

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

Savills
Wytham Court
11 West Way
Botley
Oxford
OX2 0QL

Outline Planning Determination

Date Registered: 5th May 2023

Proposal: Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development

Location: OS Parcel 4347 East of Pipal Cottage, Oxford Road, Kidlington

Parish(es): Gosford & Water Eaton

OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information, **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
39 Castle Quay
Banbury
Oxfordshire
OX16 5FD



David Peckford
Assistant Director – Planning

Date of Decision: 7th April 2026

Checked by: Andy Bateson

SCHEDULE OF CONDITIONS

1. Time Limit

Applications for approval of all the reserved matters for each phase or sub-phase of the development shall be made to the Local Planning Authority before the expiration of six years from the date of this permission and the development hereby permitted shall be begun not later than two years from the approval of the first reserved matters application and for all subsequent phases, two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last reserved matters to be approved for that phase.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and Article 5(1) of the Town and Country Planning (Development Management Procedure (England) Order 2015 (as amended).

2. Submission of Reserved Matters for Approval

No phase or sub-phase of the development shall be begun until approval of the details of the layout, scale, appearance, access (other than the approved accesses to Oxford Road as listed in condition 4) and landscaping (hereafter referred to as the reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England) Order 2015 (as amended).

3. All applications for the approval of the reserved matters shall include the following details unless otherwise agreed in writing by the Local Planning Authority:

(i) A scheme for the protection of retained trees and hedgerows for that phase or sub-phase (the Tree and Hedgerow Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) shall be submitted to and approved in writing by the Local Planning Authority before any site clearance, preparatory works or development) takes place within that phase or sub-phase. The scheme for the protection of retained trees and hedgerows shall be carried out as approved.

(ii) A detailed surface water drainage scheme for that phase or sub-phase of the development which accords with the site wide detailed surface water drainage scheme approved by condition 13 including detailed design drainage layout drawings of the SUDS proposals including cross-section details.

(iii) A specialist acoustic consultant's report that demonstrates that all habitable rooms within the dwellings and external areas will achieve the noise levels specified in BS 8233:2014 (Guidance on sound insulation and noise reduction for buildings) shall be submitted to and approved in writing by the Local Planning Authority. Where mitigations are required to achieve this standard, full details of these elements shall be submitted with the report for approval. Should alternative means of ventilation be required then an overheating report will also be required. Thereafter, and prior to first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained thereafter in accordance with the approved details.

(iv) Details of existing and proposed levels and finished floor levels for built development, including cross sections across the site and adjacent land and illustrative street scenes to indicate changes in levels across the site and how the proposed development addresses these changes. The development shall thereafter be carried out in accordance with the agreed site levels.

(v) Details of distinctive elements to ensure the delivery of a development which achieves high quality locally distinctive designed buildings, townscape and landscape, ensuring the use of quality materials and planting proposals, and including the delivery of public art to be delivered across the development which shall also include details of the long term management and maintenance of the public art features. The development shall be carried out in accordance with the approved details.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England) Order 2015 (as amended). To safeguard the residential and visual amenities and living environment of the proposed development, including to protect the setting of the Grade II* St Frideswide Farmhouse, and ensure the principles of sustainable development are incorporated into the proposal in accordance with Policies ESD6, ESD7 and ESD15 of the adopted Cherwell Local Plan 2011-2031, Policy PR6a of the Local Plan Partial Review 2020, saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

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:
- (i) application boundary plan 477898-01F
 - (ii) land use and access parameter plan 477898-32W
 - (iii) building heights parameter plan 477898-33T
 - (iv) green infrastructure parameter plan 477898-58M
 - (v) Proposed PR6a Access Strategy and Cycle Super Highway - including left in left out priority junction and partial cyclops signal junction ITB16565-SK-065L
 - (vi) Proposed PR6a Access Strategy and Cycle Super Highway (Northern Extent) - ITB16565-SK-066J)
 - (vii) Proposed PR6a Access Strategy and Cycle Super Highway (Southern Extent) - ITB16565-SK-067H
 - (viii) Demolition Plan for Pipal Barns - 477898-55

Reason: To ensure that the development is delivered as approved by the Local Planning Authority in accordance with the principles of the outline planning application, approved Development Brief and Policies PR1, PR2, PR3, PR5, PR6a, PR11 and PR12a of the Cherwell Local Plan Review 2020 and complies with Government guidance within the National Planning Policy Framework.

5. Phasing

Prior to the commencement of any development on the site, a phasing plan for the development of the whole site shall be submitted to and agreed in writing by the Local Planning Authority. The Phasing Plan shall include full details of the development parcels, including open space, green infrastructure, delivery of the local centre, community building and school, roads, cycle/footpath connections, Cutteslowe Park extension, eastern green infrastructure buffer, new buffer to Oxford Road frontage, play facilities and allotments. Thereafter the development shall be carried out in accordance with the approved phasing plan and each reserved matters application shall only be submitted in accordance with the terms of the phase (or phases) it relates to as set out in the approved phasing plan.

Reason: To ensure the proper and phased implementation of the development and associated infrastructure to the benefit of future residents in accordance with Policies PR1, PR2, PR3, PR5, PR6a, PR11 and PR12a of the Cherwell Local Plan Review 2020, Policies SLE4, BSC7, BSC8, BSC10, BSC11, BSC12, ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

6. Travel Plans

Prior to the occupation of the primary school, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The School Travel Plan will be prepared using Modeshift STARS which meets Green Level accreditation. The approved Travel Plan shall achieve Modeshift STARS Bronze level accreditation within 12 months of occupation and this shall be maintained for a minimum of five years from the date of approval. Evidence shall be provided to the Local Planning Authority of the accreditation level of the School Travel Plan within one week of such request.

Reason: To promote sustainable modes of transport and comply with Government guidance within the National Planning Policy Framework.

7. Prior to the first occupation of any residential development on site a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated thereafter in accordance with the approved Residential Travel Plan.

Reason: To promote sustainable modes of transport and comply with Government guidance within the National Planning Policy Framework.

8. Prior to their first occupation/use, a Travel Plan Statement for the local centre and community building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated thereafter in accordance with the approved Travel Plan Statement.

Reason: To promote sustainable modes of transport and comply with Government guidance within the National Planning Policy Framework.

9. Prior to first use or occupation of the first phase which includes residential development, the developer shall submit details of the implementation of a Residents Parking Zone to the Local Planning Authority for agreement in writing and thereafter implement, maintain and enforce the parking controls until such time as the roads are adopted by the Local Highway Authority.

Reason: To promote sustainable modes of transport and accord with Government guidance within the National Planning Policy Framework.

10. A Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority and agreed in writing prior to the commencement of any development on each phase or sub-phase of development. This should include:

- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site
- Details of and approval of any road closures needed during construction
- Details of and approval of any traffic management needed during construction
- Details of wheel cleaning/wash facilities - to prevent mud etc, in vehicle tyres/wheels, from migrating onto the adjacent highway
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions
- The erection and maintenance of security hoarding/scaffolding if required
- A regime to inspect and maintain all signing, barriers etc
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided
- The use of appropriately trained, qualified and certified banksmen for guiding vehicles/unloading etc
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity of the site - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.

- Layout plan of the site that shows those uses which would be included in that phase or sub-phase (for example structures, roads, site storage, compound, pedestrian routes etc), noting that some of the uses listed as serving a particular phase or sub-phase could be located in a different phase or sub-phase (such as compounds).
- A before work commencement highway condition survey and agreement with a representative of the highways depot. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in the first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Department
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

No construction work undertaken as part of implementing development shall be undertaken outside the following time periods:

- (a) 0700 hours to 1800 hours Mondays to Fridays (inclusive)
- (b) 0800 hours to 1300 hours on Saturdays.

There shall be no working at all on Sundays, Bank or Public Holidays, except with the prior agreement in writing by the Local Planning Authority. Such agreement shall only be sought in exceptional circumstances.

Reason: In the interests of the amenity of nearby residents/occupiers, of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

11. Means of Access

Prior to the commencement of the development on a phase or sub-phase hereby approved, full details of the means of vehicular access between the land and the highway, including position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the means of vehicular access shall be constructed and retained in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Government guidance within the National Planning Policy Framework.

12. Drainage

Prior to the last occupation of each phase or sub-phase of the development, a record of the installed SUDS shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- As built plans in both pdf and shp format
- Photographs to document each key stage of the drainage system when installed on site
- Photographs to document the completed installation of the drainage structures on site
- Name and contact details of any appointed management company information

Reason: To ensure the principles of sustainable drainage are incorporated into the proposal in accordance with Policies ESD6 and ESD7 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

13. A detailed surface water drainage scheme for the development, which shall be in accordance with the Outline Surface Water Drainage Strategy as set out in ES Appendix 08.1 Flood Risk Assessment (Issue P02) (ref_031-8210440-BW-Flood Risk Assessment 26 February 2024); ES Appendix 08.1 Flood Risk Assessment (Issue P02) (Part 2), Appendix E-ST Site Investigation Report (15 September 2021); ES Appendix 08.1 (Flood Risk Assessment (Issue P02) (Part 3) Appendix N - Greenfield Runoff calculation rates (15 February 2024) and detailed site

investigations, shall be submitted with the first reserved matters application 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 '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 Compliance Plan
- Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
- Detailed maintenance and management plan in accordance with Section 32 of CIRA C753 including maintenance schedules for each drainage element
- 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

Reason: To ensure the principles of sustainable development are incorporated into the proposal in accordance with Policies ESD6 and ESD7 of the adopted Cherwell Local Plan 2011-3031 and Government guidance within the National Planning Policy Framework.

14. Archaeological Investigation

Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation relating to the application area. which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the recording of archaeological matters within the site in accordance with Government guidance within the National Planning Policy Framework.

15. Following the approval of the Written Scheme of Investigation referred to in condition 14, and prior to any demolition on the site and commencement of the development within each phase or sub-phase (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.

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 Government guidance within the National Planning Policy Framework.

16. Any contamination that is found during the course 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 development (or relevant phase of the development) is resumed or continued.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

17. The development shall not be occupied until confirmation is provided in writing that either:
- (1) All necessary upgrades to the foul water network to accommodate additional flows from the development have been completed; or
 - (2) A phasing plan for development and infrastructure, agreed in writing with Thames Water and the Local Planning Authority, is in place. Where such a plan exists, no occupation shall occur other than in accordance with the approved phasing schedule.

Reason: Network reinforcement is likely to be required to support the proposed development. These upgrades are essential to avoid the risk of sewer flooding and pollution incidents.

18. No development shall be occupied until confirmation has been provided in writing that either:-
- i) All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
 - ii) A development and infrastructure phasing plan has been agreed in writing with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

19. Prior to the installation of any external lighting within each phase or sub-phase of the development, full details of a wildlife sensitive lighting strategy and its design, including position, orientation, light spill and any screening of the lighting for biodiversity with reference to the BCT Guidance Note 08/23 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained and maintained fully in accordance with the agreed details.

Reason: To ensure the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

20. Prior to the commencement of any development or with the first residential or non-residential reserved matter, a full detailed sustainability strategy in accordance with Policies ESD1-5 of the adopted Cherwell Local Plan 2011-2031 shall be submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development in accordance with the Development Plan and Government guidance within the National Planning Policy Framework.

21. All site clearance (including the removal of any vegetation or works to hedgerows) within each phase or sub-phase of the development shall be timed to avoid the bird nesting season. Where this is not practical, the site should be surveyed by a suitably qualified ecologist no more than 48 hours before clearance works commence and where nesting birds are found, suitable mitigation and timing restrictions shall be put in place unless alternative provisions have previously been agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031, Policy PR6a of the Partial Review Local Plan 2020 and Government guidance within the National Planning Policy Framework.

22. Prior to and within two months of the commencement of development on any part of the site, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of

mitigation measures to prevent their harm 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 mitigation scheme.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031, Policy PR6a of the Partial Review Local Plan 2020 and Government guidance within the National Planning Policy Framework.

23. Prior to the commencement of development (including demolition, ground works and vegetation clearance) a Habitat Management and Monitoring Plan (HMMP), to include a biodiversity impact assessment demonstrating how biodiversity net gain will be delivered across the development phases and maintained over 30 years, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the HMMP shall be carried out in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 and Policy PR6a of the Partial Review Local Plan 2020 and Government guidance within the National Planning Policy Framework.

24. No development shall take place (including demolition, ground works and vegetation clearance) until and Landscape Ecological Management Plan (LEMP) (including a Biodiversity Enhancement Strategy (BES) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include details of how the management and maintenance of the on-site BNG shall be monitored. The BES will set out any phase specific habitat and species enhancement detail, including, but not limited to, the provision and location of bird and bat boxes, reptile and amphibian hibernacula, hedgehog accessibility and invertebrate provisions.

Thereafter the development shall be carried out, managed and monitored in accordance with the details of the approved LEMP and Biodiversity Enhancement Strategy.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 and Policy PR6a of the Partial Review Local Plan 2020 and Government guidance within the National Planning Policy Framework.

25. Prior to the commencement of any works on a phase or sub-phase (including demolition, ground works and vegetation clearance) an Ecological Construction Method Statement (ECMS) shall be submitted to and approved in writing by the Local Planning Authority.

The ECMS shall include the following details as a minimum:

- (a) Risk assessment of potentially damaging construction activities
- (b) Identification of 'Biodiversity Protection Zones'
- (c) 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)
- (d) The location and timing of sensitive works to avoid harm to biodiversity features
- (e) The times during construction when specialist ecologists need to be present on site to oversee works
- (f) Details of any protected species licences
- (g) Responsible persons and lines of communication
- (h) The role and responsibilities on site of an ecological clerk of works or similarly competent person
- (i) Use of protective fences, exclusion barriers and warning signs

Thereafter the ECMS Biodiversity shall be adhered to and implemented strictly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031, Policy PR6a of the Partial Review Local Plan 2020 and Government guidance within the National Planning Policy Framework.

DEVELOPMENT MONITORING

The Council has identified the development hereby approved as one that it considers appropriate to monitor during construction. We would therefore be grateful if you could let us know of your intention to start the development at least 14 days prior to the commencement of work on site. You can do this by emailing the Council on: monitoring@cherwell-dc.gov.uk and providing us with the following information: application number; application address; and the date you intend to start the development. During the monitoring period, we will be assessing the development against the approved plans, and compliance with any conditions imposed on the permission. It is in your interest to comply with this request as it will help to avoid any unnecessary, and possibly expensive, corrective works.

PLANNING NOTES

1. **Conditions** – the applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £86 per request for householder development and £298 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

2. **BNG** - The local planning authority has concluded that the mandatory requirement of 10% Biodiversity Net Gain is not required for this proposal as submitted.
3. **Material Samples** – please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.

4. The Environment Agency and Thames Water have commented on the application and their latest response in respect of Oxford Sewage Treatment Works and water supply dated July 2025 and August 2025 are attached for your information.
5. In the submission of reserved matter details, full regard must be given to the design, siting and height of the development in terms of the impact on the setting of St Frideswide Farm, a Grade II* Listed Building

6. Attention is drawn to a Legal Agreement related to this development or land has been made pursuant to Section 106 of the Town and Country Planning Act 1990.
7. The District Council as local planning authority, in deciding to approve the proposal has taken into account the Environmental Statement submitted with the application and any relevant representations made about the likely environmental effects by the public or consultees.
8. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered, you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution.
9. An adequate supply of water for fire fighting (fire hydrants) must be provided on site by the developer.
10. Bats are a highly mobile species which move between a number of roosts throughout the year. Therefore, all works must proceed with caution and should any bats be found during the course of works all activity in that area must cease until a bat consultant has been contacted for advice on how to proceed. It is illegal to intentionally or recklessly disturb, harm or kill bats or destroy their nesting places.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 39 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set on in the case officer's report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/ieListMeetings.aspx?CIId=117&Year=0>



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular, you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on: 01295 227006 or E-mail at: building.control@cherwell-dc.gov.uk
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.

- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.