



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

A2 Dominion Group/P3Eco (Bicester) Ltd
c/o Barton Willmore LLP
Mr Andy Cattermole
7 Soho Square
London
W1D 3QB

Date Registered : 23rd December 2010

Proposal : Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 393 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined.

Location : Bicester Eco Town Exemplar Site Caversfield Oxfordshire

Parish(es) : Caversfield Bicester Bucknell Chesterton


UPRN : 010011914562

PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Cherwell District Council
Certified a true copy

Head of Public Protection & Development Management

Date of Decision : 10th July 2012

Head of Public Protection & Development Management

SCHEDULE OF CONDITIONS

Full Permission – 393 dwellings, Energy Centre, means of access, car parking, landscape, amenity space, and service infrastructure

1. That the development to which this full 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.

2. Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan or such other phasing plan as subsequently agreed in writing.

Reason: To ensure the proper phased implementation of the development and associated infrastructure in accordance with Planning Policy Statement 1: Eco Towns.

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the attached schedule of plans and documents.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government Policy contained in Planning Policy Statement 1: Eco Towns

Energy

4. That full details of the measures to achieve zero carbon energy use as defined in PPS 1: Eco Towns, through on site solutions, shall be submitted for approval prior to the commencement of development. Should it be demonstrated to the satisfaction of the local planning authority that it is not possible to achieve zero carbon on site, a scheme for off site mitigation in Bicester shall be provided, prior to the first residential occupation, for that portion of the energy use that cannot be met on site.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government Policy contained in Planning Policy Statement 1: Eco Towns

5. Prior to occupation of each individual dwelling, the dwelling shall be provided with solar PV in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling in the phase.

Reason: To deliver zero carbon development in accordance with Planning Policy Statement 1: Eco Towns

6. The relevant services to deliver the district heating system shall be provided to each dwelling prior to occupation of that dwelling.

Reason: To deliver zero carbon development in accordance with Planning Policy Statement 1: Eco Towns.

Housing Standards

7. All dwellings shall be constructed to meet Joseph Rowntree Foundation Life Time Homes standard as set out in the attachment to the S106 agreement accompanying this permission.

Reason: To deliver flexible housing to meet the diverse and changing needs of the population and in accordance with Planning Policy Statement 1: Eco Towns

8. Prior to work commencing on each phase, as identified in condition 2, details of how each dwelling within that phase achieves good day lighting by achieving at least 2 points of the Code for Sustainable Homes level 5 for day lighting shall be submitted to and approved in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details and such that each dwelling achieves good day lighting.

Reason: To prevent increased energy use and to enable zero carbon development to be achieved in accordance with Planning Policy Statement 1: Eco Towns

9. Prior to occupation, each dwelling shall be provided with a 'real time information' system in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate information delivery and travel information to properties in accordance with Planning Policy Statement 1: Eco Towns

10. Prior to commencement of residential development in each phase a study, by a suitably qualified person, shall be submitted to and approved in writing by the local planning authority, demonstrating that the design of the dwellings within that phase is such that overheating will not occur and that heat island effects have been minimised. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To address the impacts of climate change in accordance with Planning Policy Statement 1: Eco Towns

11. Plots 2, 30, 113, 114, 115, 126, 127, 128, 129, 130, 131, 172, 173, 174, 226, 227, 281, 282, 283 and 313 the house designs shall be constructed with passive ventilation and thermally massive floors to reduce heat gain and loss as set out in the Design and Access Statement accompanying the application, in accordance with details that have first been agreed in writing by the Local Planning Authority.

Reason: To test the delivery of innovative energy efficient houses as supported by Planning Policy Statement 1: Eco Towns

12. Prior to the occupation of each dwelling the building shall be provided with the necessary services to enable the provision of high speed broadband (no less than 100mbs)

Reason: To facilitate home-working and information delivery in accordance with Planning Policy Statement 1: Eco Towns

Notwithstanding Conditions

13. Notwithstanding the details submitted, details of the positioning of bicycle and bin stores on each phase shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any dwelling on a phase as defined in condition 2. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure convenient bicycle and bin stores to encourage cycling and sorting of waste and a high standard of design to comply with policy C28 of the Cherwell Local Plan and to deliver the standards of Planning Policy Statement 1: Eco Towns.

14. Full details of the boundary enclosures for each dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of residential development on each phase, as identified in condition 2, forming part of the site. The approved boundary enclosures shall thereafter be provided prior to the dwelling they serve being occupied.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policies C28 and C30 of the adopted Cherwell Local Plan.

15. Notwithstanding the details submitted, details of the fenestration, roof verge and eaves, cills, lintols and infill panels for each house type in a phase, as identified in condition 2, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of residential development in the relevant phase. Thereafter the buildings shall be constructed in accordance with the approved details.

Reason: To ensure a high quality development in accordance with Cherwell Local Plan policy C28 & C30

16. Notwithstanding the details submitted, details of revised designs, of Plots 139- 142, 276, 277, 288, 289, 319, 376, 319, 296 – 299 shall be submitted to and approved in writing by the local authority prior to work commencing on the individual plot in question. The dwellings shall be constructed in accordance with the revised approved details.

Reason: To ensure the delivery of satisfactory street scene with a high quality of design to accord with a high standard of design to comply with policy C28 of the Cherwell Local Plan and the National Planning Policy Framework.

17. Notwithstanding the details submitted, a parking scheme for each phase, as identified in condition 2, shall be submitted to and approved in writing by the local planning authority prior to work commencing on the relevant phase. The approved parking shall thereafter be provided in accordance with the approved plan.

Reason: In the interests of highway safety and to ensure that there is a satisfactory appearance to the development in accordance with Cherwell Local Plan policies C28 and C30.

18. Prior to work commencing on a phase, as identified in condition 2, details of the streetscape, including boundary treatment to any buildings, treatment of street parking, street landscape, hard and soft landscape details, street furniture and play features in Community Streets and lighting design for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details approved.

Reason: To ensure the delivery of satisfactory streets that deliver the green infrastructure, play and other features necessary to create a successful place and to accord with a high standard of design to comply with policy C28 of the Cherwell Local Plan.

19. Notwithstanding the details submitted, prior to commencement of any phase, identified in condition 2, revised details of materials and finishes of the buildings that comprise that phase (dwellings and energy centre) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

20. Prior to commencement of a phase, as identified in condition 2, details of the construction and planting of the green roofs of buildings within that phase, together with details of the maintenance programme that will ensure the delivery and long term maintenance of the roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of any dwellings within that phase. The green roof shall then be constructed and maintained in accordance with the approved details.

Reason: To ensure the delivery on green infrastructure and bio diversity gain in accordance with Planning Policy Statement 1: Eco Towns

Access

21. Prior to the construction of any dwelling on the northern fields, the northern access from the B4100 shall be formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and be available for use.

Reason: To ensure safe access to the site in accordance with Cherwell Local Plan policy TR1

22. That, before a dwelling is first occupied, the proposed vehicular accesses, driveways, parking courts, parking areas and turning areas that serve that dwelling shall be constructed, laid out, surfaced and in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority)

Reason: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Cherwell Local Plan policies TR1, C28 and C30

23. Notwithstanding the details submitted, prior to the commencement of a phase, as identified in condition 2, details of the locations and facilities to be provided at each bus stop including Real Time Information and a programme of delivery, shall be submitted to and approved in writing by the Local Planning. The bus stops and facilities shall thereafter be provided in accordance with the approved details.

Reason: To ensure facilities to enable convenient use of public transport to achieve the requirements of Planning Policy Statement 1: Eco Towns

24. No development shall commence on a phase of the development, as identified in condition 2, until the full design and construction details, including vision splays, bridge details, surfacing, planting, traffic calming of the roads, paths, bridges and other parts of the access routes are submitted to and approved in writing by the Local Planning Authority. The phase shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of highway safety and the appearance of the area in accordance with Cherwell Local Plan policy C28 & C30.

25. Details of the final surface treatment of each road shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the relevant road, lane, Community Street or public footpath. The road, lane, community street or path shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policies C28 and C30 of the adopted Cherwell Local Plan.

26. No development shall commence on a phase, as identified in condition 2, until a lighting scheme for the pedestrian, cycle and vehicle routes within that phase is submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Such lighting shall be provided, laid out and constructed strictly in accordance with the Local Highway Authority's specifications and that all ancillary works specified shall be undertaken unless otherwise approved in writing.

Reason: In the interests of pedestrian and highway safety to comply with Cherwell Local Plan policies TR1, C28 and C30

27. Details of the bus only link shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development of the northern fields .

Reason: To ensure facilities to enable convenient use of public transport, walking and cycling to achieve the requirements of Planning Policy Statement 1: Eco Towns

28. That before a dwelling is first occupied the estate roads and footpaths between that dwelling and the B4100 shall be laid out, constructed, lit and drained to the Oxfordshire County Council's 'Conditions and Specifications for the Construction of Roads'. No dwelling shall be occupied in the northern fields until the bus only link has been provided.

Reason: To ensure adequate access and to enable convenient use of public transport, walking and cycling to achieve the requirements of Planning Policy Statement 1: Eco Towns

29. That before any building is first occupied, the parking and manoeuvring areas to serve the building in question, shall be provided in accordance with the plan hereby approved or as modified by condition 17, and shall be constructed, laid out, surfaced, drained and completed in accordance with specification details to be submitted to and approved in writing by the local planning authority prior to the commencement of any phase and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason: In the interests of highway safety and to comply with Government guidance on promoting sustainable transport contained within the National Planning Policy Framework

Rain Water Harvesting

30. All properties shall be provided with rainwater harvesting in accordance with the details shown on drawing no. 7163-UA001881-03 or such other scheme agreed in writing by the Local Planning Authority prior to the construction of the building it serves.

Reason: To reduce the use of water to achieve the requirements of Planning Policy Statement 1: Eco Towns

Landscaping

31. That no development of a phase, as defined in condition no 2, shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the landscape design within that phase which shall include:-

- (a) Details of the proposed tree and shrub planting including their species, number, sizes, positions and planting densities (where appropriate), together with grass seeded/turfed areas,
- (b) Details of the existing trees and hedgerows to be retained, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) Details of the hard surface areas, pavements, pedestrian areas, crossing points and steps including the final surfacing thereof.
- (d) Details of SUDs features including proposals for lining features to retain water
- (e) Details of any proposed changes in levels
- (f) Details of the design and construction of bridges within areas of open space

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan.

32. That all planting, seeding or turfing comprised in the approved details of landscape design shall be carried out in the first planting and seeding seasons following the occupation of a building(s) within the relevant phase or on the completion of the ground works within the river corridor, and that any trees and shrubs which within a period of five years from the completion of those planting works 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: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

33. Prior to the commencement of the development of a phase identified in condition 2, details of the provision, landscaping and treatment of open space/play space within the phase shall be submitted to and approved in writing by the Local Planning Authority. The open space/play space, once approved shall be landscaped, laid out and completed in accordance with the details approved and within a time period to be first approved in writing by the Local Planning Authority and thereafter retained as open space/play space.

Reason: In the interests of amenity, to ensure the creation of a pleasant environment for the development with appropriate open space/play space and to comply with Policy BE1 of the South East Plan 2009 and Policy R12 of the adopted Cherwell Local Plan.

34. Details of the rainwater harvesting for the allotment sites shall be submitted to and approved in writing by the Local Planning Authority prior to the development of a phase containing allotments. The development shall be implemented in accordance with the approved details.

Reason: To reduce the use of water to achieve the requirements of Planning Policy Statement 1: Eco Towns

35. Prior to first occupation of a residential dwelling a scheme to enable each new resident to choose a fruit tree for their garden or to be provided elsewhere on the site shall be submitted to and approved in writing by the LPA. The scheme shall thereafter be implemented in accordance with the agreed details.

Reason: To mitigate the impact of the development and provide biodiversity gain in accordance with Planning Policy Statement 1: Eco Towns and the Sustainability Statement accompanying the application.

36. Details of the laying out and management of the allotments shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwellings that are constructed in a phase in which they sit. The allotments shall thereafter be provided and managed in accordance with the approved scheme.

Reason: to ensure the delivery and management of allotments for local people in accordance with Planning Policy Statement 1: Eco Towns

Other

37. That the noise emitted from the Energy Centre shall not exceed Laeq(t) 40 dB when measured at plot 359 or any other noise sensitive location in the vicinity of the premises.

Reason: To protect the amenities of the local residents, to avoid pollution and to comply with Policy ENV1 of the adopted Cherwell Local Plan.

38. Details of the marketing of properties on the site including details of how they will be marketed to encourage home working and to promote sustainable transport shall be submitted to and approved in writing by the Local Planning Authority prior to the sale of properties on any phase. The marketing with regard to home working and sustainable transport shall thereafter be in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To support the creation of a low carbon community to achieve the requirements of Planning Policy Statement 1: Eco Towns

Outline Permission - Nursery, Community Centre, 3 Retail Units, Eco Business Centre, Office Accommodation, Eco Pub and School Site

39. In respect of that part of the permission which has been granted in outline, no development shall be commenced until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority

Reason: Part of 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 4(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010 (as amended).

40. That in the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: Part of 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 4(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010 (As amended).

41. That the development to which the outline permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Reason: Part of 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 4(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010 (as amended).

Energy

42. That full details of the measures to achieve zero carbon energy use as defined in PPS 1Eco Towns, through on site solutions, shall be submitted for approval at the same time as reserved matters referred to in condition 40 thereof. Should it be demonstrated to the satisfaction of the local planning authority that is not possible to achieve zero carbon on site, a scheme for offsite mitigation in Bicester shall be provided with the first reserved matters application for a building that does not achieve zero carbon, for that portion of the energy use that cannot be met on site.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government Policy contained in Planning Policy Statement 1: Eco Towns

Design Code

43. A design code shall be provided covering the distribution of land uses, form of buildings, street frontage, materials, servicing, parking, sustainability features. The Design Code shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of reserved matters for any element of the non-residential buildings (excluding the school site and associated buildings) and thereafter the reserved matters shall be submitted in accordance with the agreed Code.

Reason: To ensure high quality development in accordance with the advice in the National Planning Policy Framework and the Planning Policy Statement 1: Eco Towns Construction Standards for Non Residential

44. Reserved matters for the non-residential buildings shall closely follow the design approach for the local centre outlined at pages 48-50 of the design and access statement dated April 2011.

Reason: To ensure the delivery of high quality development in accordance with the requirements of the National Planning Policy Framework and Cherwell Local Plan policies C28 and C30.

45. All non-residential buildings (except the energy centre) shall be constructed to BREEAM EXCELLENT.

Reason: To support the creation of a low carbon community to achieve the requirements of Planning Policy Statement 1: Eco Towns

46. Details of the provision of high-speed broadband for the proposed offices, eco business centre and community hall shall be submitted to and approved in writing by the LPA prior to the commencement of construction of the non-residential buildings covered by this outline permission.

Reason: To support the creation of a low carbon community to achieve the requirements of Planning Policy Statement 1: Eco Towns

47. Details of the cycle parking and facilities such as lockers and showers to facilitate cycling shall be submitted with each Reserved Matter submission relating to a non-residential building and the measures thereafter shall be implemented in accordance with the approved details.

Reason: To support the delivery of modal shift to achieve the requirements of Planning Policy Statement 1: Eco Towns

48. All buildings shall be constructed with rainwater harvesting or incorporating such other agreed measures to significantly reduce water use, in accordance with an agreed scheme to be submitted and approved in writing by the local planning authority prior to commencement of construction of the relevant building. The development shall be carried out in accordance with the approved details

Reason: To support reduction in water use and to achieve the requirements of Planning Policy Statement 1: Eco Towns

49. Prior to occupation of each non-residential unit or commercial building, the building shall be provided with a 'real time information' system in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate information delivery and travel information in accordance with Planning Policy Statement 1: Eco Towns

50. Prior to implementation of any reserved matter, details of the material and finishes of the external walls and roof(s) of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

Restriction of Use

51. The maximum size of any one retail premises shall be 400m² and all other retail units shall be a maximum size of 150m². The retail units shall not be amalgamated.

Reason: To ensure the scheme serves the needs of the local residents but does not compete with the Town Centre and to comply with South East Plan policy BE1, Cherwell Local Plan Policy C28.

52. The Eco Business centre shall be used for B1 purposes only and no other use within the Town & Country Planning Use Classes Order.

Reason: In order to safeguard the amenities of the area and to comply with Policy BE1 of the South East Plan 2009 and Policies C31 and ENV1 of the adopted Cherwell Local Plan.

Conditions relating to both full and outline permission

Construction Details

53. Prior to commencement of the development, details of existing and proposed site levels shall be submitted to and approved in writing by the local planning authority. Prior to work commencing on any phase, as identified in condition 2, a plan showing the details of the finished floor levels of the proposed dwellings and/or commercial buildings in relation to existing ground levels on the site within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development is in scale and harmony with its neighbours and surroundings and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

54. Prior to implementation, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

Reason: To ensure the environment is protected during construction in accordance with policy ENV1 of the Cherwell Local Plan.

55. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that if any contamination is encountered during site development, it is suitably assessed and dealt with, such that it does not pose a threat to controlled waters.

56. All services serving the proposed development shall be provided underground unless details have first been submitted to and approved in writing by the Local Planning Authority. Details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 1995 (as amended) shall be submitted concurrently with the details of the development they serve.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

57. All properties shall be constructed to meet Secured by Design standards unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that crime and the fear of crime are addressed and to meet the requirements of Planning Policy Statement 1: Eco Towns

58. Prior to implementation, a report shall be submitted outlining how carbon emissions from the construction process and embodied carbon have been minimised. No work shall commence until the report has been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the plan.

Reason: To ensure the development achieves a reduced carbon footprint in accordance with Planning Policy Statement 1: Eco Towns

Highway Conditions

59. No development shall commence on site until a Construction Management Travel Plan providing full details of the phasing of the development and addressing each construction activity within each phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority). This plan is to include details of wheel washing facilities, a restriction on construction & delivery traffic during development and routes to the Exemplar development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.

Reason: In the interests of highway safety and to mitigate the impacts of the development during the construction phase and to protect the amenities of the neighbouring residents during the construction period and to comply with Policy ENV1 of the adopted Cherwell Local Plan.

60. Prior to the commencement of a phase, identified in condition 2 and notwithstanding the details shown on drawing nos. 7154 -UA001881-3 & 7155- UA001881-3 a revised plan of adoptable highways including vision splays shall be submitted to and approved in writing prior to the commencement of development of that phase. The roads, lanes and community streets shall thereafter be constructed in accordance with the proposed details.

Reason: To ensure an adequate construction and maintenance of roads, lanes and Community Streets in accordance with TRI of the Cherwell Local Plan.

61. That prior to the commencement of on-site construction works on the Exemplar development the proposed South Entrance Works between the land and the highway and the offsite cycle links shall be formed, laid out and constructed in accordance with the Local Highway Authority's specifications and that all ancillary works specified shall be undertaken.

Reason: To ensure safe access to the site in accordance with Cherwell Local Plan policy TR1

62. Before the proposed North and South Entrances are first used the existing accesses serving the Exemplar site onto the B4100 (Banbury Road) shall be permanently stopped up by the means of full face kerbing (where appropriate), the reinstatement of the highway verge, ditch and hedge/boundary structures (fence or stone wall) and shall not be used by any vehicular traffic whatsoever.

Reason: To ensure safe access to the site in accordance with Cherwell Local Plan policy TR1

63. That no surface water from the Exemplar development shall be discharged directly onto the adjoining highway and prior to commencement of a phase identified in condition 2, a scheme in relation to that phase to prevent this occurrence shall be submitted to and approved in writing by the Local Planning Authority and constructed prior to the commencement of building operations.

Reason: In the interests of highway safety and to comply with Cherwell Local Plan policies TR1, C28 and C30

Drainage

64. Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by the local planning authority (in consultation with Thames Water). The studies should determine the magnitude and timing of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to cope with the additional demand.

65. Development shall not commence until a drainage strategy detailing any on or off site drainage works has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed in accordance with the programme works approved as part of the strategy.

Reason: The development may lead to sewerage flooding to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community.

66. The development shall proceed in accordance with the flood risk assessment prepared by Hyder received 24th June 2011, accompanying the application unless otherwise approved in writing by the local planning authority.

Reason: To prevent the risk of flooding and to meet the requirements of the National Planning Policy Framework

67. No development approved by this permission shall begin until a scheme to avoid the risk of ground water flooding in accordance with Section 2.4.3 of the Flood Risk Assessment 3501-UA001881-UU41R-03 (Hyder, June 2011) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

68. No development approved by this permission shall begin until a scheme to provide level for level floodplain compensation in accordance with Section 3.5 of the Flood Risk Assessment 3501-UA001881-UU41R-03 (Hyder, June 2011) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

69. No development approved by this permission shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles and to OCC adoptable standards, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Capacity to contain the 1 in 30 year storm event with the drainage attenuation and conveyance features.

- The ability to manage storm events up to and including the 1 in 100 year storm event (with a 30% allowance for climate change) safely on site, while avoiding risk to properties and others.
- A range of best practice sustainable drainage techniques including permeable paving, swales, basins, ponds and wetlands in accordance with the drainage strategy ref. 7501-UA001881-UP21R-02 and Section 4 of the Flood Risk Assessment 3501-UA001881-UU41R-03 (Hyder, June 2011).
- Measures to increase discharges into the local watercourses to improve local biodiversity.
- Full planting schedules utilising species of native and local provenance of each SUDs feature including proposed wetland features.
- No infiltration of surface water into the ground where there is a presence of contaminated land unless it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: The drainage strategy and FRA shows that a successful scheme can be designed into this development to effectively manage and reduce flood risk, to improve water quality and improve habitat and amenity. Plans ref. 7161-03 and 7160 -03 in the FRA show Surface Water pipe runs. These are indicative plans and where feasible pipe runs should be omitted in favour of ditches and swales.

Landscape & Open Space

70. The existing trees and hedges shown to be retained in the landscape strategy (drawing 8001-UA001881-04) shall be retained and properly maintained with hedges at a height of not less than 2 metres, and that any hedgerow/tree which may die within five years from the completion of the development shall be replaced during the next planting season and thereafter be maintained in accordance with this condition.

Reason: In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

71. The translocation of hedges as shown on drawing nos. 8003-UA001881-04, 8004 UA001881-04, 8005 UA001881-04 shall commence no later than in the first planting season following the commencement of development in a phase containing such a hedge and be completed within 12 months of the commencement of such works on a hedgerow. No dwelling within 30 meters of the translocated hedgerow shall be occupied until such time as the hedge has been translocated.

Reason: In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

72. Should any translocated hedgerow die or be removed within 5 years of the works being carried out a replacement hedge shall be planted in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The replacement hedge shall be maintained for a minimum of five years from planting.

Reason: In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

73. Prior to the commencement of construction the open space either side of the streams as defined on drawing 8001-UA001881-04 shall be fenced in accordance with BS 5837 to prevent the incursion of construction vehicles working elsewhere on the site or damage during construction. No service trenches, drains or other excavations shall take place within the open space unless otherwise approved in writing by the local planning authority. Where works are necessary within the open space areas relating to the adjustment of ground levels, construction of bridges, footpaths and swales, details of construction areas and adjustment of the fencing to accommodate works shall be submitted to and approved in writing prior to any work taking place within the open space area. The fencing shall thereafter be moved in accordance with the approved details and on the completion of the works the fencing shall be reinstated in the original position.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

74. Prior to the commencement of construction of the relevant phase or adjoining phase, the hedge buffers and allotments shall be fenced in accordance with BS 5837 to prevent the incursion of vehicles or damage during construction. No service trenches, drains or other excavations shall take place within the hedge buffers or allotments.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

75. No works or development of a phase or adjoining phase shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall include:

a) A plan that shows the position, crown spread and Root Protection Area (paragraph 5.2.2 of BS5837) of every retained tree in the phase as shown on drawings D01-UA001881-01, D02-UA001881-01 and D03-UA001881-01 and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

b) The details of each retained tree as required at paragraph 4.2.6 of BS5837 in a separate schedule.

c) A schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.

d) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

e) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).

f) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to commencement of construction of the relevant phase commencing and remain in place, be maintained, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

- g) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
- h) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- i) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- j) The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, and water features, surfacing)
- k) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the Root Protection Areas of retained trees.
- l) The details of the working methods to be employed for the installation of drives and paths within the Root Protection Areas of retained trees in accordance with the principles of “No-Dig” construction.
- m) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc.) on site.
- n) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- o) The details of the method to be employed for the stationing, use and removal of site cabins within any Root Protection Areas (para. 9.2.3 of BS5837).
- p) The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) The timing of the various phases of the works or development in the context of the tree protection measures.

The scheme shall be implemented as approved.

Reason: To ensure the continued health of retained trees and in the interests of the visual amenity of the area, to ensure the integration of the development in to the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

76. The applicant shall give written notice to the Local Planning Authority of 7 working days prior to carrying out the approved tree works and any operations that present a particular risk to trees (e.g. demolition within or close to a Root Protection Area (RPA), excavations within or close to a RPA, piling, etc.).

Reason: To ensure that no proposed operations impair the health of any retained trees in the interests of the visual amenity of the area, to ensure the integration of the development in to the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan

77. No service trenches, pipe runs or drains or any other excavation, earth movement or mounding shall be constructed within a root protection area of a tree identified for retention on drawings D01-UA001881-01, D02-UA001881-01 and D03-UA001881-01 on the site, without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the tree/trees is/are retained in a safe and healthy condition and is/are not adversely affected by construction works, in the interests of visual amenity and to comply with Policies BE1 and C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

78. No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and may include details of:

- a) Induction and personnel awareness of arboricultural matters
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping, including updates.
- e) Procedures for dealing with variations and incidents.

The Local Planning Authority may require the scheme of supervision to be administered by a qualified arboriculturist approved by the Local Planning Authority but instructed by the applicant. The scheme shall be implemented as approved

Reason: To ensure that no proposed operations impair the health of any retained trees in the interests of the visual amenity of the area, to ensure the integration of the development in to the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

79. The development hereby permitted shall be carried out in accordance with the recommendations and specifications set out in the Arboricultural Method Statement (AMS) and/or the Tree Protection Plan (TPP) submitted by Hyder Consulting (UK) Ltd dated 19/11/2010 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that no proposed operations impair the health of any retained trees in the interests of the visual amenity of the area, and to comply with Policy C4 of the South east Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

80. Notwithstanding the details submitted, prior to the commencement of the development of a phase identified in condition 2, , full details, specification and construction methods for all purpose built tree pits and associated ground level surfacing materials within that phase shall be approved in writing by the Local Planning Authority. Details must also include specifications for the installation of associated below ground, load-bearing root pits and trenches and soil type required to accommodate the planting and future development of the proposed trees. The works shall be implemented in accordance with the approved details.

Reason: To ensure that the trees are retained and maintained in a safe and healthy condition and to ensure that the adjacent roads, pavements, screen walls and any other structures are not adversely affected by the tree roots and in the interests of the visual amenities of the development and to comply with Policies BE1 and C4 of the South East Plan 2009 and Policy C28 of the Adopted Cherwell Local Plan.

Ecology

81. Prior to the commencement of construction on each phase, as defined in Condition 2, the area within that phase shall be checked by a suitably qualified ecologist to ensure that there is no presence of protected species that have moved on to the site since previous surveys have taken place and could be harmed by the development. Should protected species be found details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed scheme.

Reason: To mitigate the impact of the development in accordance with Planning Policy Statement 1: Eco Towns and the Sustainability Statement accompanying the application.

82. Prior to work commencing of a phase, details of a scheme for the location of bat, bird, Owl and invertebrate boxes in each phase of development will be submitted to and approved in writing by the Local Planning Authority. The bat, bird, owl and invertebrate boxes shall be installed in accordance with the approved scheme and prior to the occupation of any building on which they are agreed to be located.

Reason: To mitigate the impact of the development and provide biodiversity gain in accordance with Planning Policy Statement 1: Eco Towns

83. Prior to the commencement of development, an Ecological Construction Method Statement shall be submitted to the local planning authority and approved in writing. The method statement shall address potential impacts of development on bio-diversity, including the protection of badger set, badger habitat and bat roosts, to ensure no net loss and ensure the net biodiversity gain identified is delivered. The approved Ecological Construction Method Statement shall thereafter be implemented in accordance with the approved details.

Reason: To protect bio diversity of the site and the delivery of bio diversity gain in accordance with Planning Policy Statement: Eco Towns

84. No development of a phase, as defined by condition 2, shall begin until details of pedestrian and cycle watercourse crossings within that phase have been submitted to, and approved in writing by, the local planning authority. The approved design shall be implemented as agreed.

Reason: Plan ref. 7152 UA001881-02 shows where footpaths/cycle paths are intended to cross the watercourses on site. The bridges will need to be designed so as to avoid increased flood risk and erosion.

85. No lighting shall be provided within the stream corridor, except that necessary across the road bridges, and no external lighting shall be provided immediately adjacent that creates light overspill to the stream corridor, unless it has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain a dark corridor for bats and protect the bio diversity of the stream corridor in accordance with NRM5 of the South East Plan and Planning Policy Statement: Eco Towns

86. No development of a phase, as defined by condition 2 shall begin until a scheme for the provision and management of the compensatory habitat pond complex as shown on plan ref. 8001 UA001881 04 has been submitted to and agreed in writing by the local planning authority and implemented as approved. Thereafter the development shall be implemented in accordance with the approved scheme

Reason: Detailed design of the pond complex is required to ensure that it delivers biodiversity gain as required by Planning Policy Statement 1: Eco Towns.

87. Prior to any work commencing on the translocation of hedgerows, they shall be checked by an ecologist for the presence of nesting birds, hedgehogs and reptiles. Should nesting birds be present then no translocation operation shall take place until such time as nesting birds are absent. Should hedgehogs and/ or reptiles be present they shall be removed in accordance with the mitigation set out in the environmental statement prior to the translocation of the hedge.

Reason: To mitigate the impact of the development in accordance with Planning Policy Statement 1: Eco Towns and the Sustainability Statement accompanying the application.

Waste

88. Prior to the commencement of construction, a Site Waste Management Plan, which shall demonstrate how zero construction waste will be sent to landfill, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure no waste is sent to landfill to meet the requirements of the Planning Policy Statement 1: Eco Towns
Other

89. Within 6 months of the implementation of the planning permission, an Employment Implementation Plan to deliver the employment identified in the Employment Strategy shall be produced and submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented.

Reason: To ensure the creation of employment to achieve the requirements of Planning Policy Statement 1: Eco Towns

90. That prior to the first occupation of any phase, as defined by condition 2, fire hydrants shall be provided or enhanced in the phase in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sufficient access to water in the event of fire in accordance with South East Plan Policy BE1.

Informatives

1. Thames Water will aim to provide customers with minimum pressure of 10m head (approx. 1bar) and a flow rate of 9/litres per minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. The construction or alteration of any culverting or dam or weir like structure on a watercourse, such as those on this site, requires the prior written approval of the Agency under the terms of the Land Drainage Act 1991 or Water Resources Act 1991. The Environment Agency resists culverting on conservation and other grounds, and consent for such works will not normally be granted except for access crossings.
3. Flood risk modelling undertaken by a third party has been used in support of this application and the Environment Agency has applied a risk based approach to assessment of this model. The Environment Agency has not undertaken a full assessment of the fitness for purpose of the modelling and can accept no liability for any errors or inadequacies in the model.
4. Investigations by OCC's Land & Highway Records Team shows the majority of the South Entrance Works can be accommodated (again very tight) within land classed as public highway i.e. highway boundary is up to the historic hedge line along the eastern side of the B4100 (including the ditch). This boundary was established from previous highway improvements. However there is a large section of land/ditch where there is no record of the land being classed as public highway land i.e. land is in ownership/control of a third party. For the works to take place this section of the works needs the agreement of the third party/landowner so the works can be dedicated as public highway.
5. Please note the field/farm access within the North Entrance Works serves a 3rd party and their agreement is required/must be secured for the access closure to go ahead. It is likely require a replacement access will be required at the developer's expense – which must meet the appropriate standards and an appropriate new location.
6. The North Entrance Works can be accommodated within land classed as public highway i.e. highway boundary is up to the fence/stone wall boundary along the eastern side of the B4100. However these works will mean the removal of the hedge-line/vegetation along this section of the B4100. It is acknowledged the land available for the North Entrance Works is very tight and it is likely the boundary stone wall in the vicinity of the dwelling known as the Lodge will be affected – any associated damage associated with these works is the responsibility of the developer.

Summary of Reason for Grant of Permission

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. Although contrary to the Cherwell Local Plan the development is in accordance the South East Plan 2009, policies H1 and CO1, Supplement to PPS 1:Eco Towns and the emerging draft Local Plan policy Bicester 1 and would provide a sustainable form of development. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions set out above.

Schedule of plans and documents.

Plans

Drawing ref	Title	Date
FARRELLS PLANS		
1046-P-009 L	Proposed Masterplan land Uses	26/11/10
1046-P-010	Site Connectivity	26/11/10
1046-P-018 J	Vehicular Transport Infrastructure	26/11/10
1046-P-022 H	Cycle and Pedestrian Access	26/11/10
1046-P-024 E	Green Infrastructure	26/11/10
1046-P-026 A	Land Ownership	26/11/10
1046-P-027 A	Site Constraints	26/11/10
03_001 A	Location Plan	26/11/10
03_002 F	Site Plan (see also PRP plan for phase 1)	
03_003 F	Roof Plan	23/06/11
03_004 C	Illustrative Site Plan	06/04/11
03_005 C	Site Areas	16/05/11
03_006 F	North Field Site Plan	23/06/11
03_007 F	Site Plan (see also PRP plan for phase 1)	
03_008 E	Proposed Site Sections A-A, B-B and C-C	23/06/11
03_009 C	Proposed Site Sections D-D, E-E, F-F and G-G	13/05/11
03_020 B	Key Plan: North Field Materials/ Types/ Roofs	16/05/11
03_025 A	Key Plan: South Field Materials/ Types/ Roofs	06/04/11
05_010 D	Type 1 – Houses _ Typical Plans Affordable and Private Accommodation	12/04/11
05_012 B	Type 1 – End of Terrace Plans Affordable and Private Accommodation	06/04/11
05_023 C	Type 1 – 2 and 3 Bed Social and Private Terrace (Linear)	06/04/11
05_027 D	Type 1 – 4 and 5 Bed Private Detached House (Linear)	12/04/11
05_028 A	Type 1 – 5 Bed Private Detached House (Linear and Gable)	23/06/11
05_030 D	Type 3 – Houses - Typical Plans Affordable and Private Accommodation	12/04/11
05_032 B	Type 3 – End of Terrace Plans Affordable and Private Accommodation	06/04/11
05_043 B	Type 3 – 2 and 3 Bed Social and Private Terrace (Linear)	06/04/11
05_045 B	Type 3 - 2 and 3 Bed Social and Private Terrace (Gable 1)	06/04/11
05_046 B	Type 3 – 2 and 3 Bed Social and Private Terrace (Gable 2)	06/04/11
05_047 D	Type 3 – 4 Bed Social and Private Terrace Detached House (Linear and Gable)	19/04/11
05_050 E	Type 5 – Houses - Typical Plans Affordable and Private Accommodation	12/04/11
05_052 B	Type 5 – End of Terrace Plans Affordable and Private Accommodation	06/04/11
05_063 C	Type 5 – 2 and 3 Bed Social and Private Terrace (Linear)	06/04/11

05_065 C	Type 5 – 2 and 3 Bed Private Terrace (Gable)	06/04/11
05_066 C	Type 5 – 4 Bed Private Detached House (Linear and Gable)	12/04/11
05_067 B	Type 5 – 5 Bed Private Detached House (Gable)	12/04/11
05_070 H	Type E1: 2B and 3B Private Terrace	19/04/11
05_071 F	Type E1: 3B Social Terrace	12/04/11
05_072 C	Type E1: 2B and 3B Private Terrace	09/08/11
05_073 B	Type E1: 4B Private	09/08/11
05_074 D	Type E1: 5B Private	12/04/11
05_090 C	2/3 Bed Private Terrace	20/12/10
05_091 C	2 Bed Social Terrace	20/12/10
05_092 D	5 Bed Private Detached	24/12/10
05_094 C	Type 7 – 1 and 2 Bed Social Flats (Flat)	16/05/11
05_095 B	Type 7 – 1 and 2 Bed Social Flats (Linear)	16/05/11
05_096 C	Type 7 – 1 and 2 Bed Social Flats (Linear)	16/05/11
05_097 B	Type 7 - 1 and 2 Bed Social Flats (Linear)	16/05/11
05_100 F	Energy Centre	23/06/11
05_200 C	Typical Garages Elevations Parking Courtyards	23/06/11
05_310 C	High Street Elevation	23/06/11
05_320 C	Entrance Elevation	23/06/11
05_330 C	Bungalow/ Terrace context and Levels	23/06/11
	Building Schedule J	23/06/11
BIMP_SK 172 A	Layout proposals for plots 319 and 376	15/08/11
PRP PLANS		
AA2699C/1.1/100 E	Site Plan Phase 1	
AA2699C/1.1/-025 F	Bungalows Type 8 - 2 Bed Plans & Elevations	16/02/2012
AA2699/SK004 D	Plots 319 and 376	16/02/2012
AA2699C/1.3/032	Plot 376 General arrangement floorplans and elevations	14/03/2012
AA2699C/1.3/033	Plot 319 General arrangement floorplans and elevations	14/03/2012
AA2699C/1.1/020 H	Flat Block 1	
AA2699C/1.1/021 H	Flat Block 2	
AA2699C/1.1/022 G	Flat Blocks 3 & 4	
HYDER CONSULTANCY PLANS		
DaAS	Play Provision Strategy	23/06/11
8001-UA001881-04	Landscape Masterplan	23/06/11
8002-UA001881-04	Biodiversity Net Gain	23/06/11
8003-UA001881-04	Planting Plan	23/06/11
8004-UA001881-04	Planting Plan	23/06/11
8005-UA001881-04	Planting Plan	23/06/11

8006-UA001881-03	Lighting Strategy Diagram	23/06/11
8009-UA001881-03	LEAP 1 (Village Green)	23/06/11
8010-UA001881-03	NEAP River Corridor Plan	23/06/11
8011-UA001881-03	Bure Bridge and River Corridor Section	23/06/11
8012-UA001881-03	Enhanced LEAP (North)	23/06/11
8013-UA001881-03	LEAP (north east field)	23/06/11
8015-UA001881-02	Village Centre Public Realm	23/06/11
8019-UA001881-03	Exemplar Homezone Plan	23/06/11
8020-UA001881-02	Green Lane Section CC	23/06/11
8023-UA001881-02	Examples of Lighting Types	26/11/10
8025-UA001881-03	Green Lane	23/06/11
8026-UA001881-02	Exemplar Homezone Sections	23/06/11
8028-UA001881-02	South Boulevard	23/06/11
8029-UA001881-02	Energy Centre Streetscape	23/06/11
8030-UA001881-02	Streetscape Example (South)	23/06/11
8031-UA001881-02	Streetscape Example (South) Sections AA + BB	23/06/11
8032-UA001881-02	Streetscape Example (South) Sections CC + DD	23/06/11
8034-UA001881-02	Parking Arrangement Plots 280 - 281	23/06/11
8036-UA001881-02	Parking Arrangement Plot 257	23/06/11
8037-UA001881-02	Parking Arrangement Plots 183 - 194	23/06/11
8038-UA001881-02	Parking Arrangement Plots 183 – 194 Sections	23/06/11
8039-UA001881-02	Parking Arrangement Turning Head, Plots 107 – 106, 127 - 130	23/06/11
8040-UA001881-02	Parking Arrangement Plots 78 – 80, 94 - 96	23/06/11
8041-UA001881-02	Parking Arrangement Exemplar Homezone, Plots 60 – 65 and Allotment Example 1	23/06/11
8042-UA001881-02	Allotment Example 2	23/06/11
8043-UA001881-03	River Corridor Section	23/06/11
8044-UA001881-02	Homezone Territorial Diagram Example	23/06/11
8045-UA001881-02	Green Infrastructure Typology and Apportionment	23/06/11
8047-UA001881-02	Energy Centre Streetscape Sections	23/06/11
8048-UA001881-02	Parking Arrangement Plots 280 – 281 Sections	23/06/11
7007-UA001881-04	Site Sensitivity Features	25/01/11
7152-UA001881-02	Water Course Crossing 1 General Arrangement	21/06/11
7153-UA001881-04	Water Course Crossing 2 General Arrangement	21/06/11
7154-UA001881-03	General Arrangement and Street Hierarchy (1 of 2)	21/06/11
7155-UA001881-03	General Arrangement and Street Hierarchy (2 of 2)	21/06/11
7156-UA001881-03	Junction Details	21/06/11
7157-UA001881-02	Off Site Highway Improvements	21/06/11

7158-UA001881-03	Access Road Long Section	21/06/11
7159-UA001881-03	Access Road Cross Sections	21/06/11
7160-UA001881-03	Surface Water Drainage Layout (1 of 2)	
7161-UA001881-03	Surface Water Drainage Layout (2 of 2)	
7163-UA001881-03	Drainage Details	21/06/11
7165-UA001881-03	Planning Application Boundary	21/06/11
7166a-UA001881-02	Existing Topography 1 of 2	21/06/11
7166b-UA001881-02	Existing Topography 2 of 2	21/06/11
7171-UA001881-01	Water Course Crossing 2 Typical Street Lighting Details	21/06/11
7306-UA001881-01 v2	Proposed Earthworks 1 of 2	16/05/11
7307-UA001881-01 v2	Proposed Earthworks 2 of 2	16/05/11
7308-UA001881-02	Proposed and Existing Contours (1 of 2)	21/06/11
7309-UA001881-02	Proposed and Existing Contours (2 of 2)	21/06/11

Documents

Document Number	Title	Date
Document 2	Description of Development Parameters	November 2010
Document 3	Planning Statement	November 2010
Document 3	Planning Statement Addendum	April 2011
Document 4	Planning Policy Review	November 2010
Document 5	Statement of Community Involvement	November 2010
Document 6	Updated Affordable Housing Report	April 2011
Document 7	Community Governance Strategy	November 2010
Document 8	Implementation Brief	November 2010
Document 9	Assimilation Strategy	November 2010
Document 10	Revised Economic Baseline	April 2011
Document 11	Economic Strategy	November 2010
Document 12	Social Infrastructure Provisions	November 2010
Document 13	Drainage Strategy	March 2011
Document 14	Water Cycle Strategy	April 2011
Document 15	Flood Risk Assessment	June 2011
Document 16	Transport Assessment	November 2010
Document 16	Transport Assessment Addendum	April 2011
Document 17	Final Travel Plan	November 2011
Document 18	Sustainability Statement	April 2011
Document 19	Exemplar Sustainable Energy Strategy	March 2011
Document 20	Code for Sustainable Homes	November 2010
Document 21	Tree Survey/ Arboricultural Statement	November 2010

Document 22	Daylight Sunlight Analysis	June 2011
Document 23	Environmental Statement Volume 0 – Non Technical Summary	November 2010
Document 24	Environmental Statement Volume 1 – Main Text	November 2010
Document 25	Environmental Statement Volume 2	November 2010
Document 26	Environmental Statement Volume 3 – Appendices (Note documents 16A and 16B in this Volume are superseded by Documents 32 and 33)	November 2010
Document 27	Revised Design and Access Statement	April 2011
Document 28	Masterplan Statement	November 2010
Document 29	Landscape Assessment	November 2010
Document 30	Environmental Statement Addendum	April 2011
Document 31	Energy and Carbon Assessment of Typical House Types (Note rather than being a separate document, it is included in Document 19)	February 2011
Document 32	Site Waste Management Plan	April 2011
Document 33	Sustainable Waste and Resource Plan	March 2011
	Factual Report	September 2010



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site.**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 003 0200, fax 0300 003 0201 or E-mail at building.control@cherwellandsouthnorthants.gov.uk

- The need to obtain a separate “Listed Building Consent” for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel (0117) 372 8000.** The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.