CONDITIONS:

1. **Approved Plans and Documents**

   The development shall be carried out in accordance with the approved plans and documents listed below:

   Plans

   Site Location Plan (Drawing no. BIC-DR-AR-100105-P01)

   Site Parameters Plan (Drawing no. BIC-DR-AR-100107-P01 Rev. 2)

   Site Demolition Plan (Drawing no. BIC-DR-AR-100108-P01)

   Documents

   Planning Proposal Statement (Version D, 6th July 2026)

   Reason: To ensure the development is carried out in accordance with the approved details.

   In the event of any inconsistency between the approved plans or documents and Condition 4, the height limitations and approval requirements in Condition 4 shall prevail.

2. **Time Limit**

   The development hereby permitted shall cease no later than **10 years** from the date of the decision notice and, within 6 months of the ceasing of operations, all modular buildings, temporary structures, operational plant, temporary services, security infrastructure approved through this development shall be removed from the site, except to the extent that an item falls within a category expressly listed in Condition 3(c) and is expressly identified for retention in the reinstatement plan approved in writing under that condition.

3. **Reinstatement Plan**

   No later than six months prior to the cessation of the development hereby permitted, a reinstatement plan shall be submitted to the Secretary of State for Housing, Communities and Local Government for approval in writing. No deconstruction, removal or reinstatement works pursuant to Conditions 2 and 3 shall commence until the reinstatement plan has been approved in writing by the Secretary of State for Housing, Communities and Local Government. The reinstatement plan shall include:

a) a timetable for undertaking the reinstatement works;
b) details of the buildings, structures, operational plant, temporary services, security infrastructure and associated infrastructure to be removed;
c) details of any hardstanding, foundations, service trenches, drainage infrastructure, boundary treatment or landscaping to be retained, removed, remediated or reinstated;
d) a method statement detailing how the reinstatement works are to be undertaken; and
e) details of monitoring and remediation arrangements, where required.

The approved reinstatement plan shall be implemented in accordance with the approved timetable. The timetable shall comply with the removal deadline specified in Condition 2. Approval of the reinstatement plan shall not extend the cessation or removal deadlines specified in Condition 2.

4. Building and Operational Development Heights

No new modular accommodation building shall exceed two storeys or 7 metres in height above finished ground level.

Building A6 shall be retained and refurbished without increasing its existing building height. Any roof-mounted plant or equipment shall be subject to the separate height limits and approval requirements in this condition. No roof-mounted plant, equipment, flue, antenna, ancillary structure or other operational development shall exceed 12 metres in height above existing ground level.

Notwithstanding the approved plans, no roof-mounted plant, equipment, flue, antenna, ancillary structure or other operational development other than the modular accommodation buildings themselves exceeding 6 metres in height above existing ground level shall be installed or erected until details of its:

a) siting;
b) maximum height and dimensions;
c) design, materials and external appearance;
d) where relevant, acoustic characteristics and any necessary noise mitigation; and
e) where relevant, landscape and visual mitigation,

have been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The development shall thereafter be carried out and retained in accordance with the approved details.

For the purposes of this condition, “existing ground level” means the ground level immediately before commencement of the development hereby permitted,

“finished ground” means the completed external ground level adjoining the relevant building, as shown on the levels drawing approved under Condition 8. Height shall be measured vertically from the applicable ground level specified in this condition to the highest point of the relevant building, structure, plant or equipment. For modular accommodation buildings, where finished ground levels vary around the building, the lowest finished ground level immediately adjoining its footprint shall be used. For structures, plant or equipment subject to a limit measured above existing ground level, the lowest existing ground level beneath the relevant footprint shall be used. For modular accommodation buildings, the full height above finished ground level, including any projecting foundations or supporting structures, shall count towards the 7-metre limit. For structures, plant or equipment subject to a limit measured above existing ground level, any elevation attributable to raised ground levels, foundations, supporting structures or finished floor levels shall count towards that limit. Approval under Condition 8 shall not authorise any exceedance of the height limits specified in this condition.

The levels drawings submitted under Condition 8 shall show existing ground levels, proposed finished ground and floor levels, and maximum roof levels, together with the maximum levels of any plant, equipment or structures above roof level, against a common stated datum, demonstrating compliance with this condition.

The modular accommodation buildings shall be constructed and retained in accordance with the finished ground, floor and maximum roof levels shown on the drawings approved under Condition 8.

For the avoidance of doubt, the 7-metre height limit for new modular accommodation buildings excludes roof-mounted plant and equipment separately approved under this condition. Such plant and equipment may project above the building, provided that its highest point does not exceed 12 metres above existing ground level. This allowance shall not permit additional accommodation floors or any other increase in the height of the modular accommodation building itself.

Reason: To ensure that the development remains within the height parameters specified in this permission and considered in the Officials’ Appraisal Report; to protect landscape character, visual amenity and neighbouring receptors; and to ensure that any plant, equipment or ancillary development exceeding 6 metres is appropriately designed and mitigated; and to ensure that flood risk and drainage measures do not result in those height parameters being exceeded.

5. **Limit of Service User Number**
   No more than 1,256 Service Users may be accommodated on the site at any one time.

The site operator shall maintain an accurate and up to date occupancy record, recording the date and resulting total number of Service Users accommodated at the site whenever that number changes. No separate entry shall be required on days when that number remains unchanged.

The record, including the history of changes in occupancy, shall be retained throughout the operational period of the development and made available to the Secretary of State for Housing, Communities and Local Government on request.

Reason: To ensure that occupancy remains within the capacity of the approved accommodation and facilities and to enable compliance with the occupancy limit to be monitored.

6. **Construction Environmental Management Plan (CEMP)**

No construction works comprised in the development hereby permitted shall commence until a Construction Environmental Management Plan ("CEMP") has been submitted to and approved in writing by the Secretary of State for Housing, Communities & Local Government. For the purposes of this condition, 'construction works' means construction, installation, demolition, deconstruction, decommissioning, removal and reinstatement works, including any such works undertaken as part of the maintenance of the completed development. Routine maintenance that does not involve any of those works is excluded.

For the purposes of this permission "specified early works" means:

(i) non-invasive assessment of existing drainage connection points, including CCTV surveys undertaken through existing access points;

(ii) non-invasive utility surveys, including ground-penetrating radar; and

(iii) the placement on existing hardstanding of temporary construction fencing, barriers and contractor welfare facilities, and the marking out of pedestrian routes and exclusion zones, including around overhead power lines.

Specified early works shall not include excavation, penetration or removal of hardstanding, vegetation clearance, construction of foundations, new service connections, alteration of drainage infrastructure, changes to ground levels or installation of external lighting.

A separate CEMP may be submitted for the specified early works. It shall identify their location, scope, methods and duration and address the requirements below insofar as relevant to those works, explaining why any requirement is not applicable. It shall include proportionate pollution-prevention measures, protection

of existing drainage infrastructure, temporary welfare wastewater arrangements and a reasoned assessment by a suitably qualified ecologist identifying any necessary ecological safeguards. Any such safeguards shall be implemented before and during the activities to which they relate.

Approval of an early-works CEMP shall permit only the specified early works expressly covered by it. No other construction works shall commence until the CEMP applicable to those works has been approved in writing. Approval under this condition shall not remove or vary any requirement imposed by another condition of this permission.

The CEMP shall include:

a) construction working hours, including separate arrangements for any works proposed outside normal working hours;
b) procedures for seeking prior written approval for any out-of-hours works, except in cases of emergency or where works are required for health, safety or environmental protection reasons;
c) arrangements for notifying the local planning authority, local residents and other sensitive receptors of any approved out-of-hours works where reasonably practicable;
d) measures to control construction dust and particulate matter, informed by the Air Quality Screening Technical Note dated 26 June 2026 and relevant IAQM guidance;
e) measures for demolition, earthworks, construction and arrangements for wheel washing, road sweeping, sheeting of vehicles carrying dusty materials, management of stockpiles and materials handling;
f) measures to minimise emissions from construction vehicles, plant and equipment;
g) construction noise and vibration mitigation measures, including plant selection, use of quieter methods where practicable, acoustic screening, location of stationary plant, management of reversing alarms and procedures for particularly noisy activities;
h) surface-water management and pollution-prevention measures, including protection of ditches, drains, watercourses, drainage infrastructure and controlled waters;
i) measures for the storage, handling and containment of fuels, oils, chemicals and other potentially polluting materials;
j) procedures for dealing with spills, leaks, unexpected contamination or pollution incidents;
k) site inspection, monitoring and complaint-response procedures for dust, air quality, noise, vibration and pollution matters;
l) measures to prevent or minimise construction dust, noise, vibration, light spill, traffic disturbance and pollution affecting Wild Meadow, HMP

Bullingdon, nearby public rights of way, Piddington and any other sensitive receptors identified in the submitted assessments;

m) measures for identifying and managing asbestos-containing materials, informed by the submitted Asbestos Demolition Survey, including the scope and timing of any further surveys, measures to prevent the release or spread of asbestos during relevant works, and arrangements for recording completion and confirming that affected areas are suitable to be brought into use; and

n) a timetable and responsibility matrix for implementing and monitoring the approved measures.

All construction works to which this condition applies shall be carried out in accordance with the approved CEMP.

Reason: To ensure construction is suitably managed to control effects on nearby receptors, users of public rights of way, site occupants and the surrounding environment during the implementation, deconstruction and reinstatement of the development.

7. Construction Traffic Management Plan (CTMP)

No construction works comprised in the development hereby permitted shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Secretary of State for Housing, Communities & Local Government. The Construction Traffic Management Plan shall include:

a) construction vehicle routing to and from the site, including routes to be used by HGVs, coaches, plant and delivery vehicles;

b) signage at site access points and any temporary traffic management measures required during demolition, enabling works or construction;

c) arrangements for supervising construction vehicle movements to and from the site, including safe access and egress from the B4011;

d) delivery scheduling, HGV management and measures to avoid or reduce AM and PM peak-hour conflicts where practicable;

e) measures to minimise vehicle movements associated with the construction works, including measures to reduce single-occupancy construction worker trips;

f) details of construction staff parking, contractor compound arrangements, loading and unloading areas and temporary storage areas;

g) wheel washing, road sweeping, highway cleaning and other measures to prevent mud, dust and debris being deposited on the public highway;

h) arrangements for managing abnormal loads, plant deliveries, modular unit deliveries and any temporary road occupation or traffic control required;

i) procedures for monitoring compliance with the approved CTMP, including responsibility for implementation and contact details for the site manager or other responsible person; and

j) arrangements for reviewing and updating the CTMP where construction phasing, routing, access arrangements or traffic impacts materially change.

A separate Construction Traffic Management Plan may be submitted for the specified early works defined in Condition 6. It shall address the requirements above insofar as relevant to those works, explaining why any requirement is not applicable, and shall identify:

(i) the access or accesses to be used;
(ii) the types and maximum dimensions of vehicles, anticipated daily vehicle movements, delivery dates or periods and delivery hours;
(iii) routing, visibility, swept-path, turning, waiting and unloading arrangements appropriate to those vehicles; and
(iv) any access improvements, supervision or temporary traffic-management measures necessary before deliveries commence.

Approval of that plan shall permit only the specified early works expressly covered by it. No other construction works shall commence until the Construction Traffic Management Plan applicable to those works has been approved in writing. All vehicle movements associated with the early works shall comply with the approved arrangements. Approval under this condition shall not remove or vary any requirement imposed by any other condition of this permission.

Development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: To protect highway safety, minimise disruption to the surrounding highway network, and manage the transport impacts of construction.

8. **Surface Water Drainage Strategy**

Except for the specified early works defined in Condition 6 and undertaken in accordance with the safeguards below, no development shall commence within any phase until a detailed surface water drainage strategy for that phase, prepared and/or verified by a suitably qualified and experienced professional appointed by the Secretary of State for the Home Department, has been submitted to and approved in writing by the Secretary of State for Housing, Communities & Local Government.

Before any specified early works commence, a plan and method statement identifying their location, scope and methods shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The submission shall be prepared or verified by a suitably qualified

and experienced drainage professional and shall demonstrate that the works would:

(i) not alter ground levels, obstruct surface-water flow paths or modify existing drainage assets;

(ii) protect existing drainage infrastructure from damage and prevent pollution;

(iii) not occupy land required for attenuation or other drainage mitigation measures, or prejudice the design or implementation of the drainage strategy for the relevant phase or wider development; and

(iv) provide safe arrangements for personnel using the early-works areas, including contractor welfare facilities, having regard to the available flood-risk information.

The specified early works shall be undertaken and any temporary facilities retained only in accordance with the approved details. Approval of those details shall permit only the specified early works expressly covered by them and shall not authorise any other development before approval of the detailed surface water drainage strategy for the relevant phase.

The strategy shall be informed by the submitted Flood Risk Assessment and Drainage Design Statement and shall include:

a) verification of flood-risk data, existing site levels, watercourse connectivity, drainage infrastructure, outfalls and the condition and capacity of existing surface-water drainage assets;
b) the proposed surface-water drainage design for the relevant phase, including any retained, repaired, upgraded, replaced or decommissioned drainage assets;
c) levels drawings showing existing ground levels, proposed finished ground and floor levels, maximum roof levels and the maximum levels of any plant, equipment or structures above roof level, all referenced to a common stated datum and demonstrating compliance with Condition 4, including its definitions of existing and finished ground levels, applicable height limits and methods of height measurement. The proposed finished ground and floor levels shall be supported by the verified flood-risk data and modelling, including appropriate freeboard and flood-resistance and resilience measures demonstrating that the development would be safe from flooding for its lifetime, taking account of climate change;
d) plans and supporting assessment identifying safe access and escape routes, surface-water flow paths and exceedance routing, including measures to manage events exceeding the drainage system's design capacity and

blockage or pump failure, demonstrating that floodwater would be directed away from accommodation and other vulnerable areas without increasing flood risk elsewhere;

e) confirmation that any proposed infiltration system would not mobilise contaminants or otherwise give rise to an unacceptable risk to controlled waters;

f) hydraulic modelling demonstrating system performance for the relevant phase and, where necessary, the completed development, including the 1 in 100-year event plus an appropriate climate change allowance;

g) proposed discharge destinations, outfall locations, discharge rates and volumes, supported by surveys, calculations and, where necessary, hydraulic modelling demonstrating adequate receiving capacity without increasing flood risk elsewhere; identification of any third-party rights, approvals or consents required, their status and any known impediments, together with a reasoned assessment of the deliverability of the proposed arrangements:

h) details and calculations for sustainable drainage, attenuation storage, flow controls, any pumping arrangements and water-quality treatment, demonstrating how runoff would be managed for the design event, including the appropriate climate-change allowance, without increasing flood risk elsewhere or causing unacceptable effects on receiving waters;

i) construction-phase surface-water management and pollution-prevention measures;

j) inspection, maintenance, access and management arrangements for the lifetime of the development; and

k) a phasing and implementation timetable.

The proposed ground floor and roof levels, including the elevation attributable to foundations and supporting structures, shall comply with the height limits and measurement provisions in Condition 4. Approval of the strategy under this condition shall not authorise any exceedance of those limits.

Approval of the strategy under this condition does not require separate third-party rights, approvals or consents to have been secured at that stage and does not remove the requirement to obtain them before undertaking the works or commencing the discharges to which they relate.

Reason: To ensure that the development is safe from flooding for its lifetime, does not increase flood risk elsewhere, secures appropriate sustainable drainage and water-quality treatment, protects controlled waters and watercourses, and ensures that no phase is occupied before adequate surface-water drainage infrastructure is in place.

9. **Surface Water Drainage Strategy – Implementation**

No phase of the development shall be occupied until the surface-water drainage infrastructure, mitigation, outfall arrangements, pumping arrangements, water-quality treatment and maintenance arrangements required to serve that phase, together with the approved finished ground and floor levels, flood-resistance and resilience measures, safe access and escape routes, exceedance routes, attenuation storage and discharge controls, have been implemented in accordance with the approved Surface Water Drainage Strategy.

For the purposes of this condition, temporary daytime use by construction personnel of contractor welfare facilities forming part of the specified early works defined in Condition 6 shall not constitute occupation of a phase, provided that those facilities are installed and used in accordance with the early-works details approved under Conditions 6 and 8. This exception shall not permit overnight accommodation or occupation by Service Users.

The approved drainage infrastructure and flood-risk mitigation measures shall thereafter be retained, operated, inspected and maintained in accordance with the approved strategy for the lifetime of the development. The approved safe access and escape routes and exceedance routes shall be kept available and free from obstruction.

Reason: To ensure that the development is safe from flooding for its lifetime, does not increase flood risk elsewhere, secures appropriate sustainable drainage and water-quality treatment, protects controlled waters and watercourses, and ensures that no phase is occupied before adequate surface-water drainage infrastructure is in place.

10. Foul Drainage Strategy

No phase of the development hereby permitted shall be occupied until a detailed foul drainage strategy for that phase, prepared and/or verified by a suitably qualified and experienced professional appointed by the Secretary of State for the Home Department has been submitted to the Secretary of State for Housing, Communities and Local Government and approved in writing by the Secretary of State for Housing, Communities and Local Government.

Temporary daytime use by construction personnel of contractor welfare facilities forming part of the specified early works defined in Condition 6 may take place before approval of the phase-specific foul drainage strategy only where the temporary welfare wastewater arrangements have been approved under Condition 6 and implemented before those facilities are first used. Those arrangements shall identify the anticipated wastewater flows, containment and disposal methods, available capacity, collection and receiving-treatment arrangements where applicable, pollution-prevention measures and contingency arrangements. They shall thereafter be maintained throughout use of the facilities.

This exception shall not permit overnight accommodation or occupation by Service Users.

The strategy shall include:

a) calculated foul-water flows, including peak flows from Service Users, staff and all associated facilities, taking account of cumulative demand from other occupied phases;

b) details of the proposed connection to the public foul sewer, including connection points, available network and treatment capacity, any necessary infrastructure upgrades, and a programme for implementation supported by a technical assessment prepared or verified by a suitably qualified and experienced professional, using relevant surveys, calculations and, where necessary, modelling, and taking account of available information and responses from the sewerage undertaker. The assessment shall identify its data sources, assumptions, limitations and any unresolved capacity or delivery constraints;

c) where temporary cesspool storage and tankering are proposed pending connection:

I. the location, design, watertightness and usable capacity of storage facilities, including high-level alarms and emergency storage;

II. the maximum number of Service Users to be accommodated under the interim arrangements, supported by calculations accounting for all foul-water flows;

III. the maximum duration of those arrangements, measured from their first use, and a timetable for transition to the public sewer;

IV. evidence of sufficient capacity and acceptance arrangements at the receiving treatment works;

V. tanker capacities, collection frequencies, maximum daily vehicle movements, routes, site access, loading arrangements and collection hours;

VI. measures to control noise, odour, spills and effects on surface water, groundwater and ecological receptors; and

VII. contingency arrangements for missed collections, equipment failure, loss of receiving-treatment capacity or delay to the sewer connection, including monitoring thresholds, assessment of available storage and treatment capacity, and a graduated response proportionate to the identified risk. The arrangements shall specify alternative collection, storage or treatment measures, where these can be implemented within the approved parameters, and defined triggers, timescales and arrangements for restricting further admissions or reducing occupation

where necessary to prevent inadequate foul-drainage provision or unacceptable environmental effects. They shall also specify the criteria for resuming admissions or restoring occupancy once adequate provision has been demonstrated;

d) justification and technical assessment of any alternative on-site treatment or discharge arrangement, including treatment capacity, effluent quality, receiving-environment effects, environmental permitting requirements and its integration with the overall foul-drainage system and system wide contingency arrangements. The detailed assessment and approval of treatment-works sludge handling, noise, odour and plant-specific operational controls shall be undertaken under Condition 24 and shall not require separate approval under this condition;

e) inspection, maintenance, monitoring, incident-response and management responsibilities, together with arrangements for recording occupancy, wastewater quantities, tanker collections and disposal destinations; and

f) an implementation and verification programme.

Except for temporary daytime use of contractor welfare facilities expressly permitted above, no phase shall be occupied until the foul-drainage infrastructure and mitigation required to serve that phase have been implemented and are operational in accordance with the approved strategy, and the verification evidence required by the approved implementation and verification programme has been submitted to the Secretary of State for Housing, Communities and Local Government.

For any on-site wastewater treatment works, the plant-specific inspection, maintenance, monitoring and incident-response details required under paragraph (e) shall be secured under Condition 24. The strategy under this condition shall address system-wide responsibilities and interfaces and may cross-refer to those details without requiring their separate approval under this condition.

The development shall thereafter operate in accordance with the approved strategy. The maximum occupancy, wastewater flows, tanker movements and duration of interim arrangements specified in the strategy shall not be exceeded.

A revised strategy may be submitted to the Secretary of State for Housing, Communities and Local Government for approval in writing. It shall identify and justify the proposed changes, address the requirements of this condition relevant to these changes, and demonstrate adequate capacity and operational resilience without unacceptable effects on water quality, ecological receptors, neighbouring amenity or highway safety, taking account of cumulative effects across occupied phases.

No revised arrangement shall be implemented until the revised strategy has been approved in writing and any infrastructure and mitigation required for its implementation are operational. Until then, the previously approved strategy and limits shall continue to apply. Any revised interim duration shall be measured from the first use of the original interim arrangements and shall not restart upon approval of a revised strategy.

On expiry of the approved interim period, occupation dependent on those arrangements shall cease unless the approved replacement foul-drainage system is operational or a revised interim period has already been approved under this condition. Any restrictions or reductions in occupation required by the approved contingency arrangements shall be implemented within the approved timescales.

Approval of a revised strategy under this condition shall not vary the occupancy limit in Condition 5, the deadlines in Condition 2 or any other requirement of this permission.

Reason: To ensure adequate foul-drainage provision before occupation of each phase; prevent water pollution and adverse effects on controlled waters, designated ecological sites and other sensitive receptors; protect neighbouring amenity and highway safety; and ensure that interim tankering remains limited to the capacity and duration demonstrated to be acceptable.

11. Contamination Risk Assessment

Except for investigation works undertaken in accordance with the requirements below, no intrusive groundworks or other works capable of disturbing or mobilising contamination, creating or altering pollutant pathways, or prejudicing subsequent contamination investigation or remediation shall commence within any phase until a contamination risk assessment covering that relevant phase has been completed by a suitably qualified contaminated land practitioner appointed by the Secretary of State for the Home Department, submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The contamination risk assessment must:

a) identify the likely location and nature of any substances in, on, under or over the part of the application site to which it relates, whose presence may give rise to a relevant contamination risk, and

b) assess assess the risks arising from the identified contamination during construction and the subsequent permitted use, including risks to construction personnel, future occupants, neighbouring receptors, controlled waters and the environment, and identify whether remediation or other protective measures are necessary to make the relevant phase suitable for its permitted use.

The specified early works defined in Condition 6 remain subject to this condition. Their description as early works shall not exempt any activity capable of disturbing or mobilising contamination, creating or altering pollutant pathways, or prejudicing subsequent contamination investigation or remediation.

Non-intrusive surveys, inspections and other works falling outside the restriction in the first paragraph may proceed before approval of the contamination risk assessment, provided that, before those activities commence, the Secretary of State for Housing, Communities and Local Government has been provided with:

c) a plan and description identifying their location, scope and methods; and
d) written confirmation from a suitably qualified contaminated land practitioner, supported by a reasoned assessment, that they would not disturb or mobilise contamination, create or alter pollutant pathways, or prejudice subsequent investigation or remediation.

Intrusive investigation works necessary to inform the contamination risk assessment may proceed before its approval only in accordance with an investigation method statement prepared or verified by a suitably qualified contaminated land practitioner and submitted to and endorsed in writing by the Secretary of State for Housing, Communities and Local Government before those investigation works commence. The method statement shall identify the scope, locations and methods of investigation, measures to prevent the mobilisation or spread of contamination, and arrangements for managing excavated materials and protecting groundwater and other receptors.

Any remediation required under Condition 12 shall be undertaken in accordance with the scheme and implementation programme approved under that condition, including all measures required before the relevant construction activity commences.

Reason: To ensure that potentially contaminated land is appropriately investigated before works capable of disturbing contamination or prejudicing remediation commence; to protect groundwater and other receptors; and to allow activities that do not compromise those objectives to proceed without unnecessary delay.

12. Remediation Scheme

Where the contamination risk assessment approved under Condition 11 identifies that remediation or other protective measures as necessary to address contaminayion risks during construction or to make the relevant phase suitable for its permitted use , or the investigation and the risk assessment approved under Condition 15 identifies that remediation is necessary, no construction work to which those risks or measures relate shall commence ore resume, and the relevant phase shall not be occupied, until a remediation scheme, including an

implementation programme and verification plan, has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government.

The remediation scheme shall:

a) be prepared, or verified by, a suitably qualified contaminated land practitioner appointed by the Secretary of State for the Home Department;

b) describe the measures necessary to remediate the contamination and address the identified risks, including measures to ensure that the construction work to which it relates does not give rise to significant harm or significant pollution and the relevant phase is suitable for its permitted use(“scheme measures”);

c) specify:

- **(i)** the risks that the scheme measures are to address;
- **(ii)** the remediation options considered and reasons for selecting the preferred option;
- **(iii)** the criteria for demonstrating that the scheme measures have effectively addressed the identified risks;
- **(iv)** arrangements for managing the movement, reuse and disposal of materials, including measures to assess the suitability of any imported material;

d) an implementation programme identifying the sequence of remediation and construction activities, the measures required before particular construction activities commence or resume, those to be undertaken alongside or as part of construction, and any inspection or verification stages required before subsequent activities proceed;

e) include a verification plan specifying:

(i) the data and evidence to be collected to demonstrate completion and effectiveness of the scheme measures, and
(ii) any requirements for longer-term monitoring of pollutant linkages, maintenance and contingency action;

The approved scheme measures shall be implemented in accordance with the approved implementation programme. Remediation may be undertaken alongside or as part of construction only where expressly provided for in that programme. No construction activity shall commence or resume until the scheme measures and verification stages identified as prerequisites to that activity have been completed.

Before occupation of the relevant phase, all remediation measures necessary for its safe occupation shall be completed and the verification requirements of Condition 14 shall be satisfied. Any approved longer-term monitoring, maintenance and contingency measures shall thereafter be implemented for the periods specified in the approved scheme.

For the purposes of this condition, temporary daytime use by construction personnel of contractor welfare facilities forming part of the specified early works defined in Condition 6 shall not constitute occupation of a phase, provided that the requirements of Condition 11 applicable to those activities have been satisfied and any remediation and verification measures required under Conditions 12 or 15 before that use begins have been completed. This exception shall not permit overnight accommodation or occupation by Service Users.

Reason: To ensure that contamination risks are appropriately mitigated and remediated, protect groundwater and other receptors, and allow remediation to be coordinated with construction without compromising the protection necessary before particular activities or occupation commence.

13. Contamination Risk Notice

Where the suitably qualified contaminated land practitioner carrying out a Contamination Risk Assessment concludes that the construction work to which that risk assessment relates will not give rise to significant harm or significant pollution or a significant possibility of significant harm or significant pollution, the Secretary of State for the Home Department must give the Secretary of State for Housing, Communities & Local Government, in respect of that construction work:

a) a notice setting out that conclusion, and
b) the suitably qualified contaminated land practitioner's confirmation of that conclusion.

Reason: To ensure works in contaminated areas do not present a risk to groundwater and potential sources of contamination associated with the historical use of the Site are appropriately mitigated and remediated in accordance with national policy.

14. Remediation Verification Report

Where remediation is required under Condition 12, including remediation arising from previously unidentified contamination investigated under Condition 15, the relevant phase shall not be occupied until the site controller has:

a) notified the Secretary of State for Housing, Communities and Local Government of the remediation measures undertaken, and their completion; and
b) submitted to the Secretary of State for Housing, Communities and Local Government:

(i) a verification report prepared by a suitably qualified contaminated land practitioner appointed by the Secretary of State for the Home Department, consistent with the verification plan approved under Condition 12; and
(ii) the practitioner's reasoned confirmation that the completed measures have achieved the approved remediation criteria, that the relevant phase is suitable for its permitted use, and that any remaining construction works will not give rise to significant harm or significant pollution, or a significant possibility of significant harm or significant pollution.

The verification report shall identify any approved longer-term monitoring, maintenance or contingency measures that remain necessary. Those measures shall be implemented in accordance with the approved requirements.

For the purposes of this condition, temporary daytime use by construction personnel of contractor welfare facilities forming part of the specified early works defined in Condition 6 shall not constitute occupation of a phase, provided that the requirements of Condition 11 applicable to those activities have been satisfied and any remediation and verification measures required under Conditions 12 or 15 before that use begins have been completed. This exception shall not permit overnight accommodation or occupation by Service Users.

Reason: To verify that the required remediation has been completed and that the relevant phase is suitable for its permitted use, and to ensure that any necessary longer-term monitoring, maintenance and contingency measures are implemented to protect human health, groundwater and other receptors.

15. Previously Unidentified Contamination

If contamination not previously identified is encountered during development, works in the affected area, together with any works elsewhere capable of disturbing or mobilising that contamination, creating or altering pollutant pathways, or prejudicing its investigation or remediation, shall cease immediately.

The discovery shall be notified without delay to the Secretary of State for Housing, Communities and Local Government. A suitably qualified contaminated land practitioner shall promptly assess the discovery and identify the affected area, relevant pollutant pathways and any immediate protective measures required.

Unrelated works elsewhere on the site may continue only where the practitioner has prepared a reasoned assessment identifying their location, scope and methods and confirming that they would not disturb or mobilise the contamination, create or alter pollutant pathways, or prejudice its investigation or remediation.

That assessment shall be provided to the Secretary of State for Housing, Communities and Local Government before those works continue.

The cessation requirement shall not prevent immediate measures necessary to make the affected area safe or prevent the spread of contamination, or investigation works undertaken in accordance with a method statement approved in writing by the Secretary of State for Housing, Communities and Local Government.

The investigation findings and an assessment of the risks arising from the previously unidentified contamination shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. Where remediation is necessary, a remediation scheme, including an implementation programme and verification plan, shall be submitted to and approved in writing under Condition 12. Verification shall be undertaken in accordance with Condition 14.

Where remediation is necessary, restricted works shall not resume until the remediation scheme has been approved in writing and all measures and verification stages identified as prerequisites to their resumption have been completed. The approved remediation scheme shall thereafter be implemented in accordance with the approved programme. Where the approved investigation findings and risk assessment demonstrate that remediation is unnecessary, restricted works may resume in accordance with those approved findings and any protective measures specified in them.

Before occupation of the relevant phase, all remediation measures necessary for its safe occupation shall be completed and the notification and verification requirements of **Condition 14** shall be satisfied. Any approved longer-term monitoring, maintenance and contingency measures shall thereafter be implemented for the periods specified in the approved remediation scheme.

Reason: To ensure that previously unidentified contamination is appropriately investigated and addressed; to protect human health, groundwater and other receptors; and to allow unrelated works to continue where they would not compromise investigation, remediation or environmental protection.

16. Unexploded Ordnance (UXO) Risk Mitigation

No intrusive groundworks shall commence within any phase until a UXO Risk Mitigation Scheme for that phase has been prepared by a competent authority appointed by the Secretary of State for the Home Department, submitted to the Secretary of State for Housing, Communities and Local Government and endorsed in writing by that Secretary of State.

The scheme shall be informed by the submitted Preliminary UXO Risk Assessment and shall include:

a) identification of the intrusive works to which the scheme applies;
b) the level of UXO risk associated with those works;
c) site-specific UXO / Explosive Awareness training requirements for personnel undertaking or supervising intrusive works;
d) procedures for briefing contractors and maintaining records of completed training;
e) an Emergency Response Plan setting out the procedures to be followed if suspected UXO is encountered, including immediate cessation of works in the affected area, exclusion arrangements, notification procedures and responsibilities; and
f) arrangements for implementing and monitoring the endorsed measures throughout the relevant intrusive works phase.

Intrusive groundworks shall thereafter be carried out only in accordance with the endorsed UXO Risk Mitigation Scheme for the relevant phase.

Reason: To ensure that the low but identifiable risk of encountering unexploded ordnance arising from the site's former military use is appropriately managed during intrusive works, in the interests of construction safety, public safety and the safe implementation of the development.

17. Operational Management, Safeguarding and Community Cohesion

No phase of the development shall be occupied until a schedule of planning-mitigation measures forming part of the Operational Management, Safeguarding and Community Cohesion Plan has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The schedule shall identify the measures serving that phase, taking account of cumulative demand from all occupied phases, and shall include:

a) the healthcare, welfare, recreation, multi-faith, catering, laundry and associated support facilities to be fitted out and available before occupation, including their capacity and arrangements for maintaining their availability and accessibility to Service Users during occupation;
b) details of the scope, capacity and availability of on-site healthcare provision to meet the anticipated needs of Service Users; an assessment of anticipated residual demand on off-site NHS services; and measures necessary to prevent unacceptable pressure on local primary-care capacity, together with arrangements for liaison with relevant health partners and monitoring and review of the effectiveness of those measures;

c) community liaison and complaint-response arrangements addressing the development's effects on neighbouring amenity and community cohesion, including a publicly available contact point, liaison with the local authority, police, health partners and local community, and procedures for recording, investigating and responding to relevant complaints and incidents;

d) managed Service User transport measures securing safe and accessible sufficient transport to necessary services and destinations, identifying the mitigation outcomes to be maintained and arrangements for monitoring demand, reviewing adequacy and adapting provision to changing needs. Routes, destinations, frequency, operating hours and vehicle types may be adjusted without further approval under this condition, provided that the approved planning mitigation outcomes continue to be met and the adjustments are not capable of giving rise to materially different planning effects. Adjustments that do not meet those criteria shall require prior written approval from the Secretary of State for Housing, Communities and Local Government. Changes affecting access use or vehicle routing shall also comply with Condition 22; and

e) an implementation timetable, responsibility for delivery, and monitoring and review arrangements for the measures specified above, including review before occupation of further phases and where changes in demand or monitoring identify a need for revised mitigation.

The approved measures required to serve a phase shall be implemented before occupation of that phase and shall thereafter be maintained and delivered throughout its occupation in accordance with the approved schedule. Material changes to the planning-mitigation arrangements in the approved schedule which are capable of giving rise to materially different planning effects shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government before implementation. Pending approval and implementation of those changes, the previously approved arrangements shall continue to apply. Other changes may be made without further approval under this condition, provided that the approved planning mitigation outcomes continue to be secured and all other conditions of this permission remain satisfied.

The specific requirements governing changes to managed Service User transport in the transport bullet above shall prevail over the general amendment provision. Any consequential update to the Travel Plan required under Condition 25 shall record the revised arrangements in accordance with its approved review procedures and shall not require duplicate approval of the managed Service User transport measures. Where a change also requires approval under Condition 22, a single coordinated submission may address both conditions, clearly identifying the matters requiring approval under each.

Approval under this condition is confined to the planning-mitigation schedule. Other provisions of the Operational Management, Safeguarding and Community

Cohesion Plan, including detailed staffing, commissioning, suitability assessment, allocation, individual case-management and internal service-delivery procedures, do not require approval under this condition and may be updated without further approval, provided that the approved planning-mitigation measures continue to be delivered and all other conditions of this permission remain satisfied.

Reason: To secure the facilities and operational mitigation necessary to provide an acceptable living environment, address impacts on local healthcare services, secure safe and accessible Service User transport, and manage effects on neighbouring amenity and community cohesion, without prescribing detailed service-delivery arrangements unrelated to those planning objectives.

18. Archaeology and Historic Environment Recording

No construction work, other than preliminary or site preparatory works subject to the safeguards below, shall commence within the relevant area until a Written Scheme of Investigation ("WSI") has been prepared by a suitably qualified and experienced professional appointed by the Secretary of State for the Home Department and submitted to the Secretary of State for Housing, Communities and Local Government for information and written acknowledgement of receipt The WSI shall include:

a) the scope and methodology for archaeological monitoring during demolition, removal of hardstanding and intrusive groundworks;
b) provision for targeted excavation, strip-map-and-record or other appropriate archaeological mitigation if archaeological remains are encountered;
c) arrangements for identifying, protecting and recording archaeological remains, railway elements or other historic features unexpectedly affected by preliminary or site preparatory works;
d) arrangements for liaison with the Oxfordshire Historic Environment Record Officer;
e) arrangements for reporting, publication and deposition of the resulting records and archive; and
f) a timetable for implementation, identifying measures required before and during the relevant works.

Preliminary or site preparatory works may commence or continue before submission of the WSI or receipt of written acknowledgement, provided that a suitably qualified and experienced archaeological professional has identified any necessary archaeological safeguards and those safeguards are implemented before and during the relevant works. Such works shall not prejudice subsequent archaeological investigation or recording.

Submission of the WSI is required for information and does not require formal approval or discharge before works may proceed. Written acknowledgement

confirms receipt only; its absence shall not prevent works from proceeding once the applicable requirements of this condition have been satisfied.

The development shall be carried out in accordance with the submitted WSI and its implementation timetable. Nothing in this condition removes or varies any requirement imposed by another condition of this permission.

Reason: To ensure that archaeological remains and non-designated heritage assets affected by the development are appropriately identified, recorded and, where necessary, investigated, and that the results are made publicly accessible, while allowing preliminary and site preparatory works to proceed with appropriate archaeological safeguards.

19. Protected Species Surveys, Mitigation and Licensing

Except for investigation works undertaken in accordance with the requirements below, no demolition, tree removal, vegetation clearance, ground clearance, installation of external lighting, or other development capable of affecting protected species or their habitats shall commence within any phase until:

a) any protected-species surveys identified as necessary by a suitably qualified ecologist, having regard to the adequacy and currency of existing survey evidence, the habitats present and the nature and potential effects of the works proposed within the relevant phase, have been undertaken at appropriate times of year and in accordance with current recognised survey guidance. The Protected Species Survey and Mitigation Report required under paragraph (b) shall explain and justify the survey scope, including any conclusion that further surveys are unnecessary;

b) any protected species survey and Mitigation Report prepared by a suitably qualified ecologist has been submitted to the Secretary of State for Housing, Communities and Local Government. The survey findings and the ecologist's reasoned assessment shall be submitted for information and shall not require written approval or endorsement before works commence. Detailed lighting design and its associated implementation, operation and maintenance requirements shall be submitted and determined solely under Condition 21 and shall not require separate approval under this condition. This does not remove the requirement to identify ecological lighting constraints and safeguards under paragraph (vii), or to secure any necessary ecological safeguards for lighting excluded from Condition 21. The Report shall separately identify and justify any avoidance, mitigation, compensation, habitat-protection, lighting, monitoring or management measures necessary to make the relevant works acceptable in planning terms, together with their implementation programme. Those measures and that programme shall

require written approval before the works to which they relate commence. Where the ecologist concludes that no such measures are necessary, the Report shall explain and justify that conclusion, and no written approval or endorsement shall be required under this paragraph. All safeguards required before the relevant activities shall be implemented, and any necessary protected-species licence obtained, before those activities commence.

Intrusive investigations necessary to inform surveys, assessments or strategies required under other conditions of this permission may proceed before the requirements of paragraphs (a) and (b) have been satisfied, provided that, before those investigations commence, a suitably qualified ecologist has prepared a written assessment identifying the investigation locations, scope and methods, their potential effects on protected species and their habitats, and any necessary ecological surveys, pre-start checks, avoidance measures, timing restrictions, working methods and supervision. All safeguards identified as prerequisites shall be implemented before the investigations commence, and the investigations shall thereafter be undertaken in accordance with that assessment and any necessary protected-species licence, which shall be obtained before the activities requiring it commence.

This exception applies only to the investigation works and associated access and reinstatement strictly necessary to undertake them. It does not authorise substantive construction or enabling works, prejudice subsequent ecological mitigation, or remove or vary any requirement imposed by another condition of this permission.

The surveys required under paragraph (a) shall address, where relevant to the habitats and works within the phase:

- roosting, foraging and commuting bats, including affected buildings and trees;
- great crested newts;
- hazel dormice;
- badgers;
- water voles;
- barn owls and other breeding birds;
- reptiles; and
- terrestrial invertebrates.

The Protected Species Survey and Mitigation Report shall include:

(i) the methods, dates, limitations and results of the surveys undertaken;

(ii) an assessment of the effects of the relevant works on protected species, their resting places, breeding sites, habitats and movement corridors;

(iii) details of measures to avoid harm and, where harm cannot be avoided, the mitigation and compensation measures to be implemented;

(iv) species-specific working methods, timing restrictions, exclusion zones, ecological supervision and pre-commencement checks;

(v) measures for the protection and retention of habitats and ecological connectivity, including trees, hedgerows, scrub, grassland, ditches and disused railway features;

(vi) details of any temporary or permanent replacement habitat, roosting, nesting or refuge provision;

(vii) identification of retained and created habitats, bat-roost features, commuting routes and other sensitive ecological receptors, together with the ecological lighting constraints and safeguards to be incorporated into the lighting strategy required under Condition 21, demonstrating how those receptors would be protected from unacceptable light spill;

(viii) details of any protected-species licence required, together with information sufficient to demonstrate that there is no apparent impediment to the grant of that licence;

(ix) arrangements for ecological supervision, monitoring, remedial action and reporting; and

(x) an implementation programme identifying the measures required before, during and after the relevant works.

19. Protected Species – Implementation and Maintenance.

The development shall be carried out strictly in accordance with the measures and implementation programme approved under condition 19 and the requirements of any protected-species licence. All approved habitat-protection, mitigation, compensation, replacement-habitat, monitoring and management measures shall be implemented in accordance with that programme and thereafter retained and maintained for the periods specified in the approved details. Detailed lighting design, installation and operation shall be governed by the External Lighting Condition. Lighting excluded from that condition shall comply with any applicable ecological safeguards approved under condition 19.

Reason: To secure implementation, retention and maintenance of the approved protected-species mitigation, compensation and habitat-protection measures, together with the necessary monitoring and management.

20. Previously Unidentified Protected Species

If a protected species not previously identified is encountered during the development, works capable of affecting that species or its breeding sites, resting places or habitats shall cease immediately in the affected area. A suitably qualified ecologist shall assess the discovery, identify the affected works and any necessary immediate protective measures, and prepare a reasoned written assessment specifying the safeguards, working methods, supervision, and licensing requirements necessary for works to recommence. The discovery and assessment shall be notified to the Secretary of State for Housing, Communities and Local Government before affected works recommence.

Where the ecologist demonstrates that the necessary measures fall within the mitigation framework approved under this condition 19 and would not materially alter the assessed ecological effects, the affected works may recommence following that notification, without written approval or endorsement, once all safeguards identified as prerequisites have been implemented and any necessary protected-species licence obtained. The works shall thereafter proceed in accordance with the notified assessment.

Where new or materially revised mitigation or compensation outside that approved framework is required, those measures and their implementation programme shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government before the works to which they relate recommence. All measures identified as prerequisites to recommencement shall first be implemented and any necessary protected-species licence obtained. Unrelated works may continue where the ecologist's written assessment confirms that they would not affect the species or its breeding sites, resting places or habitats, or prejudice the necessary mitigation.

Changes to lighting governed by the External Lighting Condition shall require approval under that condition only, before the affected lighting is installed or brought back into operation. The cessation requirement shall not prevent immediate protective measures undertaken in accordance with the ecologist's advice and any applicable licensing requirements.

Reason: To protect previously unidentified protected species and their breeding sites, resting places and habitats, and to ensure that affected works resume only with the necessary safeguards and licensing arrangements in place.

21. Arboricultural Impact Assessment, Method Statement and Tree Protection

No demolition, vegetation clearance, site clearance, excavation, service installation, groundworks or construction works capable of affecting retained trees,

hedgerows or their root protection areas, whether directly or through associated access, plant movements, storage or changes in ground levels, shall commence within any phase until an Arboricultural Impact Assessment and an Arboricultural Method Statement relevant to those works have been prepared and/or verified by a suitably qualified and experienced arboriculturist appointed by the Secretary of State for the Home Department and submitted to and endorsed in writing by the Secretary of State for Housing, Communities and Local Government.

Unrelated works may proceed before submission or endorsement of those documents, provided that a suitably qualified and experienced arboriculturist has prepared a reasoned written assessment identifying their location, scope and methods and confirming that they would neither affect retained trees, hedgerows or their root protection areas nor prejudice their protection or the retention decisions to be informed by the Arboricultural Impact Assessment. That assessment shall be submitted to the Secretary of State for Housing, Communities and Local Government for information before those works commence.

All protective fencing, ground protection and other safeguards identified as prerequisites to potentially affecting works shall be installed before those works commence and maintained for the required duration. The works shall be undertaken with the arboricultural supervision specified in the Arboricultural Method Statement. Nothing in this provision removes or varies any requirement imposed by another condition of this permission.

The Arboricultural Impact Assessment and Arboricultural Method Statement shall be informed by the submitted Tree Survey and Tree Constraints Plan and shall include:

- a schedule and plan identifying all trees, groups, hedgerows and areas of trees to be retained and removed;
- an assessment of the impacts of the proposed phase on retained trees, including impacts on root protection areas, canopies, access routes, services, levels and construction working areas;
- tree protection plans showing the location and specification of protective fencing and ground protection measures, prepared in accordance with BS 5837:2012;
- details of any works proposed within or adjacent to root protection areas, including any special construction methods, no-dig construction, hand-digging, service installation methods or ground-protection requirements;
- details of any pruning, facilitation or remedial works to retained trees;
- arrangements for arboricultural supervision and monitoring, including the stages of work requiring attendance by a suitably qualified arboriculturist;

- measures to prevent soil compaction, changes in ground levels, storage of materials, fires, contamination or vehicle movements within protected areas; and
- a timetable for implementation.

The development shall thereafter be carried out in accordance with the endorsed Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: To ensure that retained trees, hedgerows and arboricultural features are adequately protected during demolition and construction, in the interests of visual amenity, landscape character, biodiversity and the satisfactory integration of the development into its surroundings.

22. Landscape and Visual Management Plan

Where new planting or boundary treatment is required to serve or mitigate the landscape or visual effects of a phase, no part of that phase shall be occupied until details of those measures and their implementation programme have been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The details shall include any measures located elsewhere on the site which are necessary for that phase.

Wider or site-wide landscaping not required to mitigate the effects of the relevant phase may be delivered in accordance with an overall implementation programme submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. That programme shall not defer measures necessary to make an occupied phase acceptable in landscape or visual terms.

Where no new planting or boundary treatment is required to serve or mitigate the effects of a phase, no submission or approval is required for that phase under this condition. This exception does not remove or vary any requirement imposed by another condition of this permission or any obligation under an approved overall implementation programme.

The approved details and implementation programme shall identify any measures required before occupation and any planting to be delivered subsequently. Measures identified as necessary before occupation shall be completed before the relevant phase is occupied. Phase-specific planting not required before occupation shall be completed no later than the end of the first planting season following first occupation of that phase. Wider or site-wide landscaping shall be implemented in accordance with the approved overall implementation programme.

The details submitted under this condition shall include management and maintenance arrangements, identify responsibility for their implementation and specify their duration. The approved planting and boundary treatments shall be managed and maintained in accordance with those arrangements and retained for

the duration of the development, unless their earlier removal or alteration is expressly provided for in the reinstatement plan approved under Condition 3.

Any tree or shrub that dies, is removed or becomes seriously damaged within five years of planting shall be replaced during the next planting season with one of equivalent planting size and either the same species or an appropriate alternative species of comparable mature form, landscape function and ecological value, selected by a suitably qualified and experienced landscape professional. Substitutions meeting these criteria shall not require further approval under this condition. Any replacement departing from these criteria shall require prior written approval from the Secretary of State for Housing, Communities and Local Government.

Reason: To secure the landscape mitigation relied upon in assessing the proposal, ensure its timely delivery alongside the relevant phases, and integrate the development with retained vegetation and the surrounding former military estate.

23. External Lighting

No new external lighting associated with the development and capable of causing material light spill shall be installed or operated within any phase, and no existing external lighting shall be materially altered in connection with the development, until a lighting strategy covering that lighting for that phase, which has been prepared and/or verified by a suitably qualified and experienced lighting professional appointed by the Secretary of State for the Home Department, has been submitted to and approved in writing by the Secretary of State for Housing, Communities & Local Government.

Existing external lighting, including security lighting, retained without material alteration may continue to operate without submission or approval of a lighting strategy under this condition. For these purposes, a material alteration includes a change in location, height, light output, beam direction, controls or operating hours capable of materially changing its effects on residential or visual amenity, habitats or light-sensitive species. This provision does not remove or vary applicable ecological safeguards secured under Condition 18 or any protected-species licensing requirement.

The strategy shall be in accordance with the Institute of Lighting Professionals, ILP (2023) Guidance Note: GN08/23 and include the location, heights, design, luminescence, beam direction, hours of operation and control arrangements for the proposed lighting, together with lighting-contour plans demonstrating that effects on nearby residents, on-site sleeping accommodation, retained habitats and light-sensitive species would be acceptable.

The strategy shall incorporate the ecological lighting constraints and safeguards identified in the Protected Species Survey and Mitigation Report submitted under Condition 18, including any subsequently approved additional ecological measures. It shall be informed by advice from a suitably qualified ecologist and demonstrate how retained and created habitats, bat-roost features, commuting routes and other sensitive ecological receptors would be protected from unacceptable light spill. It shall also specify any necessary ecological compliance checks, monitoring, remedial measures and maintenance arrangements.

The new or materially altered lighting covered by the approved strategy shall thereafter be installed, operated and maintained in accordance with that strategy, including its ecological safeguards, control arrangements and any monitoring or remedial requirements. The requirement to submit and obtain approval of a strategy under this condition does not apply to low-level, downward-facing porch, doorway or entrance lighting that is required for safe access and is designed to minimise light spill. Such lighting shall nevertheless comply with any applicable ecological safeguards secured under Condition 18 and the requirements of any protected-species licence.

Reason: To protect residential and visual amenity and avoid adverse effects on retained habitats and light-sensitive species.

24. Highway Safety, and Access

No phase of the development shall be occupied, and no access shall first be brought into operational use in connection with the development until a Highway Safety and Access Scheme covering that phase and the access arrangements serving it, or the proposed operational use of that access, as applicable, has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government, following consultation with Oxfordshire County Council as the local highway authority in accordance with the procedure below. The scheme shall take account of cumulative operational demand from other occupied phases.

A separate Highway Safety and Access Scheme may be submitted for the specified early works defined in Condition 6. It shall demonstrate safe and suitable access for the vehicle types and movements associated with those works and identify any access improvements, visibility requirements, routing restrictions, supervision or traffic-management measures necessary before that use begins. Those measures shall be implemented before the relevant movements commence. Approval shall permit only the access use expressly covered by that scheme and shall not authorise access for other construction works or operational use before approval and implementation of the scheme applicable to that use. A

coordinated submission may address this condition and Condition 7, clearly identifying the requirements addressed under each.

Oxfordshire County Council shall be provided with the scheme and its supporting technical information and invited to comment within 21 days of receipt. Following receipt of its response, or expiry of that period if no response has been received, the Secretary of State for Housing, Communities and Local Government may determine the submission on the available evidence, taking account of any representations received before determination. Receipt of a response or agreement from Oxfordshire County Council shall not be a prerequisite to determination. The absence of a response shall not constitute approval of the scheme or evidence that the proposed arrangements are acceptable.

The scheme shall:

a) identify the northern and southern accesses and specify the approved operational role of each access;
b) identify the access to be used as the principal operational access;
c) identify the access or accesses to be used by staff, visitors, managed Service User transport, coaches, minibuses, taxis, service vehicles, refuse vehicles, delivery vehicles and emergency vehicles;
d) include access drawings, measured visibility splays and swept-path analysis for all vehicle types proposed to use each access;
e) include details of access geometry, gate setbacks, security and gate-management arrangements, internal circulation, waiting and turning areas and measures to prevent queuing on the B4011;
f) identify all access, highway, signage, lighting and traffic-management works necessary to make each access safe and suitable for its approved use;
g) include the routing arrangements applicable to each category of vehicle; and
h) include a phased programme for implementation, monitoring and review, identifying the works and measures required before occupation of each phase or first operational use of each access, taking account of cumulative operational demand.

Before occupation of the phase or first operational use of an access, whichever occurs first, all works and measures identified in the approved scheme as necessary for that occupation or operational use shall be completed.

Thereafter, the accesses shall be operated in accordance with the approved Highway Safety and Access Scheme, subject to the flexibility below. Changes to access use or vehicle routing, including changes associated with managed Service User transport under Condition 16, may be made without further approval under this condition where a reasoned written assessment by a suitably qualified and experienced highways professional demonstrates that they would not give

rise to materially different highway or safety effects, taking account of cumulative operational demand, and would continue to secure the approved safety outcomes. The assessment shall be submitted to the Secretary of State for Housing, Communities and Local Government for information before implementation; written approval or acknowledgement of receipt shall not be required.

Changes not meeting that do not satisfy all the requirements in the immediately preceding paragraph shall require prior written approval under this condition, following the consultation procedure above. All safety measures necessary for the revised arrangements shall be implemented before those arrangements commence and shall thereafter remain effective and be retained and maintained.

Changes to managed Service User transport arrangements that do not alter access use or vehicle routing shall not require a separate submission or approval under this condition. Where a change requires approval under both this condition and Condition 16, a single coordinated submission may address both requirements, with determination under this condition confined to access, routing and associated highway-safety matters. Any consequential Travel Plan update shall be undertaken under Condition 25 without duplicate approval of those matters. Approval or flexibility under one condition does not dispense with any requirement applicable under another.

This condition does not prevent construction use of existing accesses in accordance with the Construction Traffic Management Plan approved under Condition 7, provided that all safety measures required for that construction use have been implemented before it commences. For the purposes of this condition, operational use means access movements serving the accommodation of Service Users and associated operational activities, rather than movements solely for construction, fitting out, testing, commissioning, maintenance or pre-occupation security.

Approval under this condition does not remove any requirement to obtain separate highway consents, agreements or other authorisations before undertaking the works or activities to which they relate.

Reason: To secure safe and suitable access to the development, define and control the respective roles of the northern and southern accesses, ensure that any necessary access and highway improvements are implemented before occupation, and protect highway and pedestrian safety on the B4011.

25. Emergency Access

No phase of the development shall be occupied until an Emergency Access Strategy for that phase has been prepared by a competent authority appointed by

the Secretary of State for the Home Department and submitted to and endorsed in writing by the Secretary of State for Housing, Communities and Local Government. The strategy shall include details of:

a) emergency access routes and fire appliance circulation within the relevant phase;
b) emergency vehicle hardstanding, turning and access arrangements;
c) arrangements for emergency access through security controls, gates, barriers or controlled access points;

The strategy shall be consistent with the Highway Safety and Access Scheme approved under Condition 22, including the approved access geometry, gate-management arrangements and internal circulation. A coordinated submission may address both conditions, provided that it clearly identifies the requirements addressed under each. Endorsement under this condition shall not authorise any departure from the scheme approved under Condition 22.

The endorsed strategy shall be implemented before occupation of the relevant phase and maintained for the duration of the development

Reason: To secure and maintain safe and suitable emergency vehicle access, circulation and manoeuvring arrangements, including access through security controls, in the interests of public safety, and effective emergency response.

26. Wastewater Treatment Works Odour, Noise and Operational Management

This condition applies only where an on-site wastewater treatment works is proposed as part of the foul-drainage arrangements approved under Condition 10. Where foul drainage is provided entirely by another means approved under that condition, no submission or approval is required under this condition.

No on-site wastewater treatment works shall be brought into operation until an Odour, Noise and Operational Management Plan for that treatment works has been submitted to and approved in writing by the Secretary of State for Housing, Communities & Local Government. The plan shall be consistent with the foul-drainage strategy approved under Condition 10 and shall include:

a) details of the location, layout and process design of the treatment works sufficient to inform the assessments and controls required under this condition;
b) an odour impact assessment, addressing accommodation units, welfare buildings, neighbouring land uses and off-site receptors, together with necessary odour control measures;
c) a noise assessment covering plant, pumps, blowers, generators, ventilation equipment, alarms and associated wastewater treatment infrastructure,

including cumulative effects with other relevant operational noise sources, details of noise mitigation and operational controls;

d) sludge storage, handling and removal arrangements including measures to control associated noise, odour, spills and pollution;
e) chemical storage, bunding and dosing arrangements, where relevant;
f) plant specific emergency procedures, standby power arrangements and responses to equipment or process failure, coordinated with the system wide contingency arrangements approved under Condition 10;
g) monitoring, inspection, maintenance, incident response and complaint-response procedures, identifying responsibility for implementing the approved measures;
h) an implementation and verification programme identifying the measures required before the treatment works is brought into operation; and
i) arrangements for decommissioning or removal when the treatment works are no longer required, consistent with the reinstatement plan required under Condition 3.

All measures identified as prerequisites to operation shall be implemented before the treatment works is brought into operation. The treatment works shall thereafter be operated, monitored and maintained in accordance with the approved plan, and decommissioned or removed in accordance with the approved arrangements. The detailed assessment and approval of treatment-works noise, odour, sludge handling and plant-specific operational controls shall be undertaken under this condition. Condition 10 shall govern the overall foul-drainage solution, treatment capacity, effluent quality, discharge arrangements, receiving-environment effects and system-wide contingency measures. A coordinated technical submission may support both conditions, provided it clearly identifies the matters submitted for approval under each.

Approval under this condition does not remove or vary the requirements of Condition 10 or any requirement to obtain and comply with a separate environmental permit or other authorisation.

Reason: To protect the amenity of site occupants and neighbouring receptors and prevent unacceptable odour, noise, pollution or operational effects from any on-site wastewater treatment works, while avoiding duplication with the overall foul-drainage requirements secured under Condition 10.

27. Travel Plan

No phase of the development shall be occupied until a Travel Plan for that phase has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The Travel Plan shall be based on the submitted Travel Plan, Site A, Bicester, Final Rev 02, dated 05/06/2026, and shall include:

a) appointment and contact details of a Travel Plan Coordinator;
b) measures to reduce single-occupancy car journeys by staff and visitors;
c) measures to promote bus use, car sharing, cycling and other sustainable travel options where feasible;
d) details of staff and visitor travel information to be provided before and during occupation;
e) details of cycle parking, lockers, changing and shower facilities;
f) confirmation that the Travel Plan is consistent with the managed Service User transport mitigation outcomes secured under Condition 16, and details of how staff and visitor travel planning will be coordinated with those transport measures, without separately fixing Service User transport routes, destinations, frequencies, operating hours or vehicle types;
g) arrangements for a staff and visitor travel survey within six months of first occupation;
h) arrangements for further staff and visitor travel surveys one year, three years and five years after the first survey;
i) the methodology, monitoring indicators, criteria and timetable for establishing reasonable, measurable and evidence-based modal split targets, including targets for reducing single-occupancy motorised journeys where justified by the evidence. Targets shall be informed by a representative post-occupation baseline established through the first staff and visitor travel surveys, taking account of staffing and shift patterns, visitor travel needs, public transport availability and realistic opportunities for modal change, and shall specify timescales for achievement. The targets and supporting assessment shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government, following consultation with Oxfordshire County Council, in accordance with the timetable approved in the pre-occupation Travel Plan. The sustainable-travel measures shall apply from first occupation irrespective of the subsequent approval of targets;
j) arrangements for submitting monitoring reports to Oxfordshire County Council within three months of each survey being completed;
k) a framework of remedial measures, with defined triggers, responsibilities and implementation timescales, to be implemented without further approval or consultation where monitoring identifies that approved targets are not being achieved. The framework shall:
    I. include a procedure and timetable for submitting any additional measures requiring approval to the Secretary of State for Housing, Communities and Local Government for approval in writing, together with an implementation programme.
    II. provide for Oxfordshire County Council to receive the submission and supporting information and to be invited to comment within 21 days of receipt. The Secretary of State may determine the submission following receipt of the Council's response or expiry of that period, whichever occurs first, taking account of any representations received before determination. Receipt of a response or agreement from the Council

shall not be a prerequisite to determination. Consultation on, or approval of, additional measures shall not delay implementation of remedial measures already approved; and

l) arrangements for review and update of the Travel Plan during the lifetime of the development.

Changes to managed Service User transport routes, destinations, frequencies, operating hours or vehicle types shall be governed by Condition 16 and, where access use or vehicle routing is affected, Condition 22. No separate approval of those changes shall be required under this condition. Changes made in accordance with those conditions shall be recorded in the next Travel Plan update undertaken in accordance with the approved review arrangements; that update shall not be a prerequisite to their implementation.

Changes requiring approval under Condition 16 shall be determined under that condition and shall not require duplicate approval under this condition. Any consequential Travel Plan update shall record the approved changes and identify any implications for staff and visitor travel planning. Any separate changes to staff or visitor mitigation requiring approval under the Travel Plan's approved review arrangements shall remain subject to those arrangements. Changes affecting access use or vehicle routing shall also comply with Condition 22.

The targets and supporting assessment shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government in accordance with the timetable approved in the pre-occupation Travel Plan. Oxfordshire County Council shall be provided with the submission and supporting information and invited to comment within 21 days of receipt. Following receipt of its response, or expiry of that period if no response has been received, the Secretary of State may determine the submission on the available evidence, taking account of any representations received before determination. Receipt of a response or agreement from Oxfordshire County Council shall not be a prerequisite to determination. The absence of a response shall not constitute approval or evidence that the proposed targets are acceptable.

The approved Travel Plan shall be implemented from first occupation of the relevant phase and shall thereafter be monitored, reviewed and updated in accordance with the approved arrangements, subject to the managed Service User transport flexibility expressly provided above.

Reason: To reduce reliance on single-occupancy car travel, encourage sustainable travel by staff and visitors, coordinate travel planning with the managed Service User transport mitigation secured under Condition 16, manage the transport impacts of the development, and ensure that the mitigation identified

in the submitted Travel Plan is implemented, monitored and reviewed without unnecessarily fixing detailed operational transport arrangements.

28. Phasing and Submission of Details
No development shall commence until a site-wide phasing plan has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The plan shall identify the boundaries of each phase, the buildings, works, infrastructure and facilities forming part of each phase, the intended sequence of development and occupation, and any shared infrastructure or mitigation required to serve more than one phase. Submissions under the other conditions of this permission shall identify the phase or phases to which they relate and any dependencies on infrastructure or mitigation elsewhere on the site. The development shall be carried out in accordance with the approved phasing plan. Any revised phasing plan shall be submitted to and approved in writing before the development affected by that revision proceeds. Approval under this condition shall not defer or vary any requirement imposed by another condition of this permission.

Reason: To define the phases of development and coordinate the submission and implementation of phase-specific and shared infrastructure and mitigation.