

Appendix 1

Original Condition No.	Proposed Condition No	Condition Approved by Committee	Condition Requested by EA	Proposed Final wording of condition
<b>TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS</b>				
1	1	<p><b>Time Limit</b></p> <p>The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>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.</p>	N/A	No change
2	2	<p><b>Compliance with Plans</b></p> <p>Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:</p> <ul style="list-style-type: none"> <li>- Access Plan - Drawing 205223/PD09 (Rev C)</li> <li>- 13-222-SGP-STE-00-DR-A-131002 - Location Plan – Symmetry Park, Oxford North (Rev. P8)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131007 – Watercourse Diversion Planning Location Plan (Rev. P1)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131009- 01 – Location Plan</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-121404 – Energy Centre Proposed Plan &amp; Elevations (Rev. A)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131000 - Site Plan – Phase 1 (Rev. V)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131001 - Site Plan – Phase 2 (Rev. V)</li> <li>-13-222-SGP-ZZ-ZZ-DR-A-131002 External Finishes Plan - Phase 2 (Rev.M)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131003 - External Furniture &amp; Boundary Treatment Plan – Phase 2 (Rev. M)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131105 – Phase 1 – Production Area Layout (Rev. F)</li> </ul>	N/A	<p><b>Compliance with Plans</b></p> <p>Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:</p> <ul style="list-style-type: none"> <li>- Access Plan - Drawing 205223/PD09 (<b>Rev E</b>)</li> <li>- 13-222-SGP-STE-00-DR-A-131002 - Location Plan – Symmetry Park, Oxford North (Rev. P8)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131007 – Watercourse Diversion Planning Location Plan (Rev. P1)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131009- 01 – Location Plan</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-121404 – Energy Centre Proposed Plan &amp; Elevations (Rev. A)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131000 - Site Plan – Phase 1 (Rev. V)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131001 - Site Plan – Phase 2 (Rev. V)</li> <li>-13-222-SGP-ZZ-ZZ-DR-A-131002 External Finishes Plan - Phase 2 (Rev.M)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131003 - External Furniture &amp; Boundary Treatment Plan – Phase 2 (Rev. M)</li> </ul>

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		<ul style="list-style-type: none"> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131106 – Phase 1 &amp; 2 – Office Layout (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131107 – Phase 1 – Gross External Area Plans (Rev. C)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131108 – Phase 1 - GIA Plans and Critical Dimensions (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131109 – Phase 1 – Roof Plan (Rev. G)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131110 – Phase 2- Production Area Layout (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131112 – Phase 2 – Gross External Area Plans (Rev. C)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131113 – Phase 2 – GIA Plans &amp; Critical Dimensions (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131114 – Phase 2 – Roof Plan (Rev. H)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131115 - Phase 1 &amp; 2 – Facilities Management Building (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131116 - Phase 1 &amp; 2 – Gatehouse (Rev. B)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131200 – Phase 1 – Production Area Sections (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131201 – Phase 1 &amp; 2 – Office Sections (Rev. C)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131202 – Phase 2 - Production Area Sections (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131204 – Phase 1 &amp; 2 - Atrium Sections (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131300 – Phase 1 – Elevations (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131303 – Phase 2 – Elevations (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131307 – Elevation Visuals</li> <li>- Drainage Layout Drawing No. T/20/2407 Rev P5</li> <li>- Water Course Sections T-21/2407 60-04 Rev P3</li> <li>- Flood Risk Assessment ES Appendix 11.1 FRA V1.5</li> <li>- Impermeable Areas Plan Drg 51 02 p1 (Dwg. No. T/20/2407 51-02 Rev P1)</li> </ul>		<ul style="list-style-type: none"> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131105 – Phase 1 – Production Area Layout (Rev. F)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131106 – Phase 1 &amp; 2 – Office Layout (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131107 – Phase 1 – Gross External Area Plans (Rev. C)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131108 – Phase 1 - GIA Plans and Critical Dimensions (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131109 – Phase 1 – Roof Plan (Rev. G)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131110 – Phase 2- Production Area Layout (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131112 – Phase 2 – Gross External Area Plans (Rev. C)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131113 – Phase 2 – GIA Plans &amp; Critical Dimensions (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131114 – Phase 2 – Roof Plan (Rev. H)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131115 - Phase 1 &amp; 2 – Facilities Management Building (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131116 - Phase 1 &amp; 2 – Gatehouse (Rev. B)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131200 – Phase 1 – Production Area Sections (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131201 – Phase 1 &amp; 2 – Office Sections (Rev. C)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131202 – Phase 2 - Production Area Sections (Rev. D)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131204 – Phase 1 &amp; 2 - Atrium Sections (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131300 – Phase 1 – Elevations (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131303 – Phase 2 – Elevations (Rev. E)</li> <li>- 13-222-SGP-ZZ-ZZ-DR-A-131307 – Elevation Visuals</li> <li>- Drainage Layout Drawing No. T/20/2407 55-01 Rev P5</li> <li>- Water Course Sections T-21/2407 60-04 Rev P3</li> </ul>
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		Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government Guidance contained with the National Planning Policy Framework.		<p>- Flood Risk Assessment ES Appendix 11.1 FRA V1.5</p> <p>- Impermeable Areas Plan Drg 51 02 p1 (Dwg. No. T/20/2407 51-02 Rev P1)</p> <p>Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government Guidance contained with the National Planning Policy Framework.</p>
<b>CONDITIONS REQUIRING APPROVAL OR COMPLIANCE BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE</b>				
3	3	<p><b>BREEAM</b></p> <p>The building hereby approved shall be constructed to BREEAM Excellent Standard.</p> <p>Reason: To ensure sustainable construction and to reduce carbon emissions in accordance with Policies ESD1-5 of the Cherwell Local Plan and Government guidance within the National Planning Policy Framework.</p>	N/A	<p><b>BREEAM</b></p> <p>The building hereby approved shall be <b>delivered</b> to BREEAM Excellent Standard.</p> <p>Reason: To ensure sustainable construction and to reduce carbon emissions in accordance with Policies ESD1-5 of the Cherwell Local Plan and Government guidance within the National Planning Policy Framework.</p>
4	4	<p><b>Soft Landscaping</b></p> <p>All planting, seeding or turfing comprised in the approved details of landscaping (EDP. Drawing no. EDP2425_d017e) shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the operation of the service yard, or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.</p>	N/A	No change

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		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 ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.		
N/A	5	N/A	N/A	<p><b>Service yard plant and equipment</b></p> <p>Details of the plant enclosures and equipment within the service yard and approved plant zones adjacent to the building, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The plant enclosures and equipment shall be installed and maintained in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2015, saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.</p>
N/A	6	N/A	<p><b>Condition 6 - Infiltration</b></p> <p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The</p>	<p><b>Infiltration</b></p> <p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.</p>

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			<p>development shall be carried out in accordance with the approved details.</p> <p><b>Reasons 6</b>  This condition is in accordance with paragraph 174 of the NPPF and seeks to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. In addition, Policy ESD7 of the Cherwell Local Plan 2011 – 2031 (adopted July 2015) states 'in considering SuDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed'.</p> <p>NOTE: The applicants are content with the imposition of this condition on the basis that this SUDS option</p>	
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			is not viable on the site. Therefore, a statement confirming that 'No drainage systems for infiltration of surface water are proposed', and cross-referencing the drainage details submitted pursuant to Drainage Layout Condition 26 (was Condition 24) would be sufficient to discharge this condition.	
<b>ONGOING REGULATORY CONDITIONS TO BE COMPLIED WITH AT ALL TIMES</b>				
5	7	<b>Delivery and Servicing Plan</b>  The Delivery and Servicing Plan (January 2022, included as Appendix T of Vectos Transport Assessment dated March 2022) shall be implemented in perpetuity for the operation of the development hereby approved. The Plan shall ensure the implementation of specific details on the routing of vehicles in order to ensure that larger service / delivery vehicles avoid inappropriate routes on the local road network, in order to mitigate the impact on the surrounding network.  Reason: In the interests of highway safety and to ensure that the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.	N/A	No change
6	8	<b>Shift Changes</b>  Shift change overs of Production Staff will avoid start and finish times during the peak highway network hours of 08:00 – 10:00 and 16:00 – 18:00, Monday-Friday in order	N/A	No change

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		<p>to mitigate the impact of the development on the local highway network during peak network hours.</p> <p>Reason: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.</p>		
7	9	<p><b>Air Quality Assessment and Noise Impact Assessment</b></p> <p>No energy generating equipment shall be installed within the energy centre hereby approved until an updated air quality assessment and noise impact assessment has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interest of residential amenity and to ensure the details are acceptable to the Local Planning Authority.</p>	N/A	No change
8	10	<p><b>Noise</b></p> <p>All plant, machinery, and equipment to be used by reason of the granting of this permission, including any sound attenuating structures, shall be so installed, maintained and operated so as to ensure that the rating noise level from the site does not exceed the baseline background sound levels presented in Table 7.25 of the Environmental Statement (March 2022) and summarised below when measured at the boundary of any noise sensitive receptor. Measurement and rating of noise for the purposes of this condition shall be in accordance with BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.</p>	N/A	No change

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		<table><tr><th>Receptor</th><th>Period</th><th>Derived Background Sound Level L<sub>A90</sub></th></tr><tr><td rowspan="2">Half Mile House</td><td>Daytime</td><td>54</td></tr><tr><td>Night-Time</td><td>42</td></tr><tr><td rowspan="2">Green Farm Cottages</td><td>Daytime</td><td>54</td></tr><tr><td>Night-Time</td><td>46</td></tr><tr><td rowspan="2">Church Lane</td><td>Daytime</td><td>56</td></tr><tr><td>Night-Time</td><td>41</td></tr></table> <p>Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.</p>	Receptor	Period	Derived Background Sound Level L <sub>A90</sub>	Half Mile House	Daytime	54	Night-Time	42	Green Farm Cottages	Daytime	54	Night-Time	46	Church Lane	Daytime	56	Night-Time	41		
Receptor	Period	Derived Background Sound Level L <sub>A90</sub>																				
Half Mile House	Daytime	54																				
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	Night-Time	46																				
Church Lane	Daytime	56																				
	Night-Time	41																				
9	11	<p><b>Surface Water Discharge</b></p> <p>Surface Water Discharge from the development site shall be limited to 80% of QBAR rate up to the 1% AEP event plus an allowance of 40% for climate change (a discharge limit of 18.0 l/s).</p> <p>Reason: To ensure that the principles of sustainable drainage are incorporate into this proposal and maintained thereafter.</p>	N/A	No change																		
<b>PRE-COMMENCEMENT CONDITIONS</b>																						
10	12	<p><b>CMP</b></p> <p>No development of any phase shall take place, including any works of demolition until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority for that phase. The CMP shall be appropriately titled (site and planning permission number) and shall provide for as a minimum:</p> <ul style="list-style-type: none"><li>- Routing of construction traffic and delivery vehicles including means of access into the site;</li><li>- Details of any road closures needed during construction;</li><li>- Details of any traffic management needed during construction;</li></ul>	<p><b>Biodiversity and Ecology</b></p> <p>No development shall take place until a scheme for the provision and management of an ecological buffer zone at least 5 metres wide alongside the Wendlebury Brook has been submitted to, and approved in writing by,</p>	No change																		



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		<ul style="list-style-type: none"> <li>- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;</li> <li>- Measures to control the emission of dust and dirt during construction;</li> <li>- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;</li> <li>- The erection and maintenance of security hoarding / scaffolding if required;</li> <li>- A regime to inspect and maintain all signing, barriers etc;</li> <li>- Contact details of the Project Manager and Site Supervisor responsible for onsite works to be provided;</li> <li>- Details of the loading and unloading of plant and materials and the use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc;</li> <li>- Details of arrangements for site related vehicles (worker transport etc);</li> <li>- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;</li> <li>- Any temporary access arrangements;</li> <li>- Delivery, demolition and construction working hours;</li> <li>- Storage of plant and materials used in constructing the development;</li> <li>- A scheme for recycling/disposing of waste resulting from demolition and construction works.</li> </ul> <p>The approved Construction Management Plan shall be adhered to throughout the construction period for the development.</p> <p>Reason: In the interests of highway safety and to ensure that the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is</p>	<p>the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, footpaths, hard-surfacing and formal landscaping. The scheme shall include:</p> <ul style="list-style-type: none"> <li>• plans showing the extent and layout of the buffer zone</li> <li>• details of the proposed native species planting scheme which should run along the entire length of the brook within the site and should help mitigate possible run off and disturbance from the road</li> <li>• details demonstrating how the buffer zone</li> </ul>	
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		<p>required prior to commencement of the development as it is fundamental to the acceptability of the scheme.</p>	<p>will be protected during construction development, (Construction Environmental Management Plan)</p> <ul style="list-style-type: none"> <li>• Detailed Landscape Environmental Management Plan – to show how the ecological buffer zone and river corridor will be managed over the longer term (including adequate financial provision and named body responsible for management) and maintained to protect the ecology of the water-dependent habitat</li> </ul> <p><b>Reasons</b> To protect the land alongside the watercourse which is particularly valuable for wildlife which is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF), by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the</p>	
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			<p>Habitats Directive and by ESD 10 of the Cherwell Local Plan 2011 – 2031, adopted July 2015.</p> <p>NOTE: Covered by conditions 12, 13, 14 and 31 (was conditions 10, 11, 12 and 29)</p>	
11	13	<p><b>LEMP</b></p> <p>No development shall take place (including demolition, ground works, vegetation clearance) on any phase until a Landscape and Ecological Management Plan (LEMP) for the development site has been submitted to and approved in writing by the Local Planning Authority for that phase. The LEMP will set out in detail the measures to be implemented to ensure the successful establishment/installation of new habitats/features and the long-term maintenance and management of both existing and new habitats/features proposed as part of the soft landscape scheme.</p> <p>Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.</p>	<p>NOTE: Covers part of proposed Biodiversity and Ecology Condition</p>	<p><b>LEMP</b></p> <p>No development of <b>any phase</b> shall take place (including demolition, ground works, vegetation clearance) <del>on any phase</del> until a Landscape and Ecological Management Plan (LEMP) for the development site has been submitted to and approved in writing by the Local Planning Authority for that phase. The LEMP will set out in detail the measures to be implemented to ensure the successful establishment/installation of new habitats/features and the long-term maintenance and management of both existing and new habitats/features proposed as part of the soft landscape scheme.</p> <p>Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.</p>
12	14	<p><b>CEMP</b></p> <p>No development of any phase shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in</p>	<p>NOTE: Covers part of proposed Biodiversity and Ecology Condition</p>	No change

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		<p>writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:</p> <ul style="list-style-type: none"> <li>- Risk assessment of potentially damaging construction activities;</li> <li>- Identification of 'Biodiversity Protection Zones';</li> <li>- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction including the control of dust (may be provided as a set of method statements);</li> <li>- The location and timing of sensitive works to avoid harm to biodiversity features;</li> <li>- The times during construction when specialist ecologists need to be present on site to oversee works;</li> <li>- Responsible persons and lines of communication;</li> <li>- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;</li> <li>- Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.</p>		
13	15	<p><b>Contamination 1</b></p> <p>No development shall take place until, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and</p>	<p><b>Remediation Strategy</b></p> <p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks</p>	

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		<p>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 shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.</p> <p>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 adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.</p>	<p>associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> <li>1. A site investigation scheme, based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.</li> <li>2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</li> <li>3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in</li> </ol>	
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			<p>(2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p><b>Reason</b> To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.</p> <p>NOTE: Covered by conditions 15, 16 and 17 (was conditions 13, 14 and 15)</p>	
14	16	<p><b>Contamination 2</b></p> <p>If contamination is found by undertaking the work carried</p>	<p>NOTE: Covers part Remediation Strategy condition</p>	<p><b>Contamination 2</b></p> <p>If contamination is found by undertaking the work</p>

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		<p>out under condition 13, prior to the commencement of the development hereby permitted, 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 shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.</p> <p>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 adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.</p>		<p>carried out under condition 15, prior to the commencement of the development hereby permitted, 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 shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.</p> <p>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 adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.</p>
15	17	<p><b>Contamination 3</b></p> <p>If remedial works have been identified in condition 14, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 14. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.</p> <p>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</p>	<p>NOTE: Covers part Remediation Strategy condition with additional wording on sampling.</p>	<p><b>Contamination 3</b></p> <p>If remedial works have been identified in condition 16, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 16. <b>The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</b> A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.</p>

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		unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy ENV12 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.		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 adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.
16	18	<p><b>Contamination 4</b></p> <p>Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the relevant phase of development is resumed or continued.</p> <p>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 adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.</p>	<p>Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority.</p> <p>Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the</p>	No change



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			<p>relevant phase of development is resumed or continued.</p> <p>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 adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework</p> <p>NOTE: Covered by condition 18 (was condition 16)</p>	
17	19	<p><b>Archaeological Written Scheme of Investigation</b></p> <p>No development shall take place until a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the</p>	N/A	<p><b>Archaeological Written Scheme of Investigation</b></p> <p>The development shall be carried out in accordance with the approved Written Scheme of Investigation for an Archaeological Excavation Issue No. 1 by MOLA dated 09 August 2022.</p>

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		<p>application site area, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).</p>		<p>Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).</p>
18	20	<p><b>Archaeology</b></p> <p>Following the approval of the Written Scheme of Investigation referred to in Condition 17, and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological 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 of the completion of the archaeological fieldwork.</p> <p>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 NPPF (2021).</p>	N/A	<p><b>Archaeology</b></p> <p>In accordance with the approved Written Scheme of Investigation referred to in Condition 19, and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation. 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 of the completion of the archaeological fieldwork.</p> <p>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 NPPF (2021).</p>
19	21	<p><b>Woodland Management Plan</b></p> <p>No development shall take place until, notwithstanding the details included in Woodland Management Plan EDP2425 R018-b (June 2022), an updated Woodland Management Plan to include a full management and replanting strategy for the ancient woodland has been submitted to and approved in writing by the Local Planning Authority.</p>	N/A	<p>No change</p>

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		Reason: To ensure the ancient woodlands longevity, and unique habitat is secured.		
20	22	<b>Construction Phasing Plan</b>  No development shall commence until a construction phasing plan has been submitted to and approved in writing by the Local Planning Authority.  Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.	N/A	No change
21	23	<b>Surface Water Management</b>  No development shall commence until a Sustainable Surface Water Management Strategy compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" shall be submitted to and approved in writing by the Local Planning Authority.  Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.	N/A	No change
22	24	<b>Flood Exceedance Conveyance Plan</b>  No development shall commence until a Flood Exceedance Conveyance Plan has been submitted to and approved in writing by the Local Planning Authority.  Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.	N/A	No change
23	25	<b>Infiltration Testing</b>  No development shall commence until results from comprehensive infiltration testing across the site to BRE DG 365 standard have been submitted to and approved in writing by the Local Planning Authority.	N/A	No change

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		Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.		
24	26	<b>Drainage Layout</b>  No development shall commence until detailed design drainage layout drawings of the SuDS proposals including cross-section details have been submitted to and approved in writing by the Local Planning Authority. The approved Drainage details shall be fully implemented prior to first occupation of each phase of the development.  Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.	N/A	No change
25	27	<b>Water Quality</b>  No development shall commence until details of how water quality will be managed during construction and post development in perpetuity have been submitted to and approved in writing by the Local Planning Authority.  Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.	N/A	No change
26	28	<b>Third Party Drainage</b>  No development above ground shall take place until details of any consents for any connections into third party drainage systems have been submitted to and approved in writing by the Local Planning Authority.  Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.	N/A	No change
27	29	<b>Apprenticeships and Training Opportunities</b>	N/A	No change

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		<p>No development above ground level shall take place until a strategy has been submitted to and agreed in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided during the construction phase. Prior to the first occupation and prior to the occupation of any subsequent occupiers of the building, a further strategy shall be submitted to and approved in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided by the occupiers of the unit. The strategies above shall include details of the number of apprenticeships and training posts, over what period of time they will be employed, where the apprentices may be placed within the company and where apprentices will be taken from. The strategies shall be implemented in accordance with the approved details.</p> <p>Reason: In the interests of ensuring appropriate and adequate apprenticeships are made available in accordance with policy BSC7 of the Cherwell Local Plan 2011-2031, the Council's SPD on Developer Contributions (2018) and Government guidance within the National Planning Policy Framework.</p>		
28	30	<p><b>Solar Panels</b></p> <p>No development above ground level shall take place on any phase until a scheme for the installation of PV panels to achieve a total power output of at least 380kWpeak on each phase has been submitted to and approved in writing by the Local Planning Authority. The scheme for each phase shall be operational prior to the first occupation of that phase and be retained in accordance with the approved plans.</p> <p>Reason: In the interests of sustainable development, and to comply with Policies ESD1-5 of the Cherwell Local</p>	N/A	No change

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		Plan 2011-2031 and Government guidance within the National Planning Policy Framework.		
29	31	<p><b>Habitat Management Plan</b></p> <p>A Biodiversity Net Gain will be achieved, as set out in the Biodiversity Impact Assessment edp2424_r021b (July 2022). No development above ground level shall take place until a detailed Habitat Management Plan (HMP) setting out the specific management prescriptions for each habitat type on Site, including measures for habitat creation/enhancement and ongoing management and maintenance to ensure that the target habitat quality and condition is met post-development, has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the building.</p> <p>Reason: To achieve a Net Gain in biodiversity, this information is required prior to commencement as it is fundamental to the acceptability of the proposals.</p>	NOTE: Covers part of Biodiversity and Ecology Condition	<p><b>Habitat Management Plan</b></p> <p>A Biodiversity Net Gain will be achieved, as set out in the Biodiversity Impact Assessment edp2425_r021b (July 2022). No development above ground level shall take place until a detailed Habitat Management Plan (HMP) setting out the specific management prescriptions for each habitat type on Site, including measures for habitat creation/enhancement and ongoing management and maintenance to ensure that the target habitat quality and condition is met post-development, has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the building.</p> <p>Reason: To achieve a Net Gain in biodiversity, this information is required prior to commencement as it is fundamental to the acceptability of the proposals.</p>
30	32	<p><b>Permeable Paving</b></p> <p>No development above ground level shall take place until details of all permeable paving have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.</p> <p>Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.</p>	N/A	No change
31	33	<p><b>SuDS Maintenance Management Plan</b></p> <p>No development above ground level shall take place until a detailed SuDS maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element has</p>	N/A	No change

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		<p>been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.</p>		
<b>CONDITIONS REQUIRING APPROVAL OR COMPLIANCE BEFORE OCCUPATION</b>				
32	34	<p><b>External Lighting</b></p> <p>Prior to the first occupation of each phase of the building hereby approved, a detailed scheme showing external illumination of that phase of building and its curtilage shall be submitted to and approved in writing by the LPA. The scheme shall be implemented as approved.</p> <p>Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2015, saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.</p>	N/A	No change
33	35	<p><b>Car Parking</b></p> <p>Prior to the first occupation of the development car park facilities shall be provided on the site (as shown in drawing ref: 13-222-SGP-ZZ-ZZ-DR-A-131000 Rev V: Site Plan – Phase 1). Thereafter, the car park facilities shall be permanently retained and maintained for the parking of vehicles in connection with the development.</p> <p>Reason: In the interests of maintaining a well-functioning road network and in accordance with Policy SLE4, ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.</p>	N/A	<p><b>Car Parking</b></p> <p>Prior to the first occupation of the development car park facilities shall be provided on the site (as shown in drawing ref: 13-222-SGP-ZZ-ZZ-DR-A-131000 Rev V: Site Plan – Phase 1). Thereafter, the car park facilities shall be permanently retained and maintained for the parking of vehicles in connection with the development.</p> <p>Reason: In the interests of maintaining a well-functioning road network and in accordance with Policy SLE4, ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.</p>
34	36	<p><b>Cycle Parking</b></p>	N/A	<p><b>Cycle Parking</b></p>

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		<p>Prior to the first occupation of the development covered cycle parking facilities shall be provided on the site (as shown in drawing ref: 13-222-SGP-ZZ-ZZ-DR-A-131000 Rev V: Site Plan – Phase 1). Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.</p> <p>Reason: In the interests of promoting sustainable transport modes in accordance with Policy SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.</p>		<p>Prior to the first occupation of the development covered cycle parking facilities shall be provided on the site (as shown in drawing ref: 13-222-SGP-ZZ-ZZ-DR-A-131000 Rev V: Site Plan – Phase 1). Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.</p> <p>Reason: In the interests of promoting sustainable transport modes in accordance with Policy SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.</p>
35	37	<p><b>Workplace Travel Plan</b></p> <p>Prior to first occupation of the development a Workplace Travel Plan prepared in accordance with the Framework Travel Plan (January 2022, included as Appendix S of Vectos Transport Assessment dated March 2022, to include implementation of working practices for office staff set out in 'Healthineers Way of Working' (December 2020) to achieve a broad 70/30 split of office/remote based working) will be submitted to and approved by the Local Planning Authority. The plan shall incorporate site specific details of the means of regulating the use of private cars related to the development in favour of other modes of transport and the means of implementation and methods of monitoring.</p> <p>Reason: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.</p>	N/A	No change
36	38	<p><b>Record of SuDs and Site Wide Drainage</b></p> <p>Prior to the first occupation of the development, a record of the installed SuDs and site wide drainage scheme shall be submitted to and approved in writing by the Local</p>	N/A	No change



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		<p>Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:</p> <p>a) As built plans (.pdf and .shp file format);  b) Photographs to document each key stage of the drainage system when installed on site.  c) Photographs to document the completed installation of the drainage structures on site;  d) The name and contact details of any appointed management company information.</p> <p>Reason: In accordance with section 21 of the Flood and Water Management Act 2010.</p>		
N/A	39	N/A	<p><b>Condition 1 – Flood Risk</b></p> <p>The development shall be carried out in accordance with the submitted flood risk assessment (version 1.5 dated May 2022, prepared by Tier Consult) and the mitigation measures it details including 450 metres diversion of the Wendlebury brook as shown in the Watercourse Diversion Plan (drawing ref: T/21/2407 60-04 Rev T6 prepared by Tier Consult). These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the</p>	<p><b>Flood Risk</b></p> <p><b>The development shall be carried out in accordance with the submitted flood risk assessment (version 1.5 dated May 2022, prepared by Tier Consult) and the mitigation measures it details including 450 metres diversion of the Wendlebury brook as shown in the Watercourse Diversion Plan (drawing ref: T/21/2407 60-04 Rev T6 prepared by Tier Consult). These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</b></p> <p><b>Reason: This condition is in accordance with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 (adopted July 2015) and paragraph 167 of the NPPF which state development must not increase flood risk elsewhere and should be appropriately flood resistant and resilient.</b></p>

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			<p>scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p><b>Reasons 1</b> This condition is in accordance with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 (adopted July 2015) and paragraph 167 of the NPPF which state development must not increase flood risk elsewhere and should be appropriately flood resistant and resilient.</p>	
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