

**Cherwell District Council  
39 Castle Quay,  
Banbury,  
OX16 5FD**

Date: 8<sup>th</sup> July 2025

Your Ref: 38/24/0131

Dear Sir/Madam,

**APPROVAL OF DETAILS RESERVED BY CONDITION FOR APPLICATION REF 24/02058/F - ERECTION OF A TWO STOREY BUILDING TO FORM A 66 NO. BEDROOM CARE HOME FOR OLDER PEOPLE WITH PARKING, ACCESS, LANDSCAPING AND ASSOCIATED GROUND WORKS. ON LAND TO THE NORTH OF ANNIVERSARY AVENUE, GRAVEN HILL, BICESTER, OX25 2BF (PP REF NO – 14159379)**

Following the application being approved (Ref. 24/02058/F) on the 17<sup>th</sup> of June 2025 relating to the above development an Application for the Approval of Details Reserved by Conditions has been submitted via the Planning Portal. The application relates to the following conditions:

**Condition No.3 External Materials**

*A schedule and detail of external materials to be used in the construction of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.*

Submitted details include the following:

- Materials Schedule

**Condition No.4 Section Details**

*Prior to above ground works commencing section details of window reveals, gable projections and material and façade treatment (including those detailed at Paragraph 5.37 of the submitted Design and Access Statement) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.*

Submitted details include the following:

- C-10.1 Building Sections A-A BICESTER
- C-10.2 Building Sections B-B BICESTER
- C-10.3 Building Sections C-C BICESTER

### **Condition No.9 Surface Water Drainage**

*Construction shall not begin until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:*

- *A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";*
- *Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;*
- *A Flood Exceedance Conveyance Plan;*
- *Detailed design drainage layout drawings of the SuDS proposals including cross-section details;*
- *Detailed maintenance management plan in accordance with Section 32 of CIRIAC753 including maintenance schedules for each drainage element, and;*
- *Details of how water quality will be managed during construction and post development in perpetuity;*
- *Confirmation of any outfall details.*
- *Consent for any connections into third party drainage systems*

Submitted details include the following:

- Drainage Strategy
- Flood Risk Assessment

### **Condition No.13 Construction Management Plan**

*No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum*

- a) The parking of vehicles of site operatives and visitors.*
- b) The routing of HGVs to and from the site.*
- c) Loading and unloading of plant and materials.*
- d) Storage of plant and materials used in constructing the development.*
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
- f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping.*
- g) Measures to control the emission of dust and dirt during construction.*
- h) A scheme for recycling/ disposing of waste resulting from demolition and construction works.*
- i) A Construction Traffic Management Plan (CTMP) including delivery hours.*

*The approved Construction Method Statement shall be adhered to throughout the construction period for the development.*

Submitted details include the following:

- Construction Management Plan
- OX25 2BF - Site Setup Plan

**Condition No.16 GCN Certificate**

*No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR150, or a Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.*

Submitted details include the following:

- GCN Impact Plan
- NatureSpace Best Practice Principles March 2021
- NSP Certificate

**Condition No.17 Swift Boxes**

*Prior to above ground works details of the location and height (being at least 4.5m above ground level) of at least 12 swift boxes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.*

Submitted details include the following:

- C-01.1 Elevations 1 of 2 BICESTER
- C-01.1 Elevations 2 of 2 BICESTER

**Condition No.21 Landscape and Ecological Management Plan**

*Prior to construction of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.*

Submitted details include the following:

- Landscape and Ecological Management Plan

**Condition No.23 Travel Plan**

*Prior to first occupation a Full Travel Plan based on the approved Draft Travel Plan should be submitted to and agreed in writing by the Local Planning Authority.*

Submitted details include the following:

- Travel Plan

**Condition No.24 Construction Environmental Management Plan**

*No development shall commence (including demolition, ground works, vegetation clearance) unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include as a minimum:*

- Risk assessment and mitigation of potentially damaging construction activities
- Identification of 'Biodiversity Protection Zones'
- Practical measures (both physical measures and sensitive working practices) to avoid or

*reduce impacts during construction (may be provided as a set of method statements)*

- *The location and timing of sensitive works to avoid harm to biodiversity features*
- *The times during construction when specialist ecologists need to be present on site to oversee works*
- *Responsible persons and lines of communication*
- *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person*
- *Use of protective fences, exclusion barriers and warning signs.*

Submitted details include the following:

- Construction Environmental Management Plan

**Condition No.25 Lighting Strategy**

*Prior to the first use of the development hereby approved a lighting strategy shall be submitted in line with guidance note 08/23 by the Bat Conservation Trust including details of the external lighting, including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.*

Submitted details include the following:

- E103 - LH External Lighting BICESTER

Thank you for your attention and I trust that the above details are acceptable, should there be any questions/issues, please do not hesitate to contact me on 07547105176.

Yours Sincerely,

Samuel Finlay, Planner

