DRAFT CONDITIONS (21/01630/OUT)

1. **Reserved Matters**

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. **Reserved Matters - Access**

No development shall commence on any phase until full details of the internal access roads (including footway and cycleway links between the land, the local highway network and adjacent parcels) for that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason - This permission is in outline only and details of internal access have not been provided despite means of access being granted at outline 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. **Time Limit for First Reserved Matters**

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. **Time Limit for Remaining Reserved Matters**

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 five 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. **Time limit for Implementation**

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. **Approved Drawings**

Except where otherwise stipulated, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1. Development Parameter 1: Maximum Building Heights and Footprint (Drawing ref: 003 Rev N)
2. Development Parameter Plan 2 Green Space (Drawing Ref: 003 Rev N
3. Development Parameter Plan 3: Access and Movement (Drawing Ref: 003 Rev M)
4. Site Location Plan (Drawing Ref: 001 Rev J)
5. 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)

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. **Maximum Number of Units**

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. **Number of Units via Accesses A and B**

No more than 69 dwellings shall be constructed on the western parcel to be accessed from Access B (Drawing Ref: 4600-1100-T-041 Rev A) and there shall be no vehicular access into or between the rest of the western parcel beyond those dwellings. No more than 138 dwellings shall be constructed on the Eastern Parcel to be accessed from Access A (Drawing Ref: 4600-1100-T-041 Rev A).

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. **Ground Levels**

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 to Environment Agency.

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

1. **Finished Floor Levels**

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. **Phasing Plan**

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 the Local Planning Authority and approved thereafter. 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 so that the Local Planning Authority understands how the phasing of the development will be planned from the start of the development and to ensure key infrastructure is planned for at the appropriate point.

1. **Design Code**

Prior to, or at the same time as the submission of the first residential reserved matters application, a Design Code shall be submitted to the Local Planning Authority for approval thereafter. The Design Code shall include, but shall not be limited to, information relating to:

1. The creation of character areas, neighbourhoods, development parcels and unifying features common across the wider development;
2. Key views, vistas and landmarks;
3. 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;
4. Landscape character, landscape types, green infrastructure, amenity spaces, public open space, play areas including their distribution;
5. A strategy of the design and delivery of the green and blue infrastructure;
6. 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 to ensure that design principles are established from the outset and influence the whole site design and strategic matters.

1. **Sustainability Strategy**

Prior to or concurrently with the submission of a Reserved Matters application for a phase other than a phase specifically relating to infrastructure works, 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 - may 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.

The development of a phase shall be carried out in accordance with the approved details for that phase and the measures approved shall be implemented prior to occupation~~.~~

Reason: Cherwell District is in an area of water stress, to mitigate the impacts of climate change and in the interests of sustainability and to comply with Policies Bicester 1 and ESD1 to ESD5 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in 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 to ensure that sustainability principles are embedded into the development from the outset.

1. **Zero Carbon Strategy**

Each reserved matters application for a phase of the development, shall include a Zero Carbon Strategy for that phase. The Strategy shall be informed by, but not limited to, the contents of the Outline Energy Statement (prepared by Stantec, March 2021) and address the requirements of Policy Bicester 1, the North West Bicester SPD (2016) and Policies ESD1 – ESD5, and must include details of the following (as a minimum):

1. An energy demand assessment which:
	* + 1. specifies thermal performance standard and estimates total energy demand in kWh/year. This can be calculated using Standard Assessment Procedure for residential buildings version 10.2 June 2023 or any subsequent version (SAP) or other software tools approved under the Notice of Approval or agreed in writing by the District Council, that calculates energy demand based on information provided, including construction materials, insulation levels, choice of fuel for heating and efficiency and control of heating systems.
			2. estimates hot water demand in kWh/year.
			3. estimates regulated and unregulated residential electrical demands (kWh/year). Regulated demand can be calculated using SAP or SBEM as above. Unregulated demand should be estimated using best practice benchmarking and referencing suitable historic demand data.
2. Energy demand reduction proposals, which:
	* + 1. provides details of how energy demand will be reduced through design and specification and the estimated carbon savings. and quantifies this reduction in kWh/year.
			2. provides details on how the developer proposes to balance ensuring good insulation and air tightness to minimise heat loss in the winter months, and potential overheating in the summer months.
3. An energy generation strategy which:
	* + 1. specifies energy generation technologies to be included within the approved development and their outputs in kWh/year (including efficiencies and coefficient of performance)
			2. specifically for photovoltaics, provides the estimated area of panels and locations
			3. for gas CHP, provides the separate heat and power outputs and efficiencies and the heat : power ratio as well as the overall efficiency of the plant
			4. provides details of thermal storage if applicable
			5. provides details of back and peak boilers if applicable
			6. provides details of predicted losses, such as distribution losses
4. A Carbon balance which:
	* + 1. utilises the fuel Carbon factors contained in the SAP current at the date of submittal of each reserved matters application
			2. provides a spreadsheet demonstrating that the overall carbon balance for the development is zero or below
5. The anticipated annual carbon tonnage of the Development
6. SAP or other software tools approved under the notice of approval analysis for each individual property
7. daylighting analysis showing how all residential properties achieve both of the following:
	* + 1. kitchens to achieve a minimum Average Daylight Factor of at least 2%
			2. all living rooms, dining rooms, studies and home offices to achieve a minimum Average Daylight Factor of at least 1.5%
8. detailed photovoltaic area schedule
9. assessment of over shading, either from adjacent buildings or from trees, and the consequent building by building effect on photovoltaic output (kWh/year)
10. overheating assessment using the Chartered Institution of Building Services Engineers(CIBSE), Technical Memorandum 52(TM52) or any subsequent amendment to the memorandum for non-domestic, and CIBSE Technical Memorandum 59 (TM59) or any subsequent amendment to the memorandum for domestic properties as the methodology and including modelling of 2050  climate scenarios
11. details of back up boilers, peak boilers, sizing of plant, thermal storage capacity and district heating efficiencies

If the submitted scheme demonstrates that True Zero Carbon cannot be achieved on that phase as defined within Policy Bicester 1 and the North West Bicester SPD (2016) to the Local Planning Authority’s satisfaction, a carbon offsetting scheme shall be submitted to and approved in writing by the Local Planning Authority which sets out how further zero carbon measures can be achieved on site or off-site, to the Local Planning Authority’s satisfaction.

The Zero Carbon Strategy and any approved carbon offsetting scheme shall be approved as part of the reserved matters application (s) for each phase and each phase shall be implemented in accordance with the relevant approved details.

Reason: To ensure the development achieves the True Zero Carbon requirements required by Policy Bicester 1 and the NW Bicester SPD and in accordance also with Policies ESD1-5 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 to ensure that True Zero Carbon principles are embedded into the development from the outset.

1. **Surface Water Drainage Scheme**

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 outline drainage strategy and its principles outlined in the submitted Flood Risk Assessment and Surface Water Drainage Strategy prepared by Vectos dated April 2021 (Issue 3). 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 completed in accordance with the approved scheme.

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 because surface water drainage is a key part of the site infrastructure and must be designed into the scheme as a fundamental part of its design to ensure the safety and adequate servicing of the development.

1. **Biodiversity Net Gain Strategy**

Prior to the commencement of development a site-wide Biodiversity Net Gain (BNG) strategy (incorporating a calculation) for the development shall be submitted to the Local Planning Authority and approved in writing. Each reserved matter application shall be accompanied by a BNG compliant 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 26.

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.  This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme because biodiversity net gain is a crucial requirement and a strategy to understand how this will be achieved must be understood from the outset.

1. **Watercourse Crossing**

Any reserved matters application which includes a new or amended crossing of a watercourse (excluding pedestrian) shall include a 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. **Construction Environmental Management Plan (CEMP)**

No development shall take place until a site wide Construction and Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include:

1. Soil Handling and Earthworks Strategy
2. Dust Management Plan;
3. Protection of water resources
4. Protection of species and habitats (including arrangements for a site walkover survey undertaken by a suitably qualified Ecologist, including for badgers);
5. Arboricultural Method Statement undertaken in accordance with BS:5837:2012
6. Carbon Reduction Strategy (which outlines how embodied carbon will be reduced)
7. Emergency Planning and Incidents Response
8. Construction Traffic Management Plan (CTMP)
9. Waste Management
10. Details of site compounds, offices temporary fencing and lighting.
11. Delivery and construction working hours
12. Details of site management practices for contractors and visitors
13. Wastewater strategy.

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 to ensure that construction impacts are managed and to avoid impacts on the environment and local residents.

1. **Ground Investigation Works**

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. **Foul Water Strategy**

No development shall commence within each phase of development other than a phase specifically relating to 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:

1. Coloured plan to show the different foul and surface water sewers;
2. Routes of all sewers for that phase;
3. A delivery programme for the works
4. 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.

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 to ensure that foul water infrastructure is planned for at the outset as a critical utility to serve the site.

1. **Great Crested Newts**

No development shall take place on any phase (or the Advanced Infrastructure Works) until an updated survey for Great Crested Newts, has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where required, a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing and shall thereafter be implemented in accordance with the approved 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 to ensure that Great Crested Newts are assessed at the earliest stage to ensure that any required mitigation can be included from the outset.

1. **Protection of Nesting Birds**

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. **Archaeological Written Scheme of Investigation (WSI)**

No development shall take place on the land identified for archaeological excavation (as set out within the Archaeological Assessment (April 2021) provided in Appendix 11.2 of the Environmental Statement) 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 as heritage assets must be identified at the outset to ensure their impact on the site can be established.

1. **Archaeological Evaluation and Mitigation**

Following the approval of the Written Scheme of Investigation, referred to in Condition 23, and prior to the commencement of the development other than 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 as heritage assets must be identified at the outset to ensure their impact on the site can be established.

1. **Trees and Landscaping**

No development of a phase 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:-

1. Details of the proposed tree and shrub planting including their species, number, sizes, positions and planting densities (where appropriate), and tree planting pits together with grass seeded/turfed areas,
2. 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,
3. Details of the hard surface areas, pavements, pedestrian areas, crossing points and steps including the final surfacing thereof.
4. Details of SUDs features including proposals for lining features to retain water
5. Details of any proposed changes in levels
6. 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. This work is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme to ensure that the landscape scheme is agreed to be implemented as early as possible.

1. **Landscape and Biodiversity Management Plan**

No development shall commence on a phase until a Landscape and Biodiversity Management Plan (LBMP) for that phase 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.

Reason: To ensure that the proposals deliver an appropriate amount and variety of habitats and support the biodiversity net gain opportunities and to ensure that it is managed appropriately to ensure its long term success in accordance with the submitted Environmental Statement to comply with Policy ESD10 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within 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 to ensure that landscape and biodiversity management can be an embedded part of the scheme and ensure the principles are established at the earliest timescale.

1. **Timing of New Planting**

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 11) 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.

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. **Contamination**

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 within that phase shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring.

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. **Remediation Statement**

Where remediation is identified by the report required by Condition 28, 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. **Provision of Services**

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. **Noise Attenuation**

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 (provided in Appendix 8.1 of the Environmental Statement).

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.

1. **High Speed Broadband**

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. **Water Network Upgrades**

With respect to the water network, no occupation beyond the 49th dwelling shall be made until confirmation has been provided to the Local Planning Authority that either:

1. all water network upgrades required to accommodate the additional flows to serve the development have been completed; or-
2. 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. **Water Consumption**

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. **Framework Travel Plan**

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 Framework Travel Plan shall thereafter be implemented 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. **External Lighting Strategy**

Prior to the first occupation of any building within a phase, an external lighting strategy (including management and maintenance) 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. **Waste Strategy**

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. **Household Waste Bins**

Each dwelling shall be provided with household waste bins 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. **Real Time Energy and Travel Information**

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.

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 Eco Towns PPS and National Planning Policy Framework.

1. **Advanced Infrastructure Works**

Prior to the commencement of development a Schedule detailing the Advanced Infrastructure Works proposed shall be submitted to and approved in writing by the Local Planning Authority. The Advanced Infrastructure Works shall only comprise the following:

* Formation of development platforms;
* Provision of new and (amendments to) existing highway infrastructure including roads, accessways, footways and cycle paths to facilitate the delivery of future development (horizontal alignment drawings, cross-sectional carriageway widths/ranges and options for footpath/cycleway/verge configuration, and visibility sight lines), and
* Strategic drainage and/or utilities provision, including utilities diversions and reinforcements.

The Schedule shall be supported by the following:

* The proposed works in context, both existing and proposed;
* Identification of any temporary treatment including road surfacing, or boundary treatments associated with the works;
* A Written Scheme of Archaeological Investigation;
* A Construction Environmental Management Plan, to include the management of site waste in respect of the Infrastructure Works; and
* A Tree Survey and Tree Protection scheme.

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