



Appendix 5.2

DEVELOPMENT SPECIFICATION



Quod

Development Specification

J10 M40

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Q210254

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1 Introduction

- 1.1 This Development Specification has been prepared on behalf of Albion Land (“the Applicant”) in support of their Proposed Development at the sites known as ‘land to the west of the A43 and south of the B4100’ (the Western Site) and ‘land to the east of the A43 and south of the B4100’ (the Eastern Site).
- 1.2 It describes the Proposed Development in simple terms and is submitted for approval.
- 1.3 Albion Land are submitting two applications concurrently as set out below:
 - Application 1 – The application seeks outline planning permission for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace; and the construction of associated parking, servicing, hard and soft landscaping and a new access from the B4100 at the Western Site.
 - Application 2 – The application seeks outline planning permission for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace; and the construction of associated parking, servicing, hard and soft landscaping and a new access from the B4100 at the Eastern Site.
- 1.4 Together, the Applications seek to deliver high-quality logistics (warehouse) floorspace in a highly accessible location adjacent to Junction 10 of the M40.
- 1.5 At the same time, Albion Land have also submitted an application for full planning permission for enabling works at the ‘Western Site’. As full planning permission is sought the proposed enabling works are not described further within this Development Specification.
- 1.6 The description of development for Application 1 and Application 2 is set out below:

Application 1

“Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure”.

Application 2

“Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping”.

Control Documents

- 1.7 Applications 1 and 2 are supported by two Control Documents, which describe the principal components of the development for each site, define the parameters for the development and control how the development will come forward in the future. They provide the parameters, design principles and controls that will guide future reserved matters applications (RMAs). These Control Documents are the Development Specification and the Parameter Plans.
- 1.8 A separate set of Parameter Plans has been prepared for Application 1 and Application 2. These are described further in Section 5 of this document.
- 1.9 The Development Specification has been prepared to define and describe the principal components of each development, including the form and content of both applications as well as the parameters for future detailed applications to be submitted under reserved matters.
- 1.10 The Development Specification also sets out the type and quantity of development proposed for each Site and a series of key design commitments future RMAs will be required to comply with.
- 1.11 The remaining sections of the Development Specification are structured as follows:
 - Section 2 provides a description of the Western Site and the Eastern Site;
 - Section 3 outlines the scope of Applications 1 and 2;
 - Section 4 describes the development proposals, the quantum of floorspace proposed and the key design commitments;
 - Section 5 describes the Parameter Plans; and
 - Section 6 explains the proposed implementation and delivery of the Proposed Development

2 Site Description

The Western Site

- 2.1 The Western Site comprises a parcel of land located to the north west of Junction 10 of the M40 and extends to an area of 43.9 hectares. The location of the Western Site is shown in the accompanying Site Location Plan prepared by Cornish Architects and submitted for information.
- 2.2 The Site is predominately in agricultural (arable) use and contains crops, areas of bare ground, ditches, hedgerows and other scrub and vegetation. A small farm building, currently used for storage, is located towards the centre of the Site.
- 2.3 Tree belts and hedgerows are located around the north, eastern and western boundaries of the Site.
- 2.4 The Site incorporates part of the B4100 along its northern boundary.

The Eastern Site

- 2.5 The Eastern Site comprises a parcel of land located to the north east of Junction 10 of the M40 and extends to an area of 24.2 hectares. The location of the Eastern Site is shown in the accompanying Site Location Plan prepared by Cornish Architects and submitted for information.
- 2.6 The Site is predominately in agricultural (arable) use and contains crops, areas of bare ground, ditches, hedgerows and other scrub and vegetation. A small waterbody is also located within the Site.
- 2.7 Tree belts and hedgerows are located around the boundaries of the Site.
- 2.8 The Site incorporates part of the B4100 along its northern boundary.

3 The Outline Planning Applications

- 3.1 The Proposed Development includes the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace, as well as associated infrastructure; a new access from the B4100; and hard and soft landscaping at land to the west of the A43 and south of the B4100 ('the Western Site) and at land to the east of the A43 and south of the B4100 ('the Eastern Site).
- 3.2 Separate outline planning applications have been submitted for the Western Site and the Eastern Site. Both applications seek outline planning permission with all matters reserved except for access. Details of the appearance, landscaping, layout and scale are reserved for future approval.
- 3.3 Each Outline Planning Application is submitted with matters reserved (except for access) to provide the necessary flexibility for the detailed design of the scheme and to allow for the development to be marketed and tailored to suit the needs of the logistics floorspace market. However, this Development Specification document and the relevant Parameter Plans will inform and control all future RMAs.
- 3.4 In accordance with the 'Rochdale Envelope' approach, this Development Specification and the Parameter Plans have also allowed for a reasonable worst case assessment of environmental impacts to be determined. The Rochdale Envelope approach is employed where the nature of the Proposed development means that some details of the project cannot be confirmed at submission and flexibility is sought to address uncertainty. As there remains a need to ensure that the significant effects of a Proposed Development have been properly assessed, the Rochdale Envelope approach requires the environmental impact assessment to be based on a cautious 'worst case' approach and the level of information required to be sufficient to enable the main or the likely significant effects on the environment to be assessed and the mitigation measures to be described.
- 3.5 All future RMAs will be required to comply with the Control Documents. Accordingly, the final detailed design of the Proposed Development will present no greater impact than that assessed at outline stage.
- 3.6 Full details of the proposed access into the Western Site and the Eastern Site are enclosed with the respective application and so are not dealt with in this document. Access to the Sites will be provided from the B4100 via new roundabouts.
- 3.7 The design of the proposed roundabouts has been informed by pre-application discussions with Cherwell District Council and Oxfordshire County Council. Works to the highway will be secured as part of any Section 278 Agreement.
- 3.8 It has been possible to fix the details of each site access at this stage as they are not related to the detailed design of the future buildings. Each site access has been designed to allow a range of different vehicles to safely enter and exit the sites and to accommodate the number of trips that are anticipated to be generated by the Proposed Development.

3.9 Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“DMPO”) provides that outline planning applications may be granted subject to a condition specifying reserved matters for the local authority’s approval. All the matters set out below, except for access, are reserved for later approval:

1. Access - As defined in the DMPO, access comprises “*the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network*”. Vehicular and cycle access will be provided to each site from a new roundabout entrance located on the B4100. In the Western Site the entrance will connect to a second roundabout located further south within the site. Further vehicular, cycle and pedestrian routes within both Sites will be defined as part of future RMAs pursuant to the principles within this document and the Parameter Plans. The routes will be provided within the areas identified for ‘hard landscaping’ on the respective Land Use Parameter Plans.
2. Appearance – As defined in the DMPO this relates to “*the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture*”.

The massing and appearance of the buildings will comply with the key design commitments set out in section 4 of this document.

3. Landscaping – As defined in the DMPO: “*the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes –*
 - (a) *Screening by fences, walls or other means;*
 - (b) *The planting of trees, hedges, shrubs or grass;*
 - (c) *The formation of banks, terraces or other earthworks;*
 - (d) *The laying out or provision of gardens, courts, squares, water features, sculpture or public art; and*
 - (e) *The provision of other amenity features”.*

The Parameter Plans identify the areas of soft and hard landscaping to be provided within each Site as well as the existing hedgerows to be removed, retained/enhanced and strengthened. The treatment of the soft and hard landscaping zones areas, including the parking and servicing areas, will accord with the key design commitments set out in Section 4 of this document.

4. Layout – The DMPO defines layout as “*the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”.*

The Parameter Plans identify a 'Build Zone', a 'Hard Landscaping Zone' (including parking, servicing and internal access) and a 'Soft Landscaping Zone'. Buildings will only be permitted within the 'Build Zones'. In the Western Site the Parameter Plans also identify the proposed public right of way (PROW) diversion within the Site. Approval for this diversion has been sought via a separate enabling works application relating to part of the Western Site and is the subject of a Public Path Order application submitted concurrently.

It is intended that the Proposed Development will accommodate large footprint buildings (ranging in size from approximately 30,000 sq.m (GIA) to 90,000. Sqm (GIA)) as shown in the illustrative masterplan, which has been submitted for information only and does not constitute a Parameter Plan.

5. Scale – As defined in the DMPO: “*height, width and length of each building proposed within the development in relation to its surroundings*”.

The Parameter Plans describe the maximum building heights within the Build Zone and the proposed site levels within the remaining parts of each Site. The Parameter Plans allow for a single building to occupy the entire extent of any Build Zone but also provide the flexibility for a series of smaller units to be delivered.

4 Development Content

4.1 The description of the Proposed Development for each site is as follows:

Application 1

“Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure”.

Application 2

“Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping”.

Application Site

4.2 The Site Location Plans identify the extent of the Western Site and the Eastern Site.

Total Floorspace

4.3 Application 1 seeks planning permission for a maximum of 170,000 sq.m GIA of floorspace across the Western Site.

4.4 Application 2 seeks planning permission for a maximum of 100,000 sq.m (GIA) of floorspace across the Eastern Site.

Land Use

4.5 Applications 1 and 2 both seek planning permission for the erection of logistics buildings and associated access, parking, servicing and hard and soft landscaping.

4.6 The proposed buildings will be restricted to **Use Class B8 (logistics)** and **ancillary office** (Use Class E(g)(i)) floorspace only.

4.7 The proposed maximum floorspace for each use is set out in Tables 4.1 and 4.2 below.

4.8 The figures in Tables 4.1 and 4.2 represent maximum amounts for each use and when added together generate a cumulative floorspace figure that is greater than the total amount of floorspace which is proposed to be provided within each Site. For the avoidance of doubt, Applications 1 and 2 set a maximum total floorspace for each Site (as set out in paragraphs 4.3 and 4.4 above) and the cumulative floorspace of logistics and ancillary office floorspace within each Site could not exceed these maximum total floorspace figures.

Use	Proposed Maximum Floorspace (GIA)
B8 Logistics	170,000 sq.m
Ancillary Office Use Class E(g)(i)	10,000 sq.m

Table 4.1 – Application 1 Proposed Uses and Maximum Floorspace

Use	Proposed Maximum Floorspace (GIA)
B8 Logistics	100,000 sq.m
Ancillary Office Use Class E(g)(i)	7,000 sq.m

Table 4.2 – Application 2 Proposed Uses and Maximum Floorspace

Building Lengths and Widths

- 4.9 The Parameter Plans allow a building to occupy the full extent of any Build Zone but also provide the flexibility for a series of smaller units to be delivered.
- 4.10 The maximum width and length of any building within each Build Zone is set out in Table 4.3 below.

Build Zone	Maximum Building Length (metres)*	Maximum Building Width (metres)*
Western Site		
Northern Build Zone	356	148
Central Build Zone	284	150
South Eastern Build Zone	412	232
Eastern Site		
Western Build Zone	488	154
Eastern Build Zone	296	132

*Rounded to nearest metre

Table 4.3 – Maximum Building lengths and widths

Design Principles

4.11 Details of the appearance, layout, scale and landscaping of the Proposed Development is reserved for future approval. However, future reserved matters applications for each Site will be required to comply with the key design commitments set out in Table 4.4 below.

Design Consideration	Commitment
General	An integrated approach will be taken to development. Careful consideration will be given to the layout, architectural detailing, materials and colour of each building as well as the surrounding hard and soft landscaping.
Movement	<p>The site layout will include dedicated routes for pedestrians, cyclists and vehicles. Segregated footpaths will be provided within each plot.</p> <p>A bus layby will be included within each site.</p>
Orientation	Buildings will be orientated towards the internal access roads.
Size/Scale/Massing	Careful consideration will be given to the size, scale and massing of each building to minimise its impact on its surroundings so far as possible. The use of different materials and architectural details will be considered to break up long and/or tall elevations.
General composition	<p>Building elevations will share a common architectural language so that they complement one another.</p> <p>A simple and consistent palette of materials will be used across each site.</p>
Elevational Treatment - General	<p>Materials will reflect the character and use of the Proposed Development.</p> <p>External facing materials will be selected with consideration to their quality, durability and sustainability as well as their appearance within the surrounding landscape. The use of non-reflective materials will be encouraged.</p>

Design Consideration	Commitment
Elevational Treatment – Warehouses	<p>Warehouse facades may include a combination of built up and composite cladding, curtain walling, windows, translucent polycarbonate wall panels, brise-soleil and other suitable materials and features.</p> <p>Consideration will be given to the format and orientation of cladding materials and the functional elements of each facade to provide visual interest and variation.</p> <p>The use of light metallic grey materials and other light coloured cladding will be considered, particularly at upper levels.</p>
Elevational Treatment - Offices	Glazing will be used along the office facades to provide high levels of natural light internally and create active frontages.
Roofs	A range of roof profiles, including curved roofs, will be considered.
Entrances	Building entrances will be distinctive and prominent to assist in wayfinding. The main entrances will provide visual interest and create active frontages.
Sustainable Design	All buildings will achieve BREEAM 'Very Good' certification
Sustainable Design	All building offices and cores will be net Zero Carbon in their operation.
Sustainable Design	The use of photovoltaic panels, solar shading and other sustainable design measures will be explored at RMA stage.
Car Parking	<p>Car Parking will be provided in accordance with OCC's adopted parking standards.</p> <p>Parking will be located close to main building entrances and will be designed to minimise the risk of conflict between pedestrians, cyclists, cars and larger vehicles.</p> <p>Blue badge parking will be conveniently located for all users. Level access will be available from all blue badge parking to each building entrance.</p>

Design Consideration	Commitment
Loading and Delivery Bays / HGV Parking	<p>Loading and delivery bays and HGV parking will be located away from the main building entrances.</p> <p>An appropriate amount of HGV parking will be provided for the proposed logistics use.</p>
Electric Vehicle Parking	<p>Provision will be made for electric car and HGV parking as set out below:</p> <ul style="list-style-type: none"> - 10% of car parking spaces will have active electric charging provision - 10% of HGV parking spaces will have active electric charging provision - 15% of car parking spaces will have passive electric charging provision - 15% of HGV parking spaces will have passive electric charging provision
Cycle Parking	<p>Safe and secure cycle parking will be provided in accordance with the relevant adopted standards. This will include cycle parking for larger/accessible bicycles.</p> <p>Cycle parking will be conveniently located close to building entrances.</p>
Inclusive Access	<p>The buildings and surrounding public realm will reflect the principles of inclusive design. Level access will be provided to all buildings.</p>
Soft Landscaping	<p>A range of soft landscaping will be provided within each Site. This may include semi natural woodland screen planting, wet woodland/scrub, native hedgerow planting, specimen tree planting, neutral grassland and amenity grassland.</p> <p>Existing hedgerows will be retained, enhanced and strengthened where possible.</p> <p>A detailed Landscape and Ecology Management Plan ('LEMP') will be prepared and submitted prior to occupation of the Proposed Development.</p>

Design Consideration	Commitment
Soft Landscaping	A mix of tree species and sizes will be provided, including locally native species or species that reflect the local landscape character.
Hard Landscaping	<p>A consistent palette of hard landscaping materials will be used. This could include:</p> <ul style="list-style-type: none"> - Porous block treatments in car parking areas - Bitmac footpaths and internal roads - Block Paving - Concrete service yards - Gravel compounds around external plant.
Noise mitigation	Noise mitigation will be provided in accordance with the recommendations of the noise assessment. The design and materiality of any noise mitigation system will have regard to its appearance and setting.
Boundary Treatment	<p>Security fencing and gates may be provided around the perimeter of each site and within the service yards.</p> <p>The design of any security fencing or other boundary treatments will have regard to its appearance and setting.</p>
Sustainable Drainage	<p>Sustainable Drainage Systems (SuDS) will be provided in accordance with the drainage hierarchy.</p> <p>SuDS will be selected with regard to the considerations set out in Policy ESD 7 of the Cherwell Local Plan.</p>

Table 4.4 – Key design commitments

Lighting

4.12 Details of the external lighting for each Site will be determined at reserved matters stage. However, the final lighting scheme will be based on the use of controlled light distribution, optimised optics, minimal inclination and considered luminaire positioning.

4.13 External lighting will be designed, located and orientated to minimise light spill and glare. Future RMAs will be required to comply with the following requirements:

- Modern LED luminaires will be used to minimise light spill.
- External lighting will be controlled with reference to the 'occupancy' of each Build Zone. Individual or groups of luminaires will be dimmed to 5% of output capabilities in the Build Zones unless that zone is occupied. In the Hard Landscaping Zones lighting will be dimmed to 10% of output capabilities during 'non-occupied' periods.
- Glare shields and rear back shields will be provided to all luminaire positions around the site access and internal road and to relevant luminaire positions within any link roads and service yards. Rear back shields will also be provided on all perimeter luminaires.
- The mounting heights of luminaires at the perimeter of any Hard Landscaping Zone will be limited to 6 metres. Inward facing luminaires within the Hard Landscaping Zone will be required to have an angled 5 degree tilt.
- Lighting will minimise disruption to existing ecological systems. The final design of any external lighting should minimise UV and blue light emittances.
- Surface reflectances will be minimised.
- Consideration will be given to the need for lighting in areas which include or are directly adjacent to ecology habitat. Any lighting required in these areas will be directed away from the habitat area.

Drainage

- 4.14 Table 4.4 requires the use of Sustainable Drainage Systems (SuDs) within each site. The type and design of SuDs will be determined at RMA stage and will seek to reduce flood risk and provide landscape and biodiversity benefits.

Biodiversity Net Gain

- 4.15 A biodiversity net gain of at least 10% will be achieved through a combination of on-site provision and off-site habitat compensation.
- 4.16 Compensatory off-site habitat provision will be provided on land controlled by the Applicant and secured through the Section 106 Agreement.

Operational Hours

- 4.17 Owing to the nature of the proposed use, permission is sought for continuous (24/7) operating hours.

Highway works

- 4.18 Full details of the proposed access into the Site are enclosed with this application. Access to each Site will be provided from the B4100 via a new roundabout. The design of the proposed roundabouts has been informed by pre-application discussions with Cherwell District Council and Oxfordshire County Council.

- 4.19 Vehicular, cycle and pedestrian access will be provided from the new Site entrance. The entrance to the Western Site will connect to a second roundabout located further south within the site. Further vehicular, cycle and pedestrian routes within the Site will be defined as part of future RMAs in line with the principles for Hard landscaping set out in Table 4.4.
- 4.20 Works will be required to the public highway to construct the new access. These works will be secured via a Section 278 Agreement.

5 Parameter Plan Summary

5.1 The Parameter Plans set the parameters associated with the scale, layout and distribution of buildings across the Proposed Development as well as the extent and location of hard and soft landscaping. The Parameter Plans identify features such as build zones, maximum building heights and existing hedgerows to be removed, retained/enhanced or strengthened. The Parameter Plans are set up to provide a level of flexibility for the detailed design of the scheme at a later date, which will need to be approved by CDC through subsequent RMAs.

Written Description of Parameter Plans

5.2 Three Parameter Plans have been prepared for each site. These explain how the Proposed Development should come forward. The plans for the Western Site are described in Table 5.1 below. The plans for the Eastern Site are described in Table 5.2

5.3 All of the Parameter Plans for each site need to be read together in order to establish all of the relevant parameters for the Proposed Development.

Application 1 Parameter Plan	Description
Parameter Plan 01 – Land Use	<p>The Plan identifies three ‘Build Zones’ as well as a ‘Hard Landscaping Zone’ and a ‘Soft Landscaping Zone’. Within the ‘Soft Landscaping Zone’ ‘Existing and Enhanced Areas of Landscaping’ are also identified.</p> <p>Buildings will only be permitted within the identified ‘Build Zones’. The length and width of any building will not exceed the extent of any ‘Build Zone’.</p> <p>The only permitted land use for future buildings within the Site is Use Class B8 logistics (with ancillary office (Use Class E(g)(i) floorspace).</p> <p>Servicing areas, internal access routes and lorry and car parking will be provided within the ‘hard landscaping zone’.</p> <p>Areas within the ‘Soft Landscaping Zone’ will comprise green infrastructure and planting. These areas will be clear of any built development and provide a landscape buffer to the adjoining land.</p> <p>The Plan also identifies the route of the proposed Public Right of Way (PROW) diversion. The PROW will be diverted as part of the enabling works application. For the avoidance of doubt, approval is not sought for the PROW diversion as part of Application 1.</p>

Application 1 Parameter Plan	Description
Parameter Plan 02 – Building Heights	<p>The Plan defines the maximum building heights across the Site. Buildings will not exceed 23m AOD above the proposed slab levels in any Build Zone.</p> <p>For the avoidance of doubt, the heights are the maximum heights and include all roof top plant and equipment required.</p> <p>The proposed site levels are also identified on the Plan. Site levels will be highest in the north and north-western part of the Site.</p>
Parameter Plan 03 – Vegetation Retention and Removal	<p>The Plan identifies the existing hedgerows to be removed, retained/enhanced and strengthened within the Site.</p> <p>Hedgerows will be retained/enhanced and strengthened so that a thriving and diverse hedgerow and tree infrastructure is retained, and successfully managed in order to maximise biodiversity, landscape and recreational values within the Site.</p> <p>Open or ‘gappy’ hedgerows will be strengthened by replanting gaps.</p>

Table 5.1 - Application 1 Description of Parameter Plans

Application 2 Parameter Plan	Description
Parameter Plan 06 – Land Use	<p>The Plan identifies two ‘Build Zones’ as well as a ‘Hard Landscaping Zone’ and a ‘Soft Landscaping Zone’. Within the ‘Soft Landscaping Zone’ ‘Existing and Enhanced Areas of Landscaping’ are also identified.</p> <p>Buildings will only be permitted within the identified ‘Build Zones’. The length and width of any building will not exceed the extent of any ‘Build Zone’.</p> <p>The only permitted land use for future buildings within the Site is Use Class B8 logistics (with ancillary office (Use Class E(g)(i) floorspace).</p> <p>Servicing areas, internal access routes and lorry and car parking will be provided within the ‘Hard Landscaping Zone’.</p> <p>The ‘Soft Landscaping Zone’ will comprise green infrastructure and planting. These areas will be clear of any built development and provide a landscape buffer to the adjoining land.</p>
Parameter Plan 07 – Building Heights	<p>The Plan defines the maximum building heights across the Site. Buildings will not exceed 23m AOD above the proposed slab levels in any build zone.</p> <p>The heights are the maximum heights and include all roof top plant and equipment required.</p> <p>The proposed site levels are also identified on the Plan and will be highest in the north-western part of the Site.</p>
Parameter Plan 08 – Vegetation Retention and Removal	<p>The Plan identifies the existing hedgerows to be removed, retained/enhanced and strengthened within the Site.</p> <p>Hedgerows will be retained/enhanced and strengthened so that a thriving and diverse hedgerow and tree infrastructure is retained, and successfully managed in order to maximise biodiversity, landscape and recreational values within the Site.</p> <p>Open or ‘gappy’ hedgerows will be strengthened by replanting gaps.</p>

Table 5.2 - Application 2 Description of Parameter Plans

6 Implementation and Delivery

6.1 Implementation and delivery of the Proposed Development is expected to be controlled through planning conditions and, where appropriate, Section 106 planning obligations. These are principally expected to relate to the following matters:

- Submission of reserved matters applications; and
- Securing of effective mitigation measures necessary to address the impacts that are predicated to arise from the Proposed Development.

6.2 A Section 278 Agreement will also be entered into to secure the proposed works to the public highway. This will include details of the proposed site access.

Reserved Matters Applications

6.3 On submission of each RMA, the Applicant will be required to submit details auditing the proposals against the Control Documents. This audit will be set out in a Reserved Matters Compliance Report.

Phasing

6.4 A package of enabling works are required to service part of the Western Site. The enabling works are subject to a separate full planning application that has been submitted concurrently to Applications 1 and 2.

6.5 If approved, the enabling works will commence in 2022 ahead of the determination of any RMAs for the Western Site.

6.6 It is anticipated that the Proposed Development will be completed in 2025.