DRAFT CONDITIONS  (21/01630/OUT)

1. No development shall commence on any phase until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) for that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1. In the case of the reserved matters, application for approval shall be made for the first phase of development not later than the expiration of three years beginning with the date of this permission.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1. In the case of all other reserved matters, in respect of subsequent phases, application for approval shall be made not later than the expiration of ten years beginning with the date of this permission.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1. The development to which this permission relates shall be begun not later than the expiration of two years from the approval of the first residential phase reserved matter. For all subsequent phases, development of a phase shall commence not later than the expiration of two years from the approval of reserved matters for that phase or, in the case of approval of reserved matters on different dates, the final approval of the last reserved matters to be approved for that phase.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1. Except where otherwise stipulated, the development hereby permitted shall be carried out in accordance with the following approved plans and documents, or any subsequent replacement plans and documents submitted to and approved in writing by the Local Planning Authority:

i. Development Parameter 1: Maximum Building Heights and Footprint (Drawing ref: 003 Rev N)

ii. Development Parameter Plan 2 Green Space (Drawing Ref: 003 Rev N

iii. Development Parameter Plan 3: Access and Movement (Drawing Ref: 003 Rev M)

iv. Site Location Plan (Drawing Ref: 001 Rev J)

v. Access drawings:

* Site access A – Access to Eastern Parcel (4600-1100-T-040 Rev A)
* Site accesses A&B – Access to Eastern Parcel and Western Parcel (south) (4600-1100-T-041 Rev A)
* Site access C – Access to Western Parcel (north) (4600-1100-T-042 Rev A)
* Site access D – Direct Access to North of the Western Parcel (4600-1100-T-010 Rev B)
* Site access E – Proposed Construction Access (4600-1100-T-011 Rev F)
* Construction Access Western Parcel (4600-100-T-027 Rev B)
* Proposed Pedestrian Crossing to Church (4600-1100-T-004 Rev D)

vi. Outline Energy Statement, dated March 2021

The Development Parameters Schedule and Plans (Ref. V6.1) dated 16 December 2022 also forms part of the permission in setting parameters and principles of the permission.

Reason: To define the approved plans of the outline planning permission and the parameters for future submissions and to avoid doubt and to comply with Government guidance contained within the National Planning Policy Framework.

1. No more than 530 dwellings falling within Use Class C3 shall be constructed on the site.

Reason: To ensure that the significant environmental effects arising from the development are mitigated, as set out in the Environmental Statement, and sustainable development is achieved in accordance with Policy Bicester 1 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. No more than 69 dwellings shall be constructed on the western parcel to be accessed from Access B and there shall be no vehicular access into or between the rest of the western parcel beyond those dwellings.

Reason: To ensure that the transport impacts of the development upon Charlotte Avenue are no greater than those considered under this application in accordance with Policy SLE4 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. There shall be no residential development or raising of existing ground levels within the areas identified in the 1 in 100 plus ‘higher’ change event, as shown in Appendix A of letter reference L01/205550D/NB dated 04 February 2022, from Vectos Limited.

Reason:To reduce the risk of flooding to the proposed development and to prevent flooding elsewhere.

1. Any reserved matters application/s shall include details of the finished floor level of all residential units which shall be set at 300mm above the expected 1% annual probability flood level with the appropriate allowance for climate change.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

1. Any reserved matters application which includes a new or amended crossing of a watercourse (excluding pedestrian) shall include a detailed Flood Risk Assessment and detailed design drawings of the crossing that demonstrates that there will be no increase in flood risk or adverse effect on flood flow up to and including an appropriate allowance for climate change.

Reason: to prevent flooding elsewhere by ensuring that there will be no impact on flood flows.

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

Reason: To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat to comply with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

1. All planting, seeding or turfing comprised in the approved details of landscaping for each phase, phases or part thereof (as set out within the Phasing Plan approved under Condition **XX**) shall be carried out in the first planting and seeding seasons following the occupation of the building(s) and shall be maintained for a period of 5 years from the completion of each phase, phases or part thereof. Any trees and/or shrubs which within a period of five years from the completion of each phase, phases or part thereof die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

1. If contamination is found during the development/construction phase, 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 of the phase 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 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.

1. All services serving the proposed development shall be provided underground unless details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), have first been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development that they serve, the above ground services shall be provided on site in accordance with the approved details.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031, Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

1. With the exception of the approved Advanced Infrastructure Works, prior to, or at the same time as the submission of the first residential reserved matters application, a Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall include, but shall not be limited to, information relating to:

a. The creation of character areas, neighbourhoods, development parcels and unifying features common across the wider development;

b. Key views, vistas and landmarks;

1. Primary and secondary streets and access points to create an appropriate hierarchy of routes based on sustainable travel hierarchy of walking, cycling, public transport and the car;
2. Landscape character, landscape types, green infrastructure, amenity spaces, public open space, play areas including their distribution;

f. A strategy of the design and delivery of the green and blue infrastructure;

g. Crime prevention and community safety

All reserved matters applications shall be made in accordance with the approved Design Code and the development shall thereafter be carried out in accordance with the principles of the approved Design Code.

A Design Code Compliance Statement shall be submitted as part of each residential reserved matters application.

Reason: To secure the delivery of high quality sustainable development in accordance with Government guidance contained within the National Planning Policy Framework and Policies Bicester 1 and ESD15 of the Cherwell Local Plan Part 1 2011-2031. This information is required prior to commencement of any development as it is fundamental to the acceptability of the scheme.

1. Prior to, or at the same time as the submission of the first reserved matters application, a phasing plan covering the entire site the subject of this application, shall be submitted to, and approved in writing by the Local Planning Authority. Each reserved matters application shall thereafter refer to a phase, phases or part thereof identified in the approved phasing plan. The development shall be carried out in accordance with the approved phasing plan unless an alternative is first agreed in writing with the Local Planning Authority or a further phase specific planning application is submitted and approved by the Council in substitution for that part of the approved development.

Reason: To ensure the proper phased implementation of the development and associate infrastructure in accordance with Policy Bicester 1, SLE4 and INF1 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of any development as it is fundamental to the acceptability of the scheme.



1. With the exception of the Advanced Infrastructure Works, no development shall take place on any phase of development until details of measures (including off-phase and allowable solutions if necessary) to achieve zero carbon energy use (as defined in Bicester Policy 1) as set out within the Outline Energy Statement (March 2021) for that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the measures approved shall thereafter be retained in an operational condition.

Reason: To contribute towards the achievement of the standards required by Policy Bicester 1 and Policies ESD1-5 of the Cherwell Local Plan Part 1 2011-2031. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. No development shall take place until a site wide Construction and Environmental Management Plan (CEMP) including for biodiversity has been submitted to and agreed in writing by the Local Planning Authority. The CEMP shall be based on the principles include the following:

1. Implementation of the Soil Handling and Earthworks Strategy, including details of any piling, noise, vibration and associated mitigation;
2. Implementation air quality and dust suppression management measures through a Dust Management Plan;
3. The protection of the environment and implement best practice guidelines for works within or near water and habitats, including the appointment of a qualified ecologist to advise on site clearance and construction, in particular any works that have the potential to disturb notable ecological features;
4. Arrangements for a site walkover survey undertaken by a suitably qualified Ecologist to ensure that no protected species which could be harmed by the development have moved onto the site since the previous surveys were carried out. If any protected species are found, details of mitigation measures to prevent their harm shall be required to be submitted;
5. Measures to minimising energy requirements and emissions from equipment and plant (including minimising the use of diesel or petrol powered generators and instead using mains electricity or battery powered equipment; powering down of equipment / plant during periods of non-utilisation; optimising vehicle utilisation; use of energy efficient lighting)
6. An Emergency Response / Spill Response Plan to be produced by the Principal Contractor(s) for the protection from contamination
7. A Construction Traffic Management Plan (CTMP) and traffic routing, temporary access and haul roads to ensure construction vehicles, materials and logistics saving measures are managed
8. Measures to minimise greenhouse gas emissions associated with the production of waste including the reuse and recovery of materials where possible, avoid excavation waste, management of water and water resources, the reuse and/or recycling of construction waste on-site in subsequent stages of the development
9. Measures to reduce the impact on neighbouring and nearby residents and associated temporary fencing, lighting and construction compounds and activity through the construction phase of development.
10. Delivery and construction working hours
11. Details of site management including a method for creation of logging of visitors and contractors on site, the monitoring incidents and complaints), including monitoring and reporting (including site inspections, soiling checks, compliance with Dust Management plan, etc) and, where appropriate, CCTV and tracking of contractor vehicles to ensure appropriate routing of vehicles.
12. A wastewater strategy detailing how foul drainage will be managed during the construction stage.

The approved Construction Environment Management Plan shall be adhered to throughout the construction period for the development.

Reason: To manage construction process and to ensure that the impacts to soils, air quality, contamination and ground conditions, ecological habitats, cultural heritage, noise and vibration, heritage assets, transport and waste as well as neighbouring and nearby residents and climate impacts are managed in accordance with the mitigation outlined in the Environmental Statement (including the Environmental Statement) and in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. With the exception of the approved Advanced Infrastructure Works, prior to the commencement of development of a phase, a Site Waste Management Plan, targeting zero construction waste to landfill for that phase, shall be submitted to and approved in writing by the Local Planning Authority. The approved Site Waste Management Plan shall thereafter be implemented in accordance with the approved details.

Reason - to ensure the appropriate management of waste in accordance with Government guidance contained within the Eco Town PPS and the National Planning Policy Framework. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme.

1. No development shall take place until the ground investigation works outlined at section 10 of the Desk Study and Site Investigation report dated 16 April 2021 (doc ref. 13603-HYD-XX-XX-RP-GE-1000) have been carried out and a report detailing the outcomes of the further ground investigation works, any required phasing, any risks from contamination and/ or gas, any radon protection measures and a remediation strategy where required shall be submitted to and approved in writing by the Local Planning Authority.

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

1. Each reserved matters application for a phase shall be accompanied by a detailed Surface Water Drainage Scheme for that phase which sets out how it complies with the detailed surface water drainage scheme shall be in compliance with the approved Flood Risk Assessment. For each phase, the Surface Water Drainage Scheme shall be accompanied by details of the sizing of features and their attenuation volumes, infiltration in accordance with BRE365, detailed drainage layout with pipe numbers, SUDS and drainage calculations, plus a maintenance plan for all drainage features, which shall include timings of the implementation of the plan, long term objectives, management responsibilities, maintenance schedules and procedures for dealing with the failure of any part of the system. No development of a phase shall commence until the detailed Surface Water Drainage Scheme has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and shall be maintained in accordance with the approved scheme of maintenance thereafter and in perpetuity.

Reason:In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site in accordance with Policies ESD6 and ESD7 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. No development shall commence within each phase of development (with the exception of the approved Advanced Infrastructure Works) until a Foul Water Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The strategy should include:

a) Coloured plan to show the different foul and surface water sewers;

b) Routes of all sewers for that Development Parcel;

c) A programme phasing the delivery of such works (having regard to planning conditions **X and Y**);

d) Provision for inspection by the Local Planning Authority.

The strategy for each phase as approved shall be constructed and completed in accordance with the approved plans/specification for their phased delivery, unless an alternative programme is agreed in writing by the Local Planning Authority pursuant to this condition.

Reason:In order to manage foul water drainage, maintenance and efficient use and management of water within the site, to ensure the quality of the water leaving the site and to manage the connections to the wider drainage network. In accordance with Policies ESD6 and 7 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. No development shall take place until update surveys, a mitigation strategy and licence details (should those be considered necessary) for Great Crested Newts have been undertaken and submitted to and approved in writing by the Local Planning Authority. The development shall be then undertaken in accordance with the agreed mitigation strategy.

Reason: To protect species of importance from any loss or damage and to ensure they are appropriately mitigated for in accordance with Policies Bicester 1 and ESD10 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. No development shall take place (excluding the approved Advanced Infrastructure Works) on the land identified for archaeological excavation until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the recording of archaeological matters within the site in accordance with Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. Following the approval of the Written Scheme of Investigation, referred to in condition **X**, and prior to the commencement of the development (excluding the approved Advanced Infrastructure Works or otherwise in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years from the completion of the archaeological fieldwork.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the National Planning Policy Framework. This work is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. No development shall take place until a Site-wide Soil Handling and Earthwork Strategy has been submitted to and agreed in writing by the Local Planning Authority. Details to be submitted shall incorporate the principles outlined in Defra Code of Practice for the Sustainable Use of Soils on Construction Sites (or alternative or succeeding guidance and legislation) (including details within the Environmental Statement) and include details relating to:

i) the need for soils stripped from the construction areas to be re-used appropriately to provide suitable conditions for the required end use,

ii) the maximisation of recycled or reused soils

iii) the location and details of soil storage away from watercourses (or potential pathways to watercourses) and

iv) any measures to ensure that potentially contaminated soil will be stored on an impermeable surface and covered to reduce leachate generation and potential migration to surface waters.

v) an Implementation and monitoring strategy to be incorporated into the Strategic Construction and Environmental Management Plan.

The development hereby approved shall be carried out in accordance with the approved Site-wide Soil Handling and Earthwork Strategy.

Reason: To ensure that risks from the movement of soil and construction activity associated with development are appropriately managed throughout the construction timescale and across the delivery of the development appropriate to neighbouring land uses, together with managing controlled waters, property and ecological systems, neighbours and other offsite receptors in accordance with Policy Bicester 1 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. With the exception of the approved Advanced Infrastructure Works, no phase of development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority outlining how carbon emissions from the construction process and embodied carbon within that phase will be minimised. The phase of development shall thereafter be carried out in accordance with the approved report.

Reason: To ensure the development achieves a reduced carbon footprint in accordance with Policy Bicester 1 of the Cherwell Local Plan 2011-2031. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme.

1. A Biodiversity Net Gain (BNG) calculation for each residential phase of the development shall be submitted to the Local Planning Authority (with the exception of the approved Advanced Infrastructure Works) as part of an application for Reserved Matters. Each reserved matter application shall be accompanied by a statement setting out how the proposed phase of development will contribute to achieving a site-wide BNG target of at least 10%, in order to ensure that whilst there may be variation in the BNG calculation on a phase-by-phase basis, the site-wide target is achieved upon completion of the scheme.

The proposed biodiversity enhancement measures shall be implemented in accordance with the approved details and shall be managed and maintained for a minimum period of 30 years in accordance with a Biodiversity Enhancement Management Plan which should form part of the Landscape and Biodiversity Management Plan required under Condition **XX**.

Reason: To ensure that the proposals deliver appropriate an amount and variety of habitats and support the biodiversity net gain opportunities in accordance with the submitted Environmental Statement to comply with Policies Bicester 1 and ESD10 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. With the exception of the approved Advanced Infrastructure Works, no development shall commence on a phase until a Landscape and Biodiversity Management Plan (LBMP) for that phase detailing both management and monitoring proposals for green space (excluding building curtilages) and on-site habitats has been submitted to and approved in writing by the Local Planning Authority. Thereafter the LBMP shall be implemented in accordance with the approved details.
2. With the exception of the approved Advanced Infrastructure Works, no development shall take place on a phase until an Arboricultural Method Statement (AMS) undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions including a scheme for the provision of protective fencing, to prevent damage during construction, for the retained hedgerows, trees, woodlands, ponds and areas of green space within that phase, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on the phase shall be carried out in accordance with the approved AMS with all tree protection erected prior to development commencing on that phase. If any tree or hedgerow shown to be retained is cut down, uprooted or destroyed or dies, another tree or hedgerow shall be planted in the same place within the following planting season and that tree shall be of such a size and species as will be first agreed in writing with the Local Planning Authority.

Reason: To protect biodiversity and historic landscape features in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme.

1. The development shall be carried out in accordance with the mitigation measures identified in the document titled ‘Noise Assessment’ dated 13th April 2021 prepared by Tetra Tech.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of internal site traffic noise and safeguard the amenity and health of future residents in accordance with Policies Bicester 1 and ESD15 of the Cherwell Local Plan 2011-2031, Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme.

1. Where remediation is identified by the report required by condition **X**, any works specified within the remediation statement for that phase shall be completed, and a verification report submitted to and approved in writing by the Local Planning Authority prior to the first occupation of development in that phase.

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

1. No dwelling shall be occupied until it has been provided with service connections capable of supporting the provision of high-speed broadband from the building to the nearest broadband service connection outside the site.

Reason: To facilitate information provision to homes for energy monitoring, travel and home working change in accordance with Policy Bicester 1 of the Adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Prior to the first occupation of the development a Framework Travel Plan, prepared in accordance with the Department of Transport’s Best Practice Guidance Note ‘Using the Planning Process to Secure Travel Plans’ and which includes a target for at least 50% of trips originating within the development to be made by non-car means with the potential for this to increase over time to at least 60% shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and operated in accordance with the approved details.

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

1. Prior to the first occupation of any building within a phase, an external lighting strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. The external lighting approved shall be implemented and made operational prior to the occupation of any building in that phase.

Reason: To enable the Local Planning Authority to retain planning control over the development of this site, in order to safeguard the amenities of the occupants of the adjoining dwellings and to protect biodiversity in accordance with Policies Bicester 1 and ESD10 of the Cherwell Local Plan Part 1 2011-2031, Policies C28 and C30 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

1. Prior to the occupation of any phase of the development, a waste strategy, setting targets for residual waste levels, recycling levels and landfill diversion and which identifies measures to facilitate waste reduction and recycling for commercial occupiers of that phase shall be submitted to and approved in writing by the Local Planning Authority. The waste reduction measures shall be implemented in accordance with the approved strategy.

Reason: To ensure the appropriate management of waste in accordance with Government guidance contained within the National Planning Policy Framework.

1. With respect to the water network, no occupation beyond the 49th dwelling shall be made until confirmation has been provided that either:
2. all water network upgrades required to accommodate the additional flows to serve the development have been completed; or-
3. a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may experience low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.

1. The residential development shall be constructed so as to meet as a minimum the higher Building Regulation standard for water consumption limited to 110 litres per person per day.

Reason: The site is located in an area of water stress and to comply with Policy ESD3 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Each dwelling shall be provided with waste receptacles prior to its first occupation.

Reason: to ensure the satisfactory appearance and functioning of the development, and to promote recycling in accordance with the requirements of Policies Bicester 1 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Each dwelling hereby approved shall be provided with real time energy and travel information prior to its first occupation. Details of the provision for each phase shall be submitted to the Local Planning Authority and agreed in writing prior first occupation of that phase.. The devices shall thereafter be retained in operational condition.

Reason: To support the delivery of modal shift towards sustainable modes and create high quality, inclusive, sustainable development in accordance with Policy Bicester 1 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Before the commencement of any Advanced Infrastructure Works within a phase, an Advance Infrastructure Schedule detailing the Advanced Infrastructure Works for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each Advance Infrastructure Schedule shall be accompanied by a written scheme of archaeological resource management which shall also be approved in writing by the Local Planning Authority. The Advance Infrastructure Works shall only comprise the following where required:

* Advance structural landscaping;
* Strategic drainage;
* Archaeological trial trenching and excavation;
* Boundary fencing;
* Ecological survey and mitigation measures;
* Earthworks;
* Formation of development platforms;
* Geotechnical assessment;
* Ground investigation (including an assessment of the suitability of land);
* Provision of new and (amendment to) existing highway infrastructure including roads, accessways, footways and cycle paths, and
* Strategic utilities provision including utilities diversions and reinforcements.

All such submissions shall be supported by plans at an appropriate scale, which show:

* The proposed works in context, both existing and proposed;
* Any temporary treatment including hard and soft landscaping, boundary treatment etc works associated with the works;
* A Construction Environmental Management Plan; and
* A Tree Survey and Protection scheme.

The works shall be implemented only in accordance with the details approved.

1. Each reserved matters application for a phase shall include full details of the means of footway and cycleway links between the land, the local highway network, and adjacent parcels. Thereafter, the means of footway and cycleway links for that phase shall be constructed in accordance with the approved timetable and retained in accordance with the approved details.
2. With the exception of the approved Advanced Infrastructure Works, prior to or concurrently with the submission of the first Reserved Matters application, a sustainability strategy shall be submitted detailing how the development will achieve additional measures relating to adapting to climate change and water resource efficiency as defined across Local Plan Policies ESD 1 to 5.  Such measures shall include:

* Rainwater harvesting and recycling infrastructure to support water neutrality;
* Climate adaptation infrastructure including enhanced ventilation measures for dwellings and permeable paving; and
* Enhanced planting including private fruit trees in gardens.

1. No development shall take place on any phase of development until details to achieve the measures set out within the Sustainability Strategy (required under Condition X) for that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the measures approved shall thereafter be retained.

**Informatives:**

1. Before granting this planning permission the Council has taken into account the environmental information relating to the development (within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)).

With regard to the requirements of Regulation 29 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the main reasons and considerations on which the decision is based including information about the participation of the public - along with the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development – is contained within the Officer’s reports to Planning Committee dated 09 February 2023.

1. Attention is drawn to a Legal Agreement related to this development dated [**to be added**] which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 and 139 of the Local Government Act 1972 and/or other enabling powers.

1. The Framework Travel Plan referred to in condition **X** shall include:

* a package of measures consistent with the aim of reducing reliance on the car, and should include (but not be limited to) providing information on / promoting the use of alternative modes of transport, by:

i) The appointment of a travel plan co-ordinator,

ii) The establishment of targets for modal shift,

iii) The details of measures to be employed to achieve the identified targets,

iv) Mechanisms for ongoing monitoring and review of targets and travel plan measures,

v) Details of penalties and/or additional measures to be investigated / implemented in the event that the identified targets are not met.

vi) Public transport information and ticket details;

vii) Cycle provision, showers and lockers and associated infrastructure in workspace;

viii) Walking and cycling initiatives;

ix) Improving overall links to public transport infrastructure within Northstowe and to adjacent villages;

x) Opportunities for alternative modes of transport and management of site operatives during construction; and

xi) including binding methods of delivery, review, and monitoring of the measures in the Travel Plan (including the requirements of this condition).

1. Pursuant to the requirement for Crime Prevention to be included within the Design Code required by condition **X**, your attention is drawn to the detailed comments of Thames Valley Police dated 24 December 2021 which sets out guidance as to what to consider.

1. Any application for Reserved Matters submitted pursuant to condition 1 should, where relevant, include the following details:

1. Levels:

* A topographical survey of the site
* Where the development includes re-profiling of the existing ground level, a plan showing the revised ground levels following earthworks remodelling of the relevant parts of the site
* A plan and cross section showing the details of the finished floor levels of the proposed buildings in relation to the existing ground levels on the site, remodelled levels and adjacent dwellings
* Street scene plans of the proposed buildings

1. Landscape:

* details of green recreational routes for non-vehicular modes which include details of tree planting and landscaping, footpaths, cycleways, interpretation boards for heritage, ecology and community activity, seating, bins, site levels and a strategy for implementation and management and connections to neighbouring parcels.
* Details of community gardens and orchards, details of site levels and soil preparation, planting to promote an edible landscape including fruit trees, shrubs and bushes, boundary treatment and hedgerow planting, any ancillary features such as seating, bins (including dog bins), arrangements for implementation and management of the area for the future community.
* Details of allotments including, plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders; areas for communal storage of, for example, manure and compost;  Confirmation that the site of the proposed allotments is free from contamination and capable of growing fruit and vegetables for human consumption;  Proposed management arrangements for the allotments (including topsoil and soil provision/management) including consultation with relevant bodies;  Access and parking arrangements to allow easy and safe access to the allotments; Details of the ancillary features (e.g. bins, seats, water butts, greenhouses and sheds); Boundary treatment, including security arrangements for the allotments;  Water supply, including use of stored rainwater and SuDS for watering crop and drainage arrangements to ensure that the proposed site for the allotments is free draining and does not impact on the wider drainage network (e.g. through silting up of the drainage network); Management arrangements and future maintenance agreements with an appropriate community body.
* Details of any formal or informal play areas shall include details of site levels, play features, seating, pathways, planting and landscaping relating to that play area and a strategy for their implementation and management.
* Details of hard and soft landscaping works to include: identification of existing trees, shrubs and other vegetation to be retained, Wildlife habitat creation of potential benefit to protected species. The extent, location and design of such habitat shall be shown clearly and fully described, The creation of a visually attractive and stimulating environment for the occupiers of the future development, and other users of the site, The eradication of Japanese knotweed or other invasive species on the site, if applicable, The replacement of trees proposed to be lost in site clearance works, Details of the future management of the landscape scheme, Ground preparation measures to be adopted, Full botanical details, numbers, locations, planting specifications and densities/ seeding rates of all plant material included within the landscape scheme, Existing and proposed levels, Programme for delivery of the approved scheme

1. Please note, the Advance Payments Code (APC), Sections 219 -225 of the Highways Act 1980, is in force in the county to ensure financial security from the developer to off-set the frontage owners’ liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private, then to secure exemption from the APC procedure, a ‘Private Road Agreement’ must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please visit our website.

1. Prior to the commencement of a development, a separate agreement(s) must be obtained from Oxfordshire County Council’s (OCC) Road Agreements Team for the proposed highway works (vehicular access, new footway links, bus infrastructure, pedestrian refuge island, carriageway widening and new right-turn lane) under S278 of the Highways Act 1980. For guidance and information please contact the county’s Road Agreements Team via <https://www.oxfordshire.gov.uk/cms/content/contact-road-agreements-team>.

1. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near the mains (within 3m) Thames Water will need to check that the development doesn’t reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to read their guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

1. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read their guide ‘working near our assets’ to ensure your workings are in line with the necessary processes you need to follow if you’re considering working above or near their pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)