

Case Officer: Lewis Knox

Applicant: VPK Group

Proposal: Replacement of existing single storey storage facility with a new storage building with covered loading area

Ward: Banbury Cross And Neithrop

Councillors: Councillor Fiaz Ahmed, Councillor Becky Clarke, Councillor Yvonne Greene

Reason for Referral: Major development of over 1,000sqm floor space created.

Expiry Date: 22 January 2026

Committee Date: 4 June 2026

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site forms part of the Beaumont Industrial Estate and contains an existing single-storey building that is proposed to be demolished as part of this application. The area surrounding the existing building is predominantly a hard standing surface and the site formerly contained a large office building that was previously demolished.
- 1.2. Adjoining the site to the south is the existing main building of the VPK Group, which is a large warehouse and office building of brick construction, with a significant portion of its front elevation being metal clad.
- 1.3. To the front of the application site are some large mature trees. Whilst these trees are not subject to a Tree Preservation Order (TPO), they nevertheless provide significant visual amenity to the street scene and soften the predominant industrial character of the site and surroundings.
- 1.4. Buildings surrounding the application site are typically of a utilitarian design that favours function over design. The prevailing industrial vernacular consists of box-like buildings, with hardstanding at the front to accommodate vehicle parking and interspersed with some vegetation.

2. CONSTRAINTS

- 2.1. The application site is within the Beaumont Industrial Estate, which forms part of an Existing Strategic Employment Site. There are no existing heritage assets near to or around the application site, however it is noted that to the rear of the site is the Banbury Circular Walk/Oxford Canal Trail, that forms part of Existing Green Space and a Conservation Target Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The proposed development involves the demolition of existing buildings and the construction of a replacement single-storey storage building with covered loading area.

4. RELEVANT PLANNING HISTORY

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

02/02334/FUL – Extension to accommodate covered loading area, relocated corrugator line and bale store – Permitted

21/01937/F – Extension to form covered loading bay - Permitted

5. PRE-APPLICATION DISCUSSIONS

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

6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **3 July 2025**, although comments received after this date and before finalising this report have also been taken into account.

- 6.2. No comments have been raised by third parties.

7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

- 7.2. BANBURY TOWN COUNCIL: **Support** – no objections.

- 7.3. THAMES VALLEY POLICE – **No objection**. It is recommended that the applicants consult the guidance of Secure by Design – Non-Residential 2025 and incorporate the guidance contained within this document into the detailed specification of the building to ensure appropriate levels of security are provided to minimise the risk of crime.

- 7.4. CDC BUILDING CONTROL – **No objection**. There is insufficient information provided that this stage for Building Control to make any specific comments, other than that an application should be submitted a Building Control body for approval.

- 7.5. OCC TRANSPORT AND HIGHWAYS – **No objection, subject to conditions**. The proposal will reduce the number of vehicle trips. The storage unit is considered ancillary to the existing use. Access is gained from Beaumont Road with good visibility in both directions. The site layout plan demonstrates that adequate swept paths to allow for effective manoeuvrability within the site.

- 7.6. The existing provision of car parking on the site provides adequate capacity to accommodate potential increased demand. Conditions requested relate to cycle parking provision and the submission of a Construction Traffic Management Plan (CTMP).
- 7.7. OCC LEAD LOCAL FLOOD AUTHORITY – Initial **Objection**. Subsequent amended information submitted by applicant but not commented on by the LLFA is considered acceptable by CDC Planning Officers to address the initial LLFA concerns.
- 7.8. OCC ARCHAEOLOGY – **No comment**.
- 7.9. CDC ENVIRONMENTAL HEALTH – **No comments** in relation to noise, contaminated land, air quality, odour, or light.
- 7.10. THAMES WATER – A Groundwater Risk Management Permit from Thames Water will be required for discharging ground water to a public sewer. **No objection** in relation to wastewater and sewage treatment infrastructure capacity.

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 several 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
- Policy ESD 2 – Energy Hierarchy and Allowable Solutions
- Policy ESD 3 – Sustainable Construction
- Policy ESD 5 – Renewable Energy
- Policy ESD 6 – Sustainable Flood Risk Management
- Policy ESD 7 – Sustainable Drainage Systems (SuDs)
- Policy ESD 10 – Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD 15 – The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

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

DRAFT REVIEW CHERWELL LOCAL PLAN 2042 (only limited weight)

- LEC 1 – Meeting Business and Employment Needs
- LEC 2 – Development at Existing Employment Sites

- 8.3. Other Material Planning Considerations:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Design Guide (2018)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

9. APPRAISAL

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

- Principle of Development
- Design, and Impact on the Character of the Area
- Ecology impact
- Flooding
- Transport and Highways Impacts

Principle of Development

Policy Context

9.2. Policy SLE 1 of the Cherwell Local Plan 2015 states that in cases where planning permission is required, existing employment sites should be retained for employment uses unless relevant criteria has been met. It continues to state that employment proposals will be supported if they are (a) within the built up limits of the settlement, (b) outside the Green Belt unless VSC apply, (c) make efficient use of previously developed land, (d) make efficient use of existing and underused sites and premises increasing the intensity of use on sites, (e) have good access, (f) meet high design standards, particularly sustainable construction methods and respect the character of its surrounding and (g) do not have an adverse impact on surrounding land uses, residents or the environment.

9.3. Policy LEC 1 of the Draft Cherwell Local Plan 2042 states that employment and business development will be supported on allocated sites where it meets the requirements set out within the Area Strategies.

9.4. Policy LEC 2 of the Draft Cherwell Local Plan 2042 states that employment development on allocated sites will be type of employment development specified. Proposals for use classes other than B2, B8 or E(g) on allocated/saved or existing employment sites must demonstrate that the site has been marketed for planned or existing permitted employment use for a minimum period of 12 months and has remained unsold or un-let or that premises have been vacant in the long term.

Assessment

9.5. It should be noted that the proposed development does not involve a change of use of the site. The existing site has an existing storage building that does not have adequate capacity to accommodate the storage needs of finished goods of the occupier. This results in a current need for the occupier to rent off-site storage, which is increasingly impractical to existing business operations and results in an increase in vehicle movements to transport goods between the site and the off-site storage facility. The proposal would increase the storage capacity for finished goods from 1,000 to 3,000 items.

9.6. The proposed development would therefore result in the development retaining its existing ancillary B8 use, which is a conforming use within an Existing Strategic Employment Site. It would have the added benefit of increasing the efficiency of an

established enterprise and employer within Banbury and make effective use of an existing and underutilised site, in accordance with the requirements of Policy SLE1 of CLP2015. Existing access arrangements would be retained unchanged and would enable the existing operation to increase capacity three-fold with no discernible impact on local amenity or character.

Conclusion

- 9.7. The principle of development is wholly acceptable and would meet the objectives of Policy SLE 1 of the CLP2015 and Policies LEC 1 and LEC 2 of the Draft Cherwell Local Plan 2042.

Design and Impact on the Character of the Area

Policy Context

- 9.8. Policy ESD15 of the CLP 2015 provides guidance as to the assessment of development and its impact upon the character of the built and historic environment. It seeks to secure development that would complement and enhance the character of its context through sensitive siting, layout and high quality design meeting high standards and complementing any nearby heritage assets.
- 9.9. Saved Policies C28 and C30 of the CLP 1996 exercise control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context.
- 9.10. Section 12 of the NPPF is clear that good design is fundamental to what the planning and development process should achieve. Paragraph 130 of the NPPF states that planning decisions should ensure that developments:
- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping; and*
 - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.*

Assessment

- 9.11. The existing storage building that is proposed to be demolished as part of this proposal has a generally regular shape. The total footprint of the existing building is measured at approximately 1,059sqm. The existing structure is predominantly metallic, with a flat roof and with small openings to provide access. The structure is surrounded by hardstandings, with HGV parking areas, stacked pallets, and other ancillary buildings. The existing building has no significant architectural merit, and its removal raises no design concerns.
- 9.12. The proposed building would have a conventional rectangular shape, with a length of 65m and a width of 35m. A smaller covered area would be attached to the flank elevation of the main structure with a length of 20m and a width of 8.5m. This creates a total floor area of 2,445sqm. This represents an increase in floor area between the existing and proposed structures of 1,386sqm, or more than double the size of the existing building.

- 9.13. A significant part of the additional floorspace being created is through extending the footprint wider than the existing building, whilst maintaining a similar setback from the street. The wider part of the building would sit behind existing mature trees retained at the front of the property, providing significant screening of the existing structure. The structure would be constructed in a similar manner to the existing building consisting of an aluminium frame and steel reinforcements.
- 9.14. Whilst the proposed structure also has limited architectural merit, it is a highly functional design, that will increase the storage capacity for the business and make best use of an existing development site. Its layout, form and appearance are commensurate with the prevailing pattern of development within the area and would replace a building that its showing signs of weathering and deterioration.
- 9.15. It should be noted that a key element of the design is to minimise internal condensation and enhance thermal insulation, as the existing structure does not provide a temperature-managed environment for finished products that are stored. The proposal to provide 60mm thick sandwich panels and a thermo-insulated PVC roof would significantly improve on the existing situation. The proposal would therefore provide improved sustainability credentials. The applicant has noted that they have considered the provision of solar panels and other renewable energy options, however at this stage, this has been discounted but is under review by the applicant as part of a site-wide improvement plan. Given the ancillary nature of the structure, improved insulation, and its use primarily for storage, the energy needs of the development are likely to be minimal.

Conclusion

- 9.16. The proposed design is considered to fully optimise the site, would integrate well with its surroundings, and reflects local architectural distinctiveness and the industrial vernacular of the established built form. The proposal is considered to comply with Policy ESD15 of CLP2015, Saved Policies C28 and C30 of the CLP1996 and the NPPF.

Ecology Impact

Legislative context

- 9.17. 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.
- 9.18. 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.
- 9.19. 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.

9.20. 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.

9.21. The Regulations require competent authorities to consider or review planning permission, applied for, or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Equivalent consideration and review provisions are made with respects to highways and roads, electricity, pipelines, transport and works, and environmental controls (including discharge consents under water pollution legislation).

Policy Context

9.22. Paragraph 180 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

9.23. Paragraph 186 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.

9.24. Paragraph 191 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

9.25. 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.

- 9.26. 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.
- 9.27. These policies are both supported by national policy in the NPPF and, 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.
- 9.28. 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

- 9.29. The Council's Ecology Officer has reviewed the proposed development and noted the existence of trees at the front of the site. Confirmation was sought as to whether the trees would be impacted by the proposed development. It was confirmed that the trees fall outside the application site boundary and given the spatial separation of the proposed building from these trees, at approximately 11-12 metres, it is unlikely that the proposal would result in any harm to these existing trees. It is, however, considered to be prudent to impose a condition requiring tree protection measures to be implemented during construction.
- 9.30. The applicant made an assessment within their submission that they consider that the proposal qualifies for the BNG *de minimis* exemption as the proposal does not impact priority habitats, impacts less than 25sqm of non-priority on-site habitat and impacts less than 5m of non-priority linear habitats. This has been reviewed by the Ecology Officer, who has confirmed that the proposed development would be subject to the *de minimis* exemption from statutory BNG requirements.
- 9.31. However, it must be noted that Policy ESD10 of the CLP 2031 does require the protection and enhancement of biodiversity within new proposals. As such it is considered that a condition for the submission of a Biodiversity Enhancement plan should be included on any permission which would demonstrate how the development will deliver a net gain for biodiversity, in line with the Cherwell Local Plan and the NPPF. Enhancements could include the installation and maintenance of features such as bird and bat bricks, insect hotels, and other habitat features.
- 9.32. Informatives relating to Bats, Nesting Birds and Badgers will also be added to any decision to ensure the applicants are aware of the legal protection afforded to these species if they are encountered during development.

Conclusion

- 9.33. Officers are satisfied that the development does not meet the criteria for Statutory BNG and is therefore subject to the *de minimis* exemption. That said biodiversity enhancement is required as part of the Cherwell Local Plan Policies and the NPPF.

There are no objections to the proposals in terms of their impact on ecology subject to the biodiversity enhancement condition suggested by the ecology officer.

9.34. Flood Risk and Drainage

Policy Context

- 9.35. Policy ESD6 of the CLP 2015 essentially replicates national policy contained in the NPPF with respect to assessing and managing flood risk. In short, this policy resists development where it would increase the risk of flooding and seeks to guide vulnerable developments (such as residential) towards areas at lower risk of flooding.
- 9.36. Policy ESD7 of the CLP 2015 requires the use of Sustainable Drainage Systems (SuDS) to manage surface water drainage systems. This is with the aim to manage and reduce flood risk in the District.
- 9.37. The Sustainable Drainage Systems (SuDS) Policy, which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity, and amenity benefits in line with National Guidance. The Sustainable Drainage Systems (SuDS) Policy also implemented changes to the Town and Country Planning (Development Management Procedure) (England) Order 2010 to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.
- 9.38. The NPPF (Dec 2024) provides specific principles on flood risk (Section 14, from page 45). The NPPG provides further advice to ensure new development will come forward in line with the NPPF.
- 9.39. The non-statutory technical standards for sustainable drainage systems were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.
- 9.40. The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA SuDS Manual (C753), and we expect all development to come forward in line with these principles.

Assessment

- 9.41. Oxfordshire County Council as the Lead Local Flood Authority were consulted on the application and initially objected on the grounds that insufficient information had been submitted with the application to determine the acceptability of any drainage strategies at the site.
- 9.42. The information which was required included:

- Drainage strategy drawing to be provided, clearly showing the proposals and how surface water will be discharged.
 - Surface water catchment plan to be provided illustrating the impermeable area before and after development.
 - FRA to be provided, should the development be in flood zone 2&3 or greater than 1ha in flood zone 1.
 - Condition of existing drainage system to be confirmed in order to be able to take the new development. A survey to be conducted and any remedial works to be identified as part of the existing drainage system.
- 9.43. A drainage technical note which included information relating to the LLFA's request was subsequently submitted. At this stage, the LLFA maintained their objection citing deficiencies in the submitted technical note and that not all the information which was requested had been supplied.
- 9.44. Officers consider that this information had been submitted within the appendices of the revised technical note and that we are satisfied that a suitable and well thought out sustainable drainage strategy has now been provided for the site and as such it is not likely to cause any harmful impact on the locality in respect of flood risk or surface water run-off. Given that there were no other technical objections to the approach taken to sustainable drainage at the site and the fact the site is not located within a high risk flood zone, officers are content with the information provided.
- 9.45. A condition would be applied to any consent which requires the development to be carried out strictly in accordance with the submitted drainage details.

Transport and Highway Impact

Policy Context

- 9.44. Policy SLE4 of the CLP 2031 Part 1 requires that new developments maximise opportunities for access to sustainable modes of travel and seeks improvements to the highway network to mitigate significant adverse impact of traffic generation resulting from new development

Assessment

- 9.46. The proposals seek to replace the existing storage facility on site with a larger, more efficient store capable of increasing storage capacity from 1000 units to 3000 units. The Planning Statement outlines that currently; vehicles are required move products to offsite storage units. It is agreed that the proposed store will reduce the number of vehicle trips associated with transportation to external storage units. It is also agreed, given the storage unit is ancillary to the existing use, the proposed development is unlikely to significantly increased trip generation from the development site.
- 9.47. Access to the site is gained via existing points onto Beaumont Road, with good visibility in both directions. OCC consider the access points serving the proposed development acceptable.
- 9.48. The submitted swept path analysis demonstrates that there is a suitable area in which large vehicles can manoeuvre on site in order to leave the site in forward gear.
- 9.49. The proposed development increases the internal floor space on site by 1386sqm for B8 storage use. The site now has a total of 2445sqm of internal floor space.

OCC's Parking Standards for New Developments document states that a provision of 1 space per 300sqm is suitable for B8 uses. The existing provision on site is capable of providing an adequate provision of parking and mitigation against the risk of parking overspill from the development.

- 9.50. New developments should incorporate cycle parking infrastructure to encourage and facilitate alternative and sustainable modes of transport for employees and visitors of the site. The requirements for B8 storage are 1 space per 250sqm for staff and 1 space per 500 sqm for visitors. The additional internal floorspace therefore permits a provision of 8 cycle spaces. Details and compliance of cycle parking will be secured by a suitably worded condition.

Conclusion

- 9.51. Oxfordshire County Council raised no objections to the proposals subject to conditions. Officers see no reason to differ from these conclusions. As such it is considered that the development would have an acceptable impact on the safety of the local highway network and sufficient parking would be provided within the site. As such the proposals are acceptable in respect to their impact on the local road infrastructure.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. It is considered that the proposal would demonstrate a sustainable development with the proposed application site being located close to sites of a similar nature. The development would not cause harm to the local highway network, wider landscape, or flood risk. It is considered that the proposal would have no impact on the amenity of the occupiers of the dwellings to the west of the site. Commercial developments of this kind are located close to the most sustainable locations within the district and Banbury has many other examples of similar developments within the locality and as such can accommodate a development of this size.
- 10.2. The plans demonstrate the site can accommodate the level of development suggested within the application and would be appropriately designed to respond to the existing character and appearance of the area.

11. RECOMMENDATION

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

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:

PP01 Issue 01 – Proposed Block Plan
001 Rev 001 – Proposed Elevations and Plan
LP01 Rev A Issue 01 – Location Plan
FCL0463-01 – Swept Path Analysis

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.

Sustainable Drainage

3. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with approved details as detailed within Drainage Strategy Technical Note dated January 2026 Issue No 01 and associated appendices. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, 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.

Materials

4. No development shall commence above slab level until a schedule of materials and finishes to be used in the external walls and roofs of the dwellings has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason: To safeguard the character and appearance 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 and government guidance contained within the National Planning Policy Framework

Highways

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

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

6. Prior to the 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. The CTMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details;

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

7. No development shall commence above slab level until a plan detailing the proposed parking, manoeuvring, loading, and unloading areas for vehicles to be accommodated within the site (including details of the proposed surfacing and drainage of the provision), shall be submitted to and approved in writing by the local planning authority. The approved parking manoeuvring, loading, and unloading provision shall be laid out and completed in accordance with the approved details before the first occupation of the dwellings. The car parking [turning/loading/unloading] spaces shall be retained for the parking [turning/loading/unloading] of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

Ecology

8. No development shall commence above slab level until a method statement for enhancing biodiversity at the site, including birds, bats, insects, and native planting has been submitted to and approved in writing by the local planning authority. The biodiversity enhancement measures approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

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

Other Details

9. Prior to the first use of the development hereby approved details of the external lighting including the design, position, orientation, and any screening of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.

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.

10. Prior to the commencement of development above slab level a plan detailing

the hard landscaping within the site including surface materials and boundary treatments shall be submitted to and approved in writing by the by the local planning authority. The hard landscaping scheme approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

Reason: To safeguard the character and appearance 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 and government guidance contained within the National Planning Policy Framework

Informatives

1. Bats: Developers and contractors are reminded of the legal protection afforded to bats and their roosts under the Conservation of Habitats and Species Regulations 2017 (as amended). In the unlikely event that bats are encountered during works, all activity must cease immediately, and advice should be sought from a qualified ecologist.
2. Nesting Birds: Developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). If nesting birds are discovered during implementation, works must stop and advice sought from a suitably qualified ecologist. The nest must remain undisturbed until the young have fledged.
3. Badgers: Developers are reminded of the legal protection afforded to badgers under the Protection of Badgers Act 1992. During construction, any excavations or pipes should be covered overnight, and escape routes provided. If badgers or signs of badgers are encountered, works must stop and advice sought from a suitably qualified ecologist.

CASE OFFICER: Lewis Knox