increased risk of flooding.

Assessment

- 9.60. The site lies within Flood Zone 1, which is land which has less than 1 in 1,000 annual probability of river or sea flooding. Built development associated with the development is located entirely within Flood Zone 1.
- 9.61. In regard to surface water flooding, the majority of the site is in a very low surface water flood risk area. However, the Lead Local Flood Authority (LLFA) initially objected to the scheme, outlining that further information relating to surface water flooding for the 1:30 year storm event and existing and proposed discharge rates for the 1:2, 1:30 and 1:100 with the minimum betterment for brownfield sites was required.
- 9.62. In response to the LLFA's objection, the applicant provided a Flooding Technical Note (dated 19 November 2025 and produced by Stantec), which alleviated the LLFA's concerns, subject to conditions relating to SuDS.

Conclusion

- 9.63. Overall based on the submitted flood and drainage information, the development is not considered to give rise to the risk of flooding at the site, and it can be drained appropriately using SuDs techniques. Therefore, the proposals are considered to be satisfactory in this regard, in accordance with the requirements of policies ESD6 and ESD7 of the CLP 2031 Part 1 and Section 14 of the NPPF.

Arboriculture

- 9.64. A key site constraint are the trees on and surrounding the application site. Land within the blue line to the south of the red line site area is heavily tree'd and some of those trees form the edge of the site and extend onto it. There are a number of trees on the site itself. The tree survey identified the trees as being predominantly within Categories B (Moderate Quality and Value) and C (Low Quality and Value) with a small number of Category U trees (unsuitable for retention) and one Category A tree (High Quality and Value). The Arboricultural Impact Assessment refers to the Category A tree as being a 'Veteran Tree' (this is within the blue line site area). The Assessment confirms that the project design has prioritised the retention of trees of high and moderate quality, particularly those with significant remaining life expectancy and value to the wider landscape, however due to the requirements of the access, several trees of Category C and U do need to be removed or would be disturbed. Mitigation measures in the form of retention and protection of high and moderate quality trees is proposed as well as replacement planting using suitable native species.

- 9.65. Advice has been received for the Local Planning Authority from Aspect Arboriculture regarding the submission. Their advice is that the submitted information is sufficient. The principal Arboricultural impact is the loss of an Oak (recorded as a Category C tree) which is required to accommodate a service road. This is unavoidable and the loss of the tree would have negligible visual amenity impacts given the limited current opportunities for public appreciation of the tree and the fact that the wooded backdrop to the tree will remain (other losses would also be unavoidable and proportionate mitigation is proposed). An Arboricultural Method Statement and a detailed replanting scheme are recommended to be sought via planning condition, but the details sought are provided with the application.
- 9.66. The proposal is consistent with Policies ESD10, ESD13 and ESD15 which collectively promote the retention and protection of existing trees and woodland and therefore subject to conditions, the application is acceptable from an Arboricultural perspective.

Other Matters

- 9.67. The GHRA raised concern in relation to the storing of waste at the site. The proposals do not currently consist of waste storage, and provision is not proposed to accommodate this. Vehicles will be returned to site at the end of the day and stored once waste has been offloaded at relevant waste storage facilities within the district.
- 9.68. The Environmental Protection Team recommended conditions relating to land contamination and the need for intrusive investigations. The conditions are recommended.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. Achieving sustainable development means the planning system has three overarching objectives; economic, social, and environmental. The objectives need to be balanced to ensure they can be pursued in a mutually supportive way.
- 10.2. The application proposes uses that would support the overall re-use of the building and makes effective use of brownfield land, would enable the Council to respond to increasing demands on waste and environmental services through an additional Depot site. In addition, the proposals will not cause harm to protected species and will achieve the required legislative biodiversity net gain for this proposal, while providing careful management of ecologically sensitive areas, thereby meeting social, economic, and environmental objectives.
- 10.3. The proposals are not considered to cause harm to residential amenity, highway safety or ecology and are not considered to give rise to any harm to the character and appearance of the site.
- 10.4. Officers are satisfied that the proposals comply with the relevant policies of the Development Plan, as outlined in the report, notably Policy Bicester 2 of the CLP 2015 and Government guidance contained within the National Planning Policy Framework, and permission should be granted.

11. RECOMMENDATION

DELEGATE TO THE ASSISTANT DIRECTOR - PLANNING TO GRANT PERMISSION, SUBJECT TO:

- i) THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**

ii) THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):

- **Habitat Management and Monitoring Plan**, securing of the BNG offsite for 30 years
- **Payment of BNG Monitoring fee** of £4,517.76

(Refer to Appendix 1 for the full specification)

CONDITIONS

Time Limit

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

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

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the form and following approved plans:

Drawing numbers: 330511166-DR-A-10000 Rev P1 (Site Location Plan), 330511166-DR-A-10110 Rev P2 (Existing Site Location Plan), 330511166-DR-A-10100 Rev P8 (Proposed Site Plan), 1204.1/02 (Tree Pit & Hedgerow Details), 996953-659-DWG-TCP-FR-01-NB-230425 (Tree Constraints Plan), 996953-659-DWG-TPP-FP-1NB-050825 (Tree Protection Plan), 996953-659-DWG-TRRP-FP-1NB-050825 (Tree retention & removal plan), 330511166-DR-A-11002 P1 (Existing Ground Floor Plan), 330511166-DR-A-11000 P6 (Proposed Ground Floor Plan), 330511166-DR-A-12010 P2 (Existing Sections), 330511166-DR-A-12001 P1 (Proposed Sections), 330511166-DR-A-13010 P2 (Existing Elevations 1 of 2), 330511166-DR-A-13011 P1 (Existing Elevations 2 of 2), 330511166-DR-A-13000 P2 (Proposed Elevations 1 of 2), 330511166-DR-A-13001 P2 (Proposed Elevations 2 of 2), 330511166-DR-A-13002 P2 (West Elevation Proposed Improvements, 330511166-DR A-16010 P1 (Schedule of Accommodation), 202411046 V1 (BNG Impact Map), 1204.1_01D Landscape General Arrangement Plan), 330511166-STN-HDG-XX-RP-0501-41 PO1 (Proposed Site Levels).

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.

3. No development shall commence until the existing tree(s) to be retained as shown on approved drawing number (996953-659-DWG-TPP-FP-1NB-050825) have been protected in accordance with the Tree Retention and Removal Plan (drawing number 996953-659-DWG-TRRP-FP-1NB-050825). The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and shall be maintained until the development is completed. Nothing shall be stored or placed within the areas

protected by the barriers.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape 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.

4. 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: In the interests of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

5. Prior to the first occupation of The Depot, a Travel Plan, prepared in accordance with the Department for Transport's Best Practice Guidance Note 'Using the Planning Process to secure Travel Plans' and its subsequent amendments shall be submitted to and approved in writing by the Local Planning Authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance on the use of private cars related to the development in favour of other modes of transport. The development shall be operated in accordance with the approved Travel Plan.

Reason: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

6. 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 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.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy ESD6 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

7. No development shall commence on site without the appointed archaeologist being present (other than in accordance with the agreed and submitted Written Scheme of Investigation [UNIT 14, EXPEDITIONARY ROAD, GRAVEN HILL, BICESTER ARCHAEOLOGICAL MONITORING AND RECORDING John Moore

Heritage Services 2025]). Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including 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 recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

8. 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 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the local planning authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

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

9. If contamination is found by undertaking the work carried out under condition 8, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the local planning authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

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.

10. If remedial works have been identified in condition 9, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 9. 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.

11. 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 any ground and water contamination is identified and 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.

12. No development shall commence (including demolition, ground works, vegetation clearance) unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:

- Risk assessment and mitigation of potentially damaging construction activities
- Identification of 'Biodiversity Protection Zones'
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- The location and timing of sensitive works to avoid harm to biodiversity features
- The times during construction when specialist ecologists need to be present on site to oversee works
- Responsible persons and lines of communication
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- Use of protective fences, exclusion barriers, and warning signs

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

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

13. 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 "Unit 14 Expeditionary Road: Impact plan for great crested newt District Licensing (Version 1)", dated 20th August 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 (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.

14. 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.

15. Prior to the first use of the development hereby approved details of the external lighting/security lighting/floodlighting including the design, position, orientation and any screening of the lighting, which shall be in accordance with ILP/BCT Guidance Note 08/23 to ensure it is designed to avoid impacts to bats, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In the interests of visual amenity and highway safety, to protect the amenities of nearby residents and to ensure that the lighting is designed to be sensitive protected species, particularly bats and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

16. No development shall commence above slab level until a Biodiversity Enhancement and Mitigation Plan (BEMP) including species specific enhancements and compensatory measures has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement and mitigation plan approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

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

17. Where an offence under Regulation 43 of the Habitats and Species Regulations 2017 ((or any regulation revoking or re-enacting or amending that regulation) is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

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.

18. Full design details of the proposed signage shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and highway safety and to protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Informatives

- 1) It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.
- 2) It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.
- 3) It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR150, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

Appendix 1 – Heads of Terms

Planning obligation			Regulation 122 Assessment
Detail	Amounts (all to be Index linked)	Trigger points	
HMMP		<p>Securing of the BNG offsite for 30 years</p> <p>No development shall commence unless and until an 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:</p> <ul style="list-style-type: none"> • a non-technical summary • the roles and responsibilities of the people or organisation(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 <p>Notice in writing shall be given to the local planning authority when the:</p> <ul style="list-style-type: none"> • HMMP has been implemented 	<p>Necessary – Yes</p> <p>Directly related – Yes, to secure a BNG for the site in accordance with Section 7A of the TCPA 1990</p> <p>Fairly and reasonably related in scale and kind – Yes, policy compliant</p>

		<ul style="list-style-type: none"> • 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. <p>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.</p>	
BNG Monitoring	<p>£4,517.76 (8 hours * 70.59 (hourly rate) = 564.72 * 8 (monitoring intervals) = £4,517.76</p>	Prior to commencement of development	<p>Necessary – Yes, for monitoring purposes Directly related – Yes; provision would be provided off-site Fairly and reasonably related in scale and kind – Yes, amount is policy compliant</p>