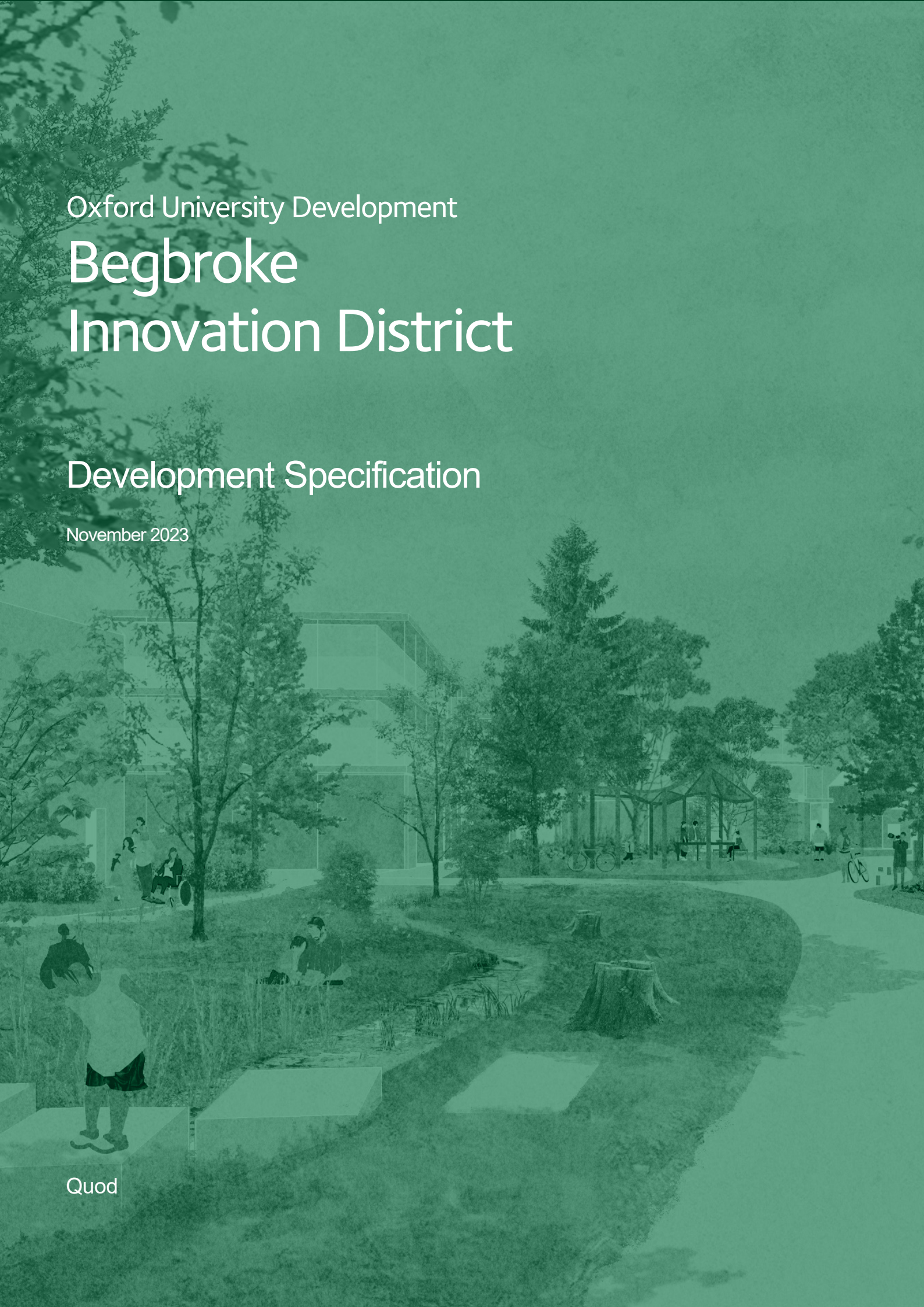


Oxford University Development

Begbroke Innovation District

Development Specification

November 2023



Quod

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1 Introduction

- 1.1 This Development Specification is submitted in support of an outline planning application ('the Application') for the development of the Begbroke Innovation District ('the Proposed Development'). It describes the Proposed Development in simple terms.
- 1.2 The Development Specification sets out the following information about the Proposed Development:
 - **Section 2:** Description of Development.
 - **Section 3:** Site Wide Area Schedule
 - **Section 3:** Development Principles.
 - **Section 4:** Description of Proposals
 - **Section 5:** Development Principles
- 1.3 This is a Tier 1 document, which describes the scheme for which outline planning permission is being sought, along with establishing a series of development principles that would then inform the preparation of Development Area Briefs (Tier 2), and Reserved Matters applications (Tier 3).
- 1.4 The expected scope and purpose of the Development Area Briefs are explained further in the Planning Statement and their scope will be agreed during the determination period.

2 Description of development

- 2.1 Oxford University Development Ltd ('the Applicant') is seeking outline planning permission for a phased, mixed-use development ('the Proposed Development') which would provide up to 155,000 square metres ('sqm') gross external area ('GEA') of new faculty, and research and development space associated with the expansion of the existing Begbroke Science Park, up to 215,000sqm GEA of residential floorspace that would deliver apartments, communal and sharer accommodation and traditional houses and associated amenity, education and community uses. The Description of Development is as follows:

Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising:

Up to 215,000 square metres gross external area of residential floorspace (or c. 1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement.

Control Documents

- 2.2 The Application is supported by a series of 'Control Documents'. These are the components of the Outline Planning Application that are for approval and that will establish the controls, limits and framework for the preparation of Development Area Briefs and Reserved Matters applications. The Control Documents are:
- This **Development Specification**;
 - **Strategic Design Guide**;

- **Parameter Plans** (as set out in Table 4) below;
- **Framework Site Wide Travel Plan;**
- **Framework Construction Traffic Management Plan;**
- **Framework Delivery and Servicing Management Plan;**
- **Framework Energy and Sustainability Strategy;**
- **Framework Lighting Strategy;**
- **Outline Landscape and Ecological Management Plan;**
- **Outline Construction Environmental Management Plan;**
- **Operational Waste Management Plan;**
- **Site Waste Management Plan; and**
- **Outline Drainage Strategy.**

3 Land Use Schedule

3.1 Outline planning permission is sought in relation to the maximum floor areas (GEA) set out in **Table 1** below.

Table 1 – Land Use Schedule

Use	Proposed Use (Use Class)	Amount (GEA, sqm)*
Uses associated with the expansion of Begbroke Science Park	Classes B2, B8, E(g), and F1(a).	155,000
Residential	C3/C4/Sui Generis	215,000
Ancillary / Supporting Uses **	As below	21,000
- Retail (including the sale of food and drink)	E(a), (b), and (c)	3,500
- Hotel	C1	10,000
- Non-residential and leisure institutions, including medical or health services, indoor sport or fitness facilities, and creches and/or nurseries.	E(d), (e), and (f)	5,600
- Halls and meeting places	F2(b)	1,200
- Sui generis uses including (but not limited to) public houses, wine bars or drinking establishments	Sui generis	700
Open outdoor recreation, play and sport space	F2(c)	As per paragraph 3.3 below.
Education facilities	F1(a)	As per paragraph 3.4 below.

* Unless stated otherwise

** Ancillary / supporting uses are intended to relate those uses that are reasonably related to the employment and residential uses.

3.2 The uses set out in Table 1 relate to the four Development Areas identified on PP1 – Development Areas. Development Area Briefs would be prepared following the grant of outline planning permission and would allow land uses to be apportioned to that relevant Development Area. The total floor area identified in the Development Briefs must not exceed the total set by Table 1, above.

3.3 Open space and play space shall be provided in accordance with the standards set out in the **Policy BSC11: Local Standards of Provision – Outdoor Recreation** in the Cherwell Local Plan 2011-2031 Part 1. This allows for onsite provision in accordance with the standards set out in Table 7 of the Cherwell Local Plan or a financial contribution to be made towards the

new provision or enhancement of existing facilities off site. The securing mechanism for this will be the section 106 agreement.

- 3.4 Land for the primary school(s) and secondary school shall be safeguarded in accordance with Parameter Plan 01 – Development Areas. Assuming full provision, the land and floor area for education provision would be as set out in **Table 2** below.

Table 2 - Indicative maximum land and floor area for education provision

School type	Land area (hectares)	Floor area (square metres gross internal area)
Secondary school	8.02	11,400
Up to 2 Primary schools ¹	5.4	8,400

Residential development

- 3.5 Unless otherwise agreed, the residential units will be provided in accordance with the site wide unit mix ranges shown in **Table 3** below.

Table 3 – Site wide unit mix ranges

Unit type	Studio/1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Range	20-40%	30-40%	15-30%	5-20%

- 3.6 The precise unit mix, including the proportion of apartments, sharer accommodation and traditional housing will be defined through the submission of a Development Area Brief, and confirmed through the submission of relevant reserved matters applications ('RMAs'). For the purposes of this outline planning application, it is anticipated that circa 1,800 homes would be delivered on the Site. The unit mix of specific phases of development may fall outside of the site wide unit mix range so long as it does not prejudice the site wide unit mix from complying with the ranges set out in **Table 3** or the delivery of mixed and balanced communities within the Site.
- 3.7 50% of the residential units are expected to be affordable homes. The tenure mix will be defined in accordance with the **Housing Statement** and secured through the section 106 agreement.

¹ Up to 2no. primary schools, comprising 1no. 3 form entry primary school (with a maximum land take of 3.2ha) and 1no. 2 form entry primary school (with a maximum land take of 2.2ha).

4 Description of proposals

- 4.1 This section describes the proposals for which outline planning permission is being sought. The application for planning permission is in outline, with all matters reserved for subsequent determination.
- 4.2 Four Parameter Plans are included within the application, setting out the location, height, strategic green infrastructure and the access and movement network. They are intended to define (within defined limits of deviation) the limits of development within the Site and/or illustrate various elements of the Proposed Development. The Parameter Plans ('PP') must be read alongside this Development Specification, including the Development Principles set out in Section 5.

Table 4 - Parameter Plans

Drawing Number	Revision	Drawing Title
Parameter Plan 1	P2	Development Areas and Land Use
Parameter Plan 2	P1	Maximum Building Heights
Parameter Plan 3	P2	Green Infrastructure
Parameter Plan 4	P2	Access and Movement

- 4.3 The Supporting Plans as set out in **Table 5** below. They are for information only and not for approval.

Table 5 - Supporting Plans

Drawing Number	Revision	Drawing Title
Supporting Plan 1	P1	Existing Site Levels
Supporting Plan 2	P1	Proposed Indicative Site Levels
Supporting Plan 3	P1	Indicative Demolition Plan

Means of access

Site access junctions

- 4.4 In accordance with Regulation 5(3) of the Development Management Procedure Order ('DMPO') 2015, access areas to the Site is identified on PP4 – Access and Movement. The Site would be accessed from the A44 via the existing junction onto Begbroke Hill. Vehicular access from the south would be via the 3rd party land within the allocation boundary to the south.

Begbroke Hill bridge

- 4.5 Separate to this outline planning application, Network Rail ('NR') are developing proposals to close the existing level crossing at Sandy Lane. NR are seeking planning permission and the relevant consent to deliver a bridge capable of accommodating cyclists, pedestrians and

wheelchair users, along with the potential to accommodate a future public transport route.² The application for that scheme has not yet been submitted, but the indicative alignment is shown on PP4 for illustrative purposes. If delivered, this connection would connect into the movement network proposed by the Applicant and function as a secondary route, providing a connection to Kidlington.

Yarnton bridge

- 4.6 Use will be made of the existing bridge over the Oxford canal that connects Yarnton Road to Kidlington Road (known as Yarnton bridge, though formally known as Oxford Canal Bridge 228). The bridge is Grade II Listed and would be used to provide restricted access to the land within the Site east of the railway.

Stratfield bridge

- 4.7 Land for a bridge that would allow a connection to land east of the canal at Stratfield Farm is safeguarded in the southeastern portion of the Site. This is in accordance with part 13 of **Policy PR8** of the Cherwell Local Plan Part 1 Partial Review. Illustrative concept designs for this bridge are provided at Appendix D of the **Transport Assessment** (ES Vol III, Appendix 9.1), however, the precise design of the bridge will be subject to further feasibility studies and coordination with 3rd party landowners. As such, these plans are for information purposes only and not for approval as part of the outline planning application.

Access road and routes through the Site

- 4.8 Access roads and routes within and through the site are reserved for subsequent determination through Reserved Matters. The layout and design of these routes is indicated on PP4 - Access and Movement and relevant considerations have been set out within the Development Principles and Strategic Design Guide. Future Reserved Matters applications would need to demonstrate compliance with the Controlling Documents.

Off-site highways works

- 4.9 Off-site highway improvements are set out and explained in the Transport Assessment.
- 4.10 OCC have identified a package of transport network improvements to support the planned development across the 'PR' sites. These include improvements along the A44 corridor to deliver bus priority measures and enhance cycle and pedestrian connectivity. OCC are expected to deliver the works following appropriate financial contributions from the Applicant and other PR site applicants secured via respective Section 106 Agreements.

Layout and scale

- 4.11 PP1 – Development Areas defines the developable area, which is the land within the Site that falls outside of the green belt. A building set-back zone is proposed adjacent to existing

² At the time of writing, Network Rail are preparing a Transport and Works Act Order ('TWAO') application to deliver a non-vehicular bridge over the railway. The Applicant is working with NR to seek the opportunity to deliver an 'enhanced' bridge capable of accommodating vehicles to allow for a public transport route to be delivered. To be clear, neither the TWAO application nor the enhanced bridge form part of the Proposed Development for which the Applicant is seeking outline planning permission.

residential dwellings. Development within this zone will only be permitted where it accords with the Development Principles. Buildings and structures will be permitted within the green belt where these are in accordance with the Development Principles set out in **Table 6** below, as well as relevant local and national planning policy.

- 4.12 PP2 – Maximum Building Heights defines the maximum height of built development, excluding defined rooftop plant, antennae and equipment.
- 4.13 Details of the height, width and length of each building proposed within the Proposed Development, together with the layout are reserved for subsequent determination through Reserved Matters applications.
- 4.14 Layout and scale, to be determined through Reserved Matters Applications, will be informed by the Design Principles set out in the Strategic Design Guide and may be further informed by a Development Area Brief, which would be submitted to the Council for approval in conjunction with or prior to a Reserved Matters application, as appropriate.

Appearance

- 4.15 The external appearance of each building is reserved for subsequent determination through the submission of Reserved Matters applications.

Landscape

- 4.16 PP3 – Green Infrastructure identifies the locations of strategic landscape elements. Further details of landscape including within Development Areas shall be provided through Reserved Matters applications.
- 4.17 The Strategic Design Guide sets design principles for the delivery of landscaping within the Site.

Enabling works

- 4.18 Enabling works would include all works necessary to prepare the site for construction of development. Such works could include (but would not be limited to): Site or ground clearance; construction of temporary accesses and/or highway works to facilitate the carrying out of the Development; archaeology; ecological surveys, investigations or assessments; site preparation; construction of boundary fencing or hoardings including for site security; erection of temporary facilities for security personnel; the erection of security cameras; excavation; interim landscaping works; construction of temporary internal roads; or other works or operations to enable any of these works to take place.
- 4.19 It is expected that a condition would be attached to the outline planning permission requiring details of proposed enabling works be submitted to and approved by the LPA prior to commencement of such works, where these works do not already benefit from permitted development rights as set out in Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO').

Meanwhile uses

- 4.20 No specific meanwhile uses are proposed through this OPA. It is expected, however, that a condition will be attached to the outline planning permission allowing details of any intended meanwhile uses within the Site (where these are not already subject to permitted development rights as set out in the GPDO) to be submitted to and approved by the Local Planning Authority.

5 Development Principles

Purpose and role of the Development Principles

- 5.1 The Development Principles are intended to help inform the preparation of subsequent Reserved Matters Applications and Development Area Briefs. Those submissions are expected to demonstrate broad conformity with the Development Principles. The Development Principles are not intended to fix a specific design outcome, but instead define criteria for the subsequent design stages.
- 5.2 The Development Principles are organised thematically, but should be read together, rather than in isolation.

Departure from the Development Principles

- 5.3 Development Area Briefs and Reserved Matters applications may depart from the Development Principles if such departure would not give rise to new or materially different significant environmental impacts than those identified in the Environmental Statement submitted with the outline planning application. A departure from the Development Principles will also be permitted where this is in agreement with CDC.
- 5.4 A Statement of Conformity would be submitted to demonstrate that the details proposed within the Development Briefs and Reserved Matters Applications remain in conformity with the Development Principles.

Development Principles

- 5.5 The Development Principles are as set out in **Table 6**.

Table 6 - Development Principles

DP1	Predominant land uses
DP1.1	Development Zone 01 (Begbroke Hill): the predominant land use would be residential. Other land uses may include those uses associated with the expansion of Begbroke Science Park, supporting uses (as defined in the site wide area schedule), parking, and associated infrastructure and utilities.
DP1.2	Development Zone 02 (Begbroke Science Park): the predominant land uses will be: uses in association with the expansion and intensification of Begbroke Science Park; social infrastructure; and supporting uses. Other land uses may include residential, parking, and associated infrastructure and utilities.
DP1.3	Development Zone 03 (Parkers Farm): the predominant land use will be: uses in association with the expansion and intensification of Begbroke Science Park; social infrastructure; and supporting uses. Other land uses may include residential, supporting uses, parking, and associated infrastructure and utilities.

DP1.4	Development Zone 04 (Foxes Cover) the predominant land use will be: residential; social infrastructure. Other land uses may include supporting uses, parking, and associated infrastructure and utilities.
DP2	Begbroke Science Park
DP2.1	Uses delivered in association with the expansion and intensification of Begbroke Science Park should predominantly include a mix of faculty space to be used by the University of Oxford, and commercial research and development laboratories, offices, light industrial warehouses and storage spaces.
DP2.2	The expansion of Begbroke Science Park should not cover more than 14.7ha of additional land beyond its existing site boundaries without prior written agreement from the local planning authority, which should not be unreasonably withheld or delayed.
DP3	Phasing
DP3.1	The phased delivery of the Proposed Development should be in a manner that supports placemaking. The phasing should have regard to the need to optimise and make efficient use of existing infrastructure.
DP3.2	The phased delivery of the Proposed Development should be in accordance with a site-wide phasing plan that has been submitted to and approved by the local planning authority, pursuant to a condition attached to the outline planning permission.
DP4	Accesses
DP4.3	Non-vehicular 'green corridors' should be delivered to the approximate alignment indicated on PP3 - Green Infrastructure to allow for high quality cycle and pedestrian movement corridors.
DP4.4	Construction access to the north of the Site will be via the existing Begbroke Hill junction. Construction access to the south of the Site will be via a temporary access point from the A44 or via the 3 rd party land to the south of the Site (as identified on PP4 – Access and Movement).
DP4.5	Land for a bridge that connects the Site to land at Stratfield Farm will be safeguarded through the section 106 agreement to achieve a minimum of 3 metres clearance over the Oxford canal, subject to feasibility and design studies, and that is compliant with Local Transport Note 1/20.
DP4.6	If a vehicular bridge over the railway line is delivered by Network Rail within the Site, it should be incorporated into the site-wide road network.
DP4.7	0.5ha of land will be safeguarded through the section 106 agreement adjacent to the railway line north of Sandy Lane to allow for the future provision of a rail halt.
DP5	Primary and secondary education provision
DP5.1	The secondary and/or primary school(s) will be delivered in the locations indicated on PP1 – Development Areas and/or in accordance with an agreement made between the Applicant and the Local Education Authority.
DP5.2	School buildings and playing fields will be sited and designed to provide a suitable noise environment and will seek to allow for natural ventilation of buildings where possible.
DP5.3	The primary school(s) should benefit from high quality walking and cycling connections.
DP5.4	The secondary school should benefit from close proximity to public transport links, and high quality walking and cycling connections.

DP6	Local Centre
DP6.1	Shared public amenities, civic spaces and retail uses will be clustered in the area identified for the Local Centre on PP1 – Development Areas. Other locations for such uses will be acceptable in principle where they support the creation of walkable neighbourhoods and do not detract from the vitality of the Local Centre.
DP6.2	The Local Centre will benefit from close proximity to main internal access roads, public transport links, and high quality walking and cycling connections.
DP6.3	Uses within the Local Centre should be delivered primarily to meet the needs of the living and working population of those who will live and work on the Site, plus those in close proximity to the Site. As such, the Local Centre should not include uses that would result in significant trips by private vehicle.
DP7	Mobility Hub
DP7.1	Any mobility hub that is delivered within the Site should be located with regard for the location of the Local Centre and optimising opportunities for modal interchange.
DP8	Parking
DP8.1	Car parking spaces used in association with the expanded Begbroke Science Park and Local Centre should be predominately in multi-storey car parks.
DP8.2	Open-roof multi-storey car parks will not be permitted where they would give rise to unacceptable light spill.
DP8.3	Multi-storey car parks will be located sensitively and to encourage movement through the Site by foot and cycle. In the early stages of the development temporary ground-floor or on-plot parking lots may be delivered. Reserved Matters applications shall clarify whether any car parking proposed is temporary or permanent.
DP8.4	On-plot car parking for individual Begbroke Science Park buildings shall be used primarily for blue-badge parking or for other specific reasons that could include car club/car sharing spaces or short-stay car parking related to the non-residential uses where justified. Reasoning for the provision of on-plot car parking will be set out in Reserved Matters applications.
DP8.5	Cycle parking shall be distributed across the Site to encourage the uptake of cycling. Each Reserved Matters application will set out how cycle parking has been considered in relation to this principle.
DP8.6	Residential car parking should predominantly be provided as on-street parking, though on-plot car parking will also be acceptable for larger homes. Where possible, residential on-street parking should be clustered to allow for living streets.
DP9	Open Space
DP9.1	The landscape design shall have regard to relevant planning policies relating to open space provision.
DP9.2	The core elements of the open space provision will be: The Central Park: a large public park set on the former landfill site. This should be remediated to an appropriate standard. Its form and design will take inspiration from urban green spaces in providing a functional environment for leisure, play and recreation. High quality, non-vehicular routes should be provided to aid permeability. Planting and access routes should be designed to avoid adverse impacts to the amenity of the existing residential dwellings on Sandy Lane.

Rowel Brook Park (south): comprising land that is within the green belt, west of the railway line and south of Rowel Brook. This land is to be improved to deliver public open space with high quality walking and cycle routes, whilst creating new habitats and enhancing biodiversity. Structural planting in the area south of Begbroke village will be provided to aid visual screening.

Rowel Brook Park (north): Land north of Rowel Brook. To be used for cultivation and uses related to its existing agricultural use, including (but not limited to) allotments, community gardens, farms and orchards. Structures that are ancillary to these uses will be permitted where they do not cause adverse visual impacts to nearby receptors and/or cause unacceptable harm to the green belt. Structural planting to the east of Begbroke village will be delivered to aid visual screening.

Canalside Parkland: Land to the east of the railway and south of Sandy Lane. This land is to be delivered primarily as semi-natural open grassland and meadows. Formal sports provision and play areas will be permitted in areas that are easily accessible. Structures and buildings ancillary to these uses and to the enjoyment of this area will also be permitted where they do not cause adverse visual impacts and do not cause unacceptable harm to the openness of the green belt. High quality walking and cycling connections will be delivered.

Railway Marshes: Land to the east of the railway and north of Sandy Lane. This land is to be used primarily for habitat and biodiversity enhancement. Public access will be limited. A bird-viewing hide or similar type of structure will be permitted where this does not cause unacceptable visual impacts, unacceptable harm to the green belt, or adverse impacts to existing or new habitats and species.

Green Arteries: Delivered according to the approximate alignment shown on PP3 - Green Infrastructure. These areas will be wide green corridors that bisect residential and commercial development to link them to larger open spaces. They will be used for delivering high quality non-vehicular routes, play areas, Sustainable Urban Drainage Systems, biodiversity areas, food growing areas and 'pocket parks'.

DP9.3	At least 12ha of land within the Site will be retained within an agricultural use and/or as suitable habitat for farmland bird species. The retained land may be delivered in no more than 2no. distinct parcels, as indicatively illustrated on PP3 – Green Infrastructure, unless otherwise agreed in writing with the local planning authority.
DP10	Play space
DP10.1	Dedicated formal play space and informal play space will be delivered for children of all ages (including teenagers) in a phased manner in conjunction with RMAs. The precise quantum of play space to be delivered in each RMA will be related to the number of dwellings and the unit size mix of that RMA. An explanation of the relationship between play space and dwellings will be set out in relevant RMAs.
DP10.2	Play space will be delivered within reasonable walking distances from family dwellings, taking into account age and ability.
DP11	Building heights
DP11.1	Buildings may be designed up to the maximum building heights identified on the PP2 – Maximum Building Heights. The maximum building heights are above ground heights and pertain to the maximum building ridge or parapet height. Roof top plant, equipment, flues and antennae shall be brought forward in accordance with DP12.

DP11.2	Within the Building Set Back Zone indicated on PP2 - Maximum Building Heights, no built development will be allowed save for acoustic and/or visual attenuation barriers, and residential garden outbuildings and/or structures that do not exceed 3m in height.
DP12	Rooftop equipment (including plant, flues and antennae)
DP12.1	Subject to DP11.1, plant should be designed into the overall composition and design of buildings wherever practical. It should be integral to the design such that it is perceived as part of the intended form and shape of a proposal building.
DP12.2	Some plant, flues or antennae may exceed the stated maximum building heights provided that they are located to reduce visual clutter and appropriate design, screening or visual mitigation (if necessary) is provided.
DP12.3	A Conformity Statement prepared by an appropriately qualified assessor should be submitted to the Local Planning Authority as part of the RMA to demonstrate that any plant/flues/antennas that would exceed the relevant parameter height comply with these principles and would not alter the overall conclusions of the Environmental Statement with regard to landscape and visual impact.
DP13	Landscape, Visual and Heritage Impact
DP13.1	Development Area Briefs and RMAs will be prepared with particular regard to the appearance of development in views to and from nearby heritage assets and the viewpoints assessed in the LVIA submitted with the outline planning application.
DP13.2	Development Area Briefs and RMAs will be prepared with particular regard for the enhancement or preservation of the significance of the setting of the Grade II Listed Begbroke Hill Farmhouse, where possible. No works to the Listed Farmhouse itself are proposed through this application.
DP14	Ecology and biodiversity
DP14.1	There will be an overall onsite biodiversity net gain of at least 20%.
DP14.2	In addition to the Local Nature Reserve (DP14.3), at least 12.2ha of land will be improved such that it is capable of designation as a Nature Conservation Area in the future. Public access to this land will be limited.
DP14.3	In addition to the Nature Conservation Area (DP14.2), at least 29.2ha of land will be improved such that it is capable of being designated as a Local Nature Reserve ('LNR'). The LNR will buffer the Rushy Meadows Site of Special Scientific Interest and Rowel Brook from developed areas, and increase ecological connectivity between these areas and the proposed Nature Conservation Area.
DP14.4	Landscape proposals contained in Development Area Briefs and RMAs should be prepared with regard to achieving the objectives set out in the Outline Landscape and Ecological Management Plan and Strategic Design Guide .
DP14.5	Existing planting and vegetation within the developable area will be retained in accordance with PP3 – Green Infrastructure.
DP15	Ground levels
DP15.1	The development will seek to achieve a cut and fill balance within the Site in terms of the use of topsoil and sub-soil, to minimise the need to import or export significant volumes of this material.

DP16	Ground contamination
DP16.1	Land within the former landfill area and within 3m of the former landfill boundary will be remediated to allow for the safe use of this as an urban open space in accordance with the Remediation Strategy and Verification Plan (ES Vol. III, App. 15.2) or any such subsequent detailed strategy submitted to and agreed by the LPA.
DP16.2	Land within identified areas of high radon potential will be remediated in accordance with details approved by the LPA prior to the development of any buildings or structures in those areas.
DP17	Flooding and Drainage
DP17.1	<p>The approach to drainage will be to aim to improve upon the current Site conditions where possible. This should be achieved by:</p> <ul style="list-style-type: none"> ▪ Managing surface water close to its source and ensure aquifer discharge; ▪ Incorporate pollution control measures where necessary to ensure the quality of water for infiltration is high; ▪ Enhance existing drainage features; ▪ Integrate Sustainable Drainage Systems into the development in accordance with the preferences set out in the Outline Flood Risk and Drainage Strategy; ▪ Recycling and reusing water where feasible and appropriate; ▪ Establishing whole life maintenance arrangements. <p>Further details will be provided in the Development Area Briefs and RMAs, and will follow the principles established through the Flood Risk Assessment and Outline Drainage Strategy.</p>
DP17.2	New or enhanced water crossings within the Site or to adjoining land will not increase flood risk elsewhere.
DP17.3	Buildings will not be developed within 8m of the top of the bank of any main rivers without prior written consent from the Environment Agency and LPA, which should not be unreasonably withheld or delayed.
DP18	Noise
DP18.1	Noise attenuation in the form of acoustic fencing and/or bunding will be delivered adjacent to the A44 and the railway to achieve approximately a 10dB reduction in Site noise levels where this is needed to create an acceptable noise environment.
DP18.2	Any noise generating uses (where such noise cannot be sufficiently reduced) or uses which generate a higher degree of servicing or vehicular traffic, will be located away from uses that are considered sensitive, such as residential dwellings or social infrastructure uses.
DP19	Utilities
DP19.1	Any existing utilities will be diverted as required following consultation with the relevant statutory undertakers. Proposals to divert utilities will be contained in a Utilities Statement that will be submitted with a RMA, where appropriate.

DP20	Lighting
DP20.1	<p>Lighting design will be sensitive to the surrounding area and its users. It will seek to:</p> <ul style="list-style-type: none"> i. enable users to proceed safely, helping to alleviate the fear of crime; ii. minimise light spill and glare, to minimise impact on local sensitive receptors (including residents, ecological receptors, the setting of heritage assets, and local road users) and; iii. integrate the Proposed Development into the surrounding area as far as practicable. <p>This will be carried out through implementation of the Framework Lighting Strategy and further details to be agreed through RMAs.</p>
DP21	Sustainability
DP21.1	<p>Development will be delivered with regard to reducing adverse impacts on the environment, in accordance with the Framework Energy and Sustainability Strategy. A condition will allow for the periodic review of the Framework Energy and Sustainability Strategy to accommodate advances in technology and updated environmental targets.</p>

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