
Appeal Decisions

Site visit made on 28 July 2020

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th October 2020

Appeal A Ref: APP/C3105/W/19/3242236

Land South of Clifton Road, Deddington OX15 0TP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Rob Dickson of Harcourt (Deddington) Limited against the decision of Cherwell District Council.
 - The application Ref 19/00831/OUT, dated 3 May 2019, was refused by notice dated 16 August 2019.
 - The development proposed is outline planning permission for the residential development of up to 15 dwellings with all matters save for the means of access reserved for subsequent approval.
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Appeal B Ref: APP/C3105/W/20/3247698

Land South of Clifton Road, Deddington OX15 0TP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Rob Dickson of Harcourt (Deddington) Limited against the decision of Cherwell District Council.
 - The application Ref 19/02444/OUT, dated 31 October 2019, was refused by notice dated 14 February 2020.
 - The development proposed is outline planning permission for the residential development of up to 14 dwellings with all matters save for the means of access reserved for subsequent approval.
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Decision

1. Appeal A is allowed and outline planning permission is granted for the residential development of up to 15 dwellings with all matters save for the means of access reserved for subsequent approval at land south of Clifton Road, Deddington OX15 0TP in accordance with the terms of the application, Ref 19/00831/OUT, dated 3 May 2019, and the plans submitted with it, subject to conditions in the attached Schedule.
2. Appeal B is allowed and outline planning permission is granted for the residential development of up to 14 dwellings with all matters save for the means of access reserved for subsequent approval at land south of Clifton Road, Deddington OX15 0TP in accordance with the terms of the application, Ref 19/02444/OUT, dated 31 October 2019, and the plans submitted with it, subject to conditions in the attached Schedule.

Application for Costs

3. In the case of Appeal A, an application for costs was made by Mr Rob Dickson of Harcourt (Deddington) Limited against Cherwell District Council. This application is the subject of a separate Decision.

Procedural Matters

4. Clerical errors in the drafting of the application forms associated with Appeal B included the company name Harcourt Rugby Limited. The appeal has been made under Harcourt (Deddington) Limited, which has been confirmed as the correct company name. The named person, Mr Rob Dickson was consistent across the application and the appeal and is otherwise correct. These details are reflected in the banner heading and the appeal has proceeded accordingly.
5. The applications under Appeal A and Appeal B were submitted in outline form with only access being assessed at this time. All matters of appearance, landscaping, layout and scale are reserved for future approval(s). From the descriptions of development, it is clear that the quantum of development being sought in each case is up to 15 and 14 dwellings respectively. The appeals are determined on this basis, treating the submitted site plans as illustrative only, in so far as they indicate the point of access and a possible layout up to the maximum stated quantum.
6. The supporting evidence submitted with the application under Appeal B is more recent compared to the supporting evidence submitted with the application under Appeal A. In this context, the Council has made clear that the evidence under Appeal B has now overcome many of the reasons of refusal originally attached to the decision under Appeal A and will not be contested further. Consequently, each appeal now has the same contested reasons for refusal, are on the same site and comprise almost identical forms of development. The potential effects of each development and the main contentious issues are therefore largely the same and although I have considered each appeal on its individual merits, to avoid duplication I have dealt with the evidence together.
7. The appellant questioned the choice of appeal procedure, particularly in their final comments. It was also argued that the Council had failed to take proper account of other appeal decisions nearby and that these matters should be explored at a hearing. I have before me extensive written evidence on these matters including the reports prepared on behalf of the appellant, the Council and other interested party representations. I consider that the written evidence, together with my observations of the site and its surroundings are sufficient to form my own conclusions on these matters. I have therefore concluded that the written procedure remains appropriate for this appeal.

Main Issues

8. The main issues in both appeals are:
 - (a) the effect of development on the character and appearance of the area, including Deddington Castle and the Deddington Conservation Area; and
 - (b) whether a satisfactory and executed planning obligation exists to deliver infrastructure necessary to support the development.

Reasons

Character and Appearance

9. The site comprises field pasture located off Clifton Road to the east of Deddington village. There is a large commercial operation directly opposite the site to the north and a smaller commercial operation neighbouring the site to the east. There are also several residential dwellings in the immediate vicinity of the site. Some are located to the east and are further away from Deddington compared to the site itself.
10. The site's depth is similar to that of its neighbours and its southern boundary does not extend beyond the southern boundaries of the residential dwellings to the west, nor the commercial operation to the east. Together, the uses surrounding the site form a cluster of development peripheral to Deddington's central village core.
11. Clifton Road has substantial mature vegetation along its frontage. When travelling towards Deddington along this road, and at longer distances, the vegetation obscures aforementioned development from view within the landscape. However, when approaching Deddington, and at shorter distances, gaps in the vegetation become apparent and the development comes into view.
12. This signalled to me that the landscape was changing, and that I was moving from open countryside into the village's peripheral development and towards its core. The site is positioned directly amongst and surrounded by other built form. Consequently, I consider the site is well related to its neighbours and firmly within the village's peripheral development cluster and not detached or in an isolated rural context.
13. Deddington Conservation Area delineates most of the village core. Consequently, the site falls outside of the conservation area, but still inform its setting, which is a low density pattern of development peripheral to the high density core, where the built form is compact, traditional and possesses historic identity from the Middle Ages. Deddington Castle is a scheduled monument and is included within the limits of the conservation area and shares the same setting. It is one of around 600 motte and bailey castles nationally and comprises earthwork remains located to the south and south west of the site.
14. On my site visit, these remains were imperceptible when viewed from the site, due to the prevailing mature boundary features to the south and south west that enclose the castle. Accordingly, parties acknowledge that the castle is unlikely to be appreciated from this viewpoint, even in winter. Irrespective of season I accept limited views of the site may be available from the castle itself when looking north or north east, but it seems likely that such views would still be taken in the context of the peripheral cluster of development as a whole, which includes a substantial commercial operation directly to the north.
15. Only when looking south or east from the castle, and away from the site, would views take on the appearance of a truly rural character associated with the open countryside. The site may also be visible from the public right of way of Chapmans Lane, but again it is likely any views would be in the context of the peripheral cluster of development as a whole.

16. The Council contend that the site is outside of the continuous and main built form of Deddington, detached from the core of the village. Whether this is the case or not, it is sufficiently related to the peripheral development cluster, which although lower density and located away from the core of the village is still part of its wider pattern of development and identity, acting as a functional visual cue of a changing landscape. In principle, development in this cluster would therefore avoid harmful effects on the open countryside, that might otherwise occur if development was brought forward in a truly isolated location.
17. Reaffirming this point, Policy Villages 2 of the Cherwell Local Plan Part 1 2015 (CLP1), does not include a limiting spatial dimension and development can be delivered at category A villages (such as Deddington) both within and outside of built-up limits. So long as development has at least some relationship with the village and its pattern of development, it would be permitted in principle subject to the criteria set out within the policy.
18. The Council places emphasis on the existence of undeveloped field parcels within the peripheral cluster. It contends their presence differentiates the village core from this area of Deddington, and that this differentiation is sufficient to determine that the site's location is inappropriate by reason of detachment and remoteness. However, the differentiation merely communicates that this area of Deddington is peripheral to the village core and it does not communicate that it is completely divorced from the village, or that it is within a detached or remote open countryside location.
19. The visual differentiation is important to preserve, and the high density nature of the village core should not be allowed to sprawl outward to lower density locations such as the peripheral cluster. It is my view that in utilising the flexibility afforded by an outline planning application and subsequent reserved matters, a quantum of development up to the maximum amount applied for could be scaled to achieve a layout and landscaping solution that preserves the fundamentally peripheral nature of the site's location. This could be achieved through a layout which preserved gaps and views through the site, and landscaping which balances the built form in the natural environment.
20. I note the Council's concerns over the access design and that access can inform the fundamental configuration of a development. However, even though details of access are sought in this case, layout is still a reserved matter and the means in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development is yet to be determined. Consequently, there will remain flexibility under future reserved matters to pursue an appropriate layout.
21. Offsite access works would deliver a degree of formality to existing highways infrastructure, and even if the extent of works along Earls Lane would be entirely new, the degree of change would be minimal. A paved surface would still remain open and this would not cause any obstruction or loss of the key views over the meadow towards the church. Arguably, a safer route for pedestrians would embolden them in taking in the heritage significance of the conservation area, without the need to worry as much about traffic. In any event, the works would not only serve the site but also neighbouring development in the cluster and clear improvements to highways safety should outweigh any potential concerns.

22. The prevalence of other field parcels that would remain interspersed amongst development along Clifton Road would guard against ribbon development, and even with the loss of the site to the development the proportion of unbuilt vs built form would remain low density. Coupled with potential future landscaping and layout options available at reserved matters, this would maintain the peripheral nature of the development cluster as a whole. Consequently, this area of Clifton Road could maintain its low density and peripheral nature (through a combination of layout and landscaping approaches and the preservation of other field parcels) and still be easily discernible from the relatively high density nature of the village core.
23. The development should not be considered to form a precedent, there are sufficient numbers of remaining field parcels that preserve the peripheral feel of the area and any future development proposals would need to account for the subsequent and cumulative loss of any field parcels and any consequential effects.
24. In preserving this pattern of development, it is also considered that the settings of both Deddington Conservation Area and Deddington Castle would also be preserved. I note that Historic England raised concerns about the loss of the field parcel in and of itself, but in my view the setting of the castle should be taken as a whole, not in isolation, and by this measure it would be preserved. Accordingly, I have not found that there would be less than substantial harm and consequently a finding on overriding public benefits is not required.
25. I note the Council's reference to another appeal¹ nearby, but this relates to a proposal on land described as being open and isolated. This is a different context to what I have found in this case, where the site is very much framed by other development, and not in an open or isolated location. Even though the site was included within the village limits of Deddington Neighbourhood Plan, it has been withdrawn. In the absence of other evidence elaborating on why the site may have been included, such arguments surrounding its inclusion now hold limited weight. However, this does not change my existing assessment of the site's relationship with Deddington village.
26. Overall, the development proposed by each appeal, would preserve the character and appearance of the area, including the setting of Deddington Castle and the Deddington Conservation Area. There would be accordance with Policies ESD13, ESD15 and Villages 2 of the CLP1, and saved Policies C28 and C33 of the Cherwell Local Plan 1996 (CLP), Cherwell Residential Design Guide SPD 2018 and Section 16 of the National Planning Policy Framework (the Framework). Among other things, these seek to secure appropriate residential development in rural areas and villages and conserve the historic environment.

Planning Obligation

27. At the time the Council made their decisions the appellant had not provided planning obligations in relation to the provision of open space and contributions in support of developing the site. However, the appellant has as part of their appeal submitted an obligation pursuant to Section 106 of the Act. All parties have signed it and consequently agree on its content. The executed obligation has been considered accordingly.

¹ APP/C3105/A/14/2228558

28. The provisions of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and Paragraph 56 of the Framework states that planning obligations must only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. These are considered below.
29. Affordable housing: the provision of affordable housing is a necessary component of the development because it contributes to the social dimension of sustainability, meeting a range of housing needs. On site provision as part of larger developments is the most significant way in which homes can be provided and 35% of all dwellings on the site in this case will be provided as such. This provision is in accordance with Policy PSD1, BSC3 and INF1 of the CLP1 which among other things seek to secure affordable housing where development is for 11 or more dwellings.
30. Local area of play and open space: the introduction of additional residential development in the area will increase the demands on existing open space and local areas of play. It has been demonstrated that the Deddington Ward is experiencing a shortfall in such provision and therefore a contribution to expand these facilities and ensure their maintenance is necessary. This is in accordance with Policy PSD1, BSC10, BSC11 and INF1 of the CLP1 which among other things seek to ensure proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated.
31. Indoor and outdoor sports facilities: Among other things, such facilities help create healthy inclusive communities. Residential development will generate additional demands on Windmill Sports Ground and Spiceball Leisure Centre and accordingly contributions are necessary to ensure they have sufficient capacity and can be suitably maintained. This is in accordance with Policy PSD1, BSC10, BSC11, BSC12 and INF1 of the CLP1 which among other things seek to ensure proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated.
32. Community hall facilities: villages and other smaller communities have a particular reliance on community hall facilities, which play a role in facilitating social interaction and creating health and inclusive communities. The development is expected to create additional demand on Windmill Community Centre and a contribution is necessary to ensure it is appropriately maintained. This is in accordance with Policy PSD1, BSC12 and INF1 of the CLP1 which among other things seeks to encourage the provision of community facilities to enhance the sustainability of communities.
33. Refuse facilities: Each additional dwelling part of the development will need to be served with adequate refuse containers to ensure the adequate storage of waste and recyclable material. Each additional dwelling will also need to be served by refuse collection services, and therefore a contribution to refuse facilities is necessary. This is in accordance with Policy PSD1 and INF1 of the CLP1 which seeks adequate facilities to meet the needs of communities.
34. Education: the introduction of additional residential development in the area will increase the demands on local early years, primary and secondary school education capacity. It has been demonstrated that existing capacity of nearby facilities is nearing saturation.

35. In order to fund their expansion, a projection of additional pupils likely to be generated by the development has informed a contribution that is necessary and proportionate to the likely impact of the development. This provision is in accordance with Policy PSD1 and BSC7 of the CLP1 which among other things seeks to ensure the adequate provision of education facilities and seek contributions from new development accordingly.
36. Highways infrastructure: the existing site access is to an agricultural field and therefore this needs improvement in order to be suitable for residential development. The pedestrian links towards the village core are substandard width or length and similarly require improvement to achieve safe linkages with the development. Resultant from this is the increased pedestrian usage of footways along the highway and crossings nearer the village core, which justifies speed limit mitigation at points along the highway. Given the distance to some schools in the catchment, additional bus service provision is also required to improve sustainable transport modes for future residents. This is in accordance with Policy PSD1 and SLE4 of the CLP1, which among other things states new development in the district will be required to provide contributions to mitigate the transport impacts of development.
37. Libraries: the existing village library is deemed to be under-sized in relation to its catchment population and this development will therefore place additional demand on the library service. To meet this additional demand, it is anticipated that capacity at the library will be increased by internal works and a book stock increase of 2 volumes per resident. This is in accordance with Policy PSD1 and BSC7 of the CLP1 which seeks to provide sufficient community learning facilities, such as libraries.
38. In addition to being necessary to meet the identified policy requirements of the CLP1, the planning obligations within the completed Section 106 Agreement conform with the Council's Developer Contributions Supplementary Planning Document (SPD) 2018, which sets out developer contributions that relate fairly and reasonably in scale and kind to the size of development (by using proportionate formulae) in order to mitigate the likely additional demands the development would generate on local community infrastructure. Overall, the planning obligations meet the provisions of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and Paragraph 56 of the Framework and the tests set out therein.

Other Matters

39. The Council raised matters of whether the site was previously developed land or best and most versatile agricultural land. These matters were raised briefly at the end of its statement of case, did not underpin its reasons for refusal and have not been elaborated on to any extent. Under the wording of Policy Villages 2, although it is encouraged that regard should be given to these matters, there is no absolute requirement to do so. There is no cogent evidence establishing the Council's concerns on these matters are substantive and they have not weighed against my consideration of the main issues.
40. Although the Council is no longer contesting all of its reasons for refusal, other interested parties have maintained their objections on certain matters, and these are dealt with in turn below.

41. The number of vehicles using the development will be proportionate to the final layout, determined at reserved matters. Furthermore, planning obligations securing highway related improvements necessary to support the stated development quantum's and mitigate associated impacts have been submitted and are deemed to meet the statutory tests.
42. With an appropriate design and layout for up to 14 or 15 dwellings, to be assessed at the future reserved matters stage, there is no reason why there would be an unacceptable level of noise and disturbance associated with the proposal. This is particularly against the backdrop of existing commercial operations in the vicinity, which are already likely to generate more activity compared to the residential development at the site.
43. The Arboricultural Impact Assessment 2019 provides sufficient detail on trees and their root protection areas, for the purposes of informing details of layout and landscaping to be determined at reserved matters.
44. The Drainage Strategy 2019 and Infiltration Test Report 2019 demonstrate that the scale of development would have minimal impact on foul drainage and that a suitable pumped connection to the sewerage system is achievable. It also demonstrates a concept of adequate surface water drainage through permeable paving and storage areas (among other things) is possible on site. Consequently, it is reasonable to conclude that there is a technological solution to water management.
45. The Ecological Survey 2019 demonstrates that the site is not subject to any statutory or non-statutory designations. Furthermore, it demonstrates that there are no significant protected species and that mitigation measures can avoid disturbance to mammals, reptiles and birds. It is considered sufficient flexibility inherent in each outline application whereby layout and landscaping details submitted at reserved matters could achieve biodiversity net gains as required by Paragraph 170 of the Framework.
46. The Archaeological Desk Based Assessment 2019 and Archaeological Evaluation Report 2019 demonstrate that limited archaeological remains were found on site and they would not be a significant constraint to development.
47. Requests for extra planning obligations, such as contributions to Holly Tree Club, over and above what has already been secured within the Section 106 Agreement have not been demonstrated as additionally necessary and therefore would fail the statutory tests.

Conditions

48. The Council suggested 22 conditions for both Appeal A and Appeal B. The intention is that the suggested conditions are applicable to both appeals. Given that the appeals are linked and that they relied on the same evidence base (albeit submitted at different moments in time) I find that this is a logical approach. The Council's suggested conditions followed the appellant's suggested conditions submitted under their Draft Statement of Common Ground and are similar in scope and content. The appellant was given an opportunity to comment and did not suggest any revisions. Given the similarities with the appellant's previously suggested conditions, and in the absence of comments relating to revisions, I have principally used the Council's suggested conditions moving forward as they appear comprehensive.

49. These have been considered in relation to the Framework and Planning Practice Guidance (PPG). The plans condition has been amended to refer to the plans submitted in respect of each appeal in order to differentiate the quantum of development in each case.
50. All conditions attached are deemed necessary to make the development acceptable. The standard conditions setting out the time limits, reserved matters and securing compliance with the approved plans, are necessary to provide certainty. Conditions controlling the finished floor levels are necessary to secure an acceptable standard of development that safeguards the visual amenities of the area and the living conditions of existing and future occupiers. Conditions controlling further activities relating to contamination are necessary to identify harmful contamination and secure the safety of the development. Conditions controlling construction activities are necessary to ensure construction comes forward in an acceptable manner and does not harm the living conditions of neighbouring occupiers or generate a deterioration in highway safety through the uncontrolled movement of heavy vehicles. Conditions controlling drainage are necessary to ensure sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact that might arise from overloading the existing drainage system or from uncontrolled surface water runoff. Conditions securing further details on access visibility and the timing of internal highway arrangements are necessary to ensure highway safety upon beneficial occupation. Conditions requiring travel information is necessary to promote sustainable travel options and reduce private car dependencies. Conditions relating to vehicle charging, energy and water efficiency are necessary pursuant to reducing carbon emissions and protecting the environment from climate change and sustainable use of water resources. Conditions requiring landscape and lighting management are necessary to ensure biodiversity net gain and protect habitats of importance to biodiversity conservation from any loss or damage.
51. The PPG is clear that pre-commencement conditions should only be used where clearly justified, likely meaning requirements of the condition are fundamental to the development permitted and it would otherwise be necessary to refuse permission. The nature of an outline application requires further details before development is commencement and therefore such conditions are considered necessary and reasonable.
52. The procedural requirements set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 (as amended) have been followed and the appellant provided a substantive response, confirming that they were happy with the pre-commencement conditions suggested.

Conclusion

53. For the reasons given both Appeal A and Appeal B are allowed, and planning permission is granted subject to conditions in the attached Schedule and in accordance with planning obligations within the submitted Section 106 Agreement.

Liam Page

INSPECTOR

Schedule of Conditions for Appeal A and Appeal B

- 1) No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), scale, appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2) In the case of the reserved matters, the final application for approval shall be made not later than the expiration of three years beginning with the date of this permission.
- 3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
- 4) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the following plans and documents:
 - a. Appeal A; Application Form, Site Location Plan and drawing number 192-CRD-01 Rev B (access only); and
 - b. Appeal B; Application form, Site Location Plan and drawing numbers HDL 3113 PA 001 Rev D (access only) and OX5018-2PD-003
- 5) No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out strictly in accordance with the approved levels.
- 6) Prior to the commencement of development a desk study and site walk over to identify all potential contaminative uses on site and to inform the conceptual site model shall be carried out 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 shall have been 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 that it is satisfied that no potential risk from contamination has been identified.
- 7) If a potential risk from contamination is identified as a result of the work carried out under Condition 6, prior to the commencement of the development hereby permitted, 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 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.

- 8) If contamination is found by undertaking the work carried out under Condition 7, 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.
- 9) If remedial works have been identified in Condition 8, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under Condition 8. 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.
- 10) Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.
- 11) No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The Detailed Design to be submitted should be based on the Outline Design as submitted:
 - Clifton Road, Deddington Drainage Strategy December 2019
 - Sketch Layout: hdl 3113 pa 001 d
 - Discharge to ditch to be restricted to 2.7l/s. Headwall detail required.
 - Micro Drainage calculations to be re-run using the previously advised Cv values.
 - Full detailed and numbered pipe network to be submitted to enable technical assessment against Micro Drainage calculation files.
 - Ingress/Egress to be demonstrated in the event of failure of any part of the system.
 - Post development flow paths to be demonstrated on plan.
 - Evidence of temporary sacrificial shallow water ponding on site, to be demonstrated on plan in times of exceedance.
 - Evidence to be demonstrated of design against blockage.
 - List of all SuDS features utilised on site to be provided.
 - Proof of source control to be clearly identified.
 - Evidence of treatment and management train to be demonstrated.
 - Full long and cross sectional drawings of all drainage features employed on site to be provided for assessment.

- 12) No building shall be occupied, or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details (approved under Condition 11). The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. A full management and maintenance document is to be submitted in perpetuity for the development, identifying the contractor who will be responsible for management and maintenance of the scheme.
- 13) Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway including position, layout, and vision splays shall be submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in accordance with the approved details prior to the first occupation of any of the development and shall be retained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.
- 14) Prior to the first occupation of any of the dwellings hereby approved, all of the estate roads and footpaths (except for the final surfacing thereof) shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's Conditions and Specifications for the Construction of Roads" and its subsequent amendments.
- 15) Prior to the first occupation of the development hereby approved, a Travel Information Pack shall be produced, submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Information Pack shall be implemented and operated in accordance with the approved details.
- 16) Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved CTMP.
- 17) Prior to the commencement of any works associated with the construction of a dwelling, details of the means by which all dwellings will be designed and constructed to achieve an energy performance standard equivalent to a 19% improvement in carbon reductions on 2013 Part L of the Building Regulations (unless a different standard is agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until it has been constructed in accordance with the approved energy performance measures.
- 18) As part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

- 19) Prior to the commencement 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 development shall not be carried out other than in accordance with the approved LEMP and shall be managed in accordance with the approved document.
- 20) Prior to the installation of any external lighting a full lighting strategy to include illustration of proposed light spill shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved document.
- 21) No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres person/day and shall continue to accord with such a limit thereafter.
- 22) Each dwelling shall be provided with ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling prior to its first occupation.

End of Schedule