

Appendix 3 Conditions

Key	
Condition applicable to Zone	
Condition not applicable to Zone	

Milton Park LDO

	Condition	Reason	Zone		
Design			A	B	C
1a	Design Guidance All development proposals shall accord with the objectives of the Design Guidance (Appendix 2). No development shall commence within the Development Plot until a Design Statement and proposed plans (including elevations and plans as notified in the Pre-development Notification Form) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Design Statement and the submitted plans as approved and confirmed by the Local Planning Authority as constituting permitted development for the purposes of this LDO.	Reason: To achieve a high-quality and coordinated development with clear sense of place, in accordance with Core Policy 37 of the Vale of White Horse Local Plan 2031 Part 1 and the NPPF.			

1b	<p>Materials for Tall Buildings</p> <p>No development of Tall Buildings shall commence within the Development Plot until a materials schedule for the Tall Building/s has been submitted to and approved in writing by the Local Planning Authority. The development should then be carried out in accordance with the approved details.</p>	<p>Reason: To ensure a high-quality development which respects sensitive views and helps to sympathetically integrate the development into the landscape character of the area in accordance with Core Policies 37 and 44 of the Vale of White Horse Local Plan 2031 Part 1.</p>	Applies only where the proposal includes one or more Tall Buildings		
Ecology					
2	<p>Ecological baseline information</p> <p>The ecological baseline information for the LDO area shall be kept up-to-date by a regular review of the baseline surveys by a suitably qualified ecologist, not less than every two calendar years from date of adoption of the Order. This shall include an audit of the management prescriptions identified in Section 5 of the Milton Park Local Development Order 2022: Biodiversity Strategy prepared by Tyler Grange (19 November 2021) (Ref: 14122 HM CW) for retained habitats and newly created habitats on Development Plots.</p> <p>The surveys shall be submitted to and approved in writing by the Local</p>	<p>Reason: In the interest of conserving and enhancing the natural environment in accordance with Core Policy 46 of the Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p> <p>Informative Significant changes in the ecological baseline will require review of the provisions of the LDO and/ or screening in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p>			

	<p>Planning Authority. Should the review identify changes in the baseline conditions, the relevant ecological survey(s) shall be undertaken by a professional ecologist and submitted to the Local Planning Authority prior to the commencement of further development in the survey area(s).</p>				
3	<p>Habitat and protected species surveys.</p> <p>Where the Biodiversity Statement submitted as part of the Pre-Development Notification states habitat and protected species surveys are required, no development shall commence until those surveys have been completed by an appropriately qualified ecologist and in an appropriate season. The information collected should be used to update the information on the species and to assess the potential impacts of the development. The survey report together with a mitigation strategy as appropriate shall be submitted to and be approved in writing by the Local Planning Authority and shall thereafter be implemented as agreed.</p>	<p>Reason: In the interest of conserving and enhancing the natural environment in accordance with Core Policy 46 of the Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>			

4	<p>Biodiversity Net Gain</p> <p>No development shall commence within the Development Plot (including any site clearance) until a plot specific Biodiversity Strategy, which accords with the Milton Park Local Development Order 2022: Biodiversity Strategy prepared by Tyler Grange 21 February 2022 (Ref: 14122_R01c_HM_CW) and including the provision of Natural England Biodiversity Metric 3.1, or equivalent Natural England Biodiversity Metric that supersedes Metric 3.1, confirming how 10% biodiversity net gain will be achieved (or any otherwise adopted national or local standard which supersedes this) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The plot specific Biodiversity Strategy should demonstrate that it has applied the following sequential approach to achieving 10% net gain:</p> <ul style="list-style-type: none"> a) Maximising opportunities for achieving 10% net gain on plot; b) Identifying opportunities for net gain elsewhere within Milton Park LDO Area; c) As a last resort, making provision for financial contributions towards off-site schemes to achieve 10% net gain. 	<p>Reason: To ensure a net gain in biodiversity in accordance with Core Policy 46 of the Vale of White Horse Local Plan 2031 Part 1 and the Environment Act 2021.</p>			
---	--	---	--	--	--

	<p>If a Development Plot requires off-site compensation, no development shall commence unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling the required biodiversity units to meet 10% net gain has been submitted to and agreed in writing by the Local Planning Authority.</p> <p>The written approval of the Council shall not be issued before the certificate has been issued by the Offset Provider. The details of biodiversity enhancements shall be documented by the Offset Provider and issued to the Council for their records.</p> <p>The development shall be implemented in accordance with the Milton Park Local Development Order 2022: Biodiversity Strategy prepared by Tyler Grange 21 February 2022 (Ref: 14122_R01c_HM_CW) and the approved plot specific Biodiversity Strategy.</p>				
5	<p>Ecology – Moor Ditch</p> <p>Any external illumination proposed on a building with an elevation facing Moor</p>	Reason: To minimise impacts for protected species and local residents in accordance with Core Policy 46 of the Vale of White Horse Local Plan 2031 Part	Applies to Development Plots		Applies to Development Plots

	Ditch or any lighting proposed between Moor Ditch and any proposed building shall be constructed in accordance with the LDO design guidance and illuminance shall not exceed 1 lumen per sq m.	1 and Development Policy DP23 of the Vale of White Horse Local Plan 2031 Part 2.	which adjoin Moor Ditch only.		which adjoin Moor Ditch only.
Lighting – General					
6	Lighting Lighting associated with any future development shall be designed and implemented in a manner in which ensures: <ul style="list-style-type: none"> • The maximum sky glow as upward light ratio is less than 2.5% to comply with environmental zone E2; • Light trespass at the windows of all residential properties in the vicinity of the site is less than 5lux for pre-curfew periods and 1lux post-curfew; • Building luminance is less than 5cd/m2 during pre-curfew periods; • Street/road lighting complies with lighting class M2 and C3 (or higher) • Glare rating on all highways is less than 45" 	Reason: In the interests of visual and residential amenity, including the amenity of the residential areas of Milton and Sutton Courtenay in accordance with Core Policies 37 and 44 of the Vale of White Horse Local Plan 2031 Part 1 and DP23 of the Vale of White Horse Local Plan 2031 Part 2.			

	<ul style="list-style-type: none"> • The following best practice measures are implemented • The use of luminaires that lack UV elements; <ul style="list-style-type: none"> ○ LED luminaires are used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability; ○ A warm white spectrum (ideally <2700Kelvin) has been adopted and luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats; ○ Internal luminaires shall be recessed in proximity to windows to reduce light spill; ○ The height of street lighting shall be optimised to minimise light spill; ○ Only luminaires with good optical control shall be used; ○ Any external security lighting shall be set on motion-sensors and 1 minute timers. 				
--	--	--	--	--	--

	<ul style="list-style-type: none"> ○ Flood lighting for work purposes shall not remain on when not in use. <p>NB. Curfew is 22.00 to 06.00 hours.</p>				
Drainage					
7	<p>Surface Water Drainage</p> <p>No development within the Development Plot shall commence until a detailed sustainable drainage scheme sufficient for the proposed development and any upstream catchments, has been submitted to and approved in writing by the Local Planning Authority. This shall be based on the latest version of Oxfordshire County Council's "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire", Ramboll's Flood Risk Assessment reference R1620011365_Milton Park_FRA_2 dated 27/01/2022, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the phase or sub phase.</p> <p>No building within the Development Plot shall be occupied until the drainage</p>	<p>Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding in accordance with Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>			

	<p>works to serve that section of the development have been carried out and completed in accordance with the approved details.</p> <p>The scheme to be submitted shall include:</p> <ul style="list-style-type: none"> • Drainage Catchment Plans; • Information on proposed discharge rates in accordance with Local and National standards; • A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”; • Detailed hydraulic calculations including node references based on using the latest FEH input data; • Fully detailed sustainable surface water drainage layouts; • Proposed site levels, floor levels and an exceedance plan; • SUDS features and sections; Landscape plans with sustainable drainage features integrated and co-ordinated as appropriate; • Drainage Construction Details; 				
--	--	--	--	--	--

	<ul style="list-style-type: none"> • Maintenance and Management Plan covering all surface water drainage and SUDS features. 				
8	<p>Surface Water Drainage Compliance Report</p> <p>No building within the Development Plot shall be occupied until a SUDS Compliance report prepared by an appropriately qualified Engineer has been submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report shall as a minimum cover the following:</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings, 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 	<p>Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding in accordance with Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>			

	<p>4) Evidence that remedial works have been completed.</p> <p>5) Confirm details of any management company set up to maintain the system.</p>				
9	<p>Foul Water Drainage</p> <p>No development within the Development Plot shall commence until a detailed foul drainage scheme sufficient for the development and any upstream catchments, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include details of any off-site reinforcement works necessary to provide capacity for the phase or sub phase along with an agreed timetable with the Local Water Authority for the implementation of the drainage works.</p> <p>No building within the Development Plot shall be occupied until on site drainage works required have been carried out and completed in accordance with the approved details and not before the date within any timetable for occupation agreed with the local water authority.</p>	<p>Reason: The development may lead to sewage flooding and network reinforcement works may be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents in accordance with Core Policy 42 of the Vale of White Horse Local Plan 2031 Part 1.</p>			
10	<p>Watercourse Deculverting</p>	<p>Reason. To improve biodiversity, potentially improve water quality,</p>	Applies only	Applies only	Applies only

	<p>Where an existing section of culverted watercourse runs through a Development Plot, no development shall commence until detailed proposals for the daylighting and incorporation of open sections of watercourse within the landscape proposal where feasible, have been submitted to and approved in writing by the Local Planning Authority.</p> <p>No building shall be occupied within the Development Plot until the works have been carried out and completed in accordance with the approved details.</p>	<p>drainage and flood management, and potentially provide green space for informal recreation, benefiting health and wellbeing in accordance with Core Policy 42 of the Vale of White Horse Local Plan 2031 Part 1 and Development Policy 30 of the Vale of White Horse Local Plan 2031 Part 2.</p>	<p>where there is a culverted watercourse within the Development Plot.</p>	<p>where there is a culverted watercourse within the Development Plot.</p>	<p>where there is a culverted watercourse within the Development Plot.</p>
11 a	<p>Flood Risk Reduction</p> <p>No development shall commence in the LDO area adjacent to Pembroke Lane, identified on LDO Plan 2 and in the Milton Park Local Development Order Design Guidance as a 'flood risk improvement area', until proposed measures to incorporate flood risk reduction within the Development Plot to reduce flood risk to Pembroke Lane have been submitted to and approved in writing by the Local Planning Authority.</p> <p>No building within the Development Plot shall be occupied until the agreed measures have been carried out and</p>	<p>Reason: To reduce flood risks in the interests of public health and the avoidance of flooding in accordance with Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>		<p>Applies only to Development Plots within the 'flood risk improvement area' identified within the Design Guidance.</p>	

	completed in accordance with the approved details.				
11 b	<p>Flood Risk Reduction</p> <p>No development shall commence in the south east corner of the LDO area, identified on LDO Plan 2 and within the Milton Park Local Development Order Design Guidance as a 'flood risk improvement area', until an assessment of flow within the watercourse passing through the Development Plot and measures to suitably manage and control any exceedance for the worst case 1:100yr +30% event to prevent flooding of property and primary access routes have been submitted to and approved in writing by the Local Planning Authority.</p> <p>No building within the Development Plot shall be occupied until the agreed measures have been carried out and completed in accordance with the approved details.</p>	Reason: To reduce flood risks in the interests of public health and the avoidance of flooding in accordance with Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.	Applies only to the 'flood risk improvement area' identified within the Design Guidance.		
11 c)	<p>Flood Risk Reduction</p> <p>No development of a plot, any part of which is within 50m of flood zone 3 at Moor Ditch, other than minor operational</p>	Reason: For the avoidance of flooding in accordance with Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF			

	development, shall commence until modelling has been undertaken to clarify the extent of the flood area, taking account of the latest Environment Agency climate change allowances. Any development proposal subsequently brought forward in areas subject to flooding identified by this modelling shall take full account of the flood constraints identified, with a flood risk statement incorporating appropriate mitigation measures submitted to and approved in writing by the Local Authority prior to development on that plot commencing. This statement shall identify measures required to ensure that flood risk both to the development and elsewhere will not increase with any flood compensation required being level for level with additional flood risk reduction measures explored, demonstrated and implemented where feasible				
Landscaping					
12	Advanced Strategic Planting No development in the LDO Area (identified on LDO Plan 1), other than minor operational development, shall commence until a scheme of advanced strategic landscape planting has been submitted to and approved in writing by	Reason: In the interests of mitigating the visual impact of development and to accord with the recommendations of the Landscape and Visual Impact Assessment, July 2022 and in accordance with Core Policy 44 of the adopted Vale of White Horse Local Plan 2031 Part 1.	Advanced Strategic Planting Zone		

	the Local Planning Authority. The submitted details shall include identification of the boundaries for the strategic planting, a list of an appropriate mix of species to be used, a proposed programme of planting, and a management schedule.		
13	Landscaping Scheme No development shall commence within the Development Plot until full details of both hard and soft landscape work which coordinates with the Biodiversity Strategy have been submitted to and approved in writing by the Local Planning Authority. These details shall accord with the Design Guidance and shall include hard surfacing materials, schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.	Reason: To help to assimilate the development into its surroundings and to improve the environmental quality of the development, in accordance with Core Policy 44 of the adopted Vale of White Horse Local Plan 2031 Part 1.	
14	Landscaping Implementation All the approved hard and soft landscape works for each Development	Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with Core	

	<p>Plot shall be carried out in accordance with the details and programme approved under Condition 13 above. The landscaping shall be implemented before or within the first planting season following the first occupation or use of the development.</p> <p>Thereafter, the landscaped areas shall be maintained in accordance with the approved scheme. Any trees or shrubs which die or become seriously damaged or diseased within 10 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.</p>	Policy 44 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.			
15	<p>Tree protection</p> <p>All development activities in the LDO area must comply with the tree protection measures set out in the Milton Park LDO Tree Management Framework (Appendix 4).</p>	Reason: To protect trees on the site in the interest of the character and appearance of Milton Park in accordance with Core policies 37 and 44 of the Vale of White Horse Local Plan 2031 Part 1.			
Sustainable Construction and Energy Saving					
16	<p>BREEAM</p> <p>No development, other than minor operational development, shall commence within the Development Plot until an initial BREEAM assessment</p>	Reason: To ensure that a sustainable development is achieved in accordance with Core Policies 1, 40 and 43, of the Vale of White Horse Local Plan, the Vale Design Guide and Sections 2 and 14 of the NPPF.			

	<p>report demonstrating that the development is expected to achieve BREEAM 'Excellent' standards, with alignment to the BREEAM UK Data Centres 2010, has been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>No building shall be occupied until evidence that the agreed level of construction standards has been achieved, has been submitted to and agreed in writing by the Local Planning Authority.</p>				
17	<p>Energy Strategy & Sustainability Statement</p> <p>No development, other than minor operational development, shall commence within the Development Plot until an Energy Strategy and Sustainability Statement have been submitted to and approved in writing by the Local Planning Authority. The documents shall set out full details of the approach to energy efficiency and renewable energy strategies to deliver savings on regulated energy use to achieve a 25% improvement over the Building Regulations Part L 2013 Target Emission Rate. The 25% improvement</p>	<p>Reason: To ensure the development reduces greenhouse gas emissions by improving energy efficiency and promoting more efficient use of materials and natural resources in accordance with Core Policies 1, 37, 40 and 43 of the Vale of White Horse Local Plan and Sections 2 and 14 of the NPPF.</p>			

	<p>will be secured through renewable energy and other low carbon technologies and/or energy efficiency measures in the scheme.</p> <p>The Energy Strategy shall include a feasibility study into Low or Zero Carbon Technologies to assess the most appropriate technology for the development. Such measures to be considered, include but not limited to:</p> <ul style="list-style-type: none"> a. Air Source heat pumps b. Ground Source heat pumps c. Photovoltaics (PV) Panels d. Wind Turbines e. Solar Thermal f. Biomass Heating g. Excess heat supply for reuse on or off-site district heating (data centres). <p>The development shall be implemented and carried out thereafter in accordance with the approved Energy Strategy and Sustainability Statement.</p>				
Access and Parking					
18	Access, parking and turning space	Reason: In the interest of highway safety, encourage sustainable modes of travel			

	<p>No Development Plot shall be occupied until vehicular access, cycleways and footways, parking area/spaces including secure and sheltered cycle parking designed in line with the recommendations of Secured by Design including 10% E-bike active charging provision, and turning space have been constructed and the visibility splays provided in accordance with details shown on a plan that has first been submitted to and approved in writing by the Local Planning Authority. The parking including the secure and sheltered cycle parking and turning areas shall be designed and constructed to prevent surface water discharging onto the highway.</p> <p>Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.</p>	and to avoid localised flooding in accordance with Core Policies 33, 35 and 42 of the Vale of White Horse Local Plan 2031 Part 1.			
19	<p>Access to MP5</p> <p>No development shall commence within the area MP5 (as defined on LDO Plan 2) until details of a vehicular access suitable for the scale of development</p>	Reason: In the interests of highway safety in accordance with Policy DP16 of the Vale of White Horse Local Plan 2031 Part 2.	Applies only where the Development Plot is within		

	<p>proposed on the Development Plot has been submitted to and approved in writing by the Local Planning Authority. Such details shall include visibility splays in both directions, scheme design, safety assessment and appropriate junction assessment. The new development shall not be occupied until the access and visibility splays have been provided in accordance with the approved details. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.</p>		the parcel known as MP5 as identified on LDO Plan 2.		
20	<p>Travel Plan</p> <p>No Development Plot shall be occupied until a Travel Plan Compliance Statement for that development has been submitted to and approved in writing by the Local Planning Authority. The compliance statement shall set out how development will help meet the objectives of the Milton Park Travel Plan July 2022</p>	<p>Reason: To promote sustainable development through maximising accessibility and connectivity in accordance with Core Policies 33 and 35 of the Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>			
21	<p>Electric Vehicle Charging Points</p> <p>No new floorspace within the Development Plot shall be occupied until active electric vehicle charging</p>	<p>Reason: To promote the use of vehicles that can assist in improving the air quality in local settlements in accordance with Core Policy 33 of the Vale of White Horse Local Plan 2031 Part 1 and Policy DP26</p>			

	points (EVCP), or equivalent low emission technology, to serve the users of the building with the number of EVCP based on 25% of the parking spaces provided for each proposed building, have been provided for that building. The locations and details of the EVCP (or equivalent low emission technology) shall be first submitted to and approved in writing by the Local Planning Authority before the EVCP are provided. Thereafter, the EVCP shall be retained permanently to serve the vehicles of users of the buildings, unless otherwise agreed in writing.	of the Vale of White Horse Local Plan 2031 Part 2 and the NPPF.			
Archaeology					
22	Protection of archaeology feature No development within Development Plots located in the area known as MP9 (as defined on LDO Plan 2) shall commence until a suitably qualified professional archaeological organisation has prepared an Archaeological Written Scheme of Investigation (WSI), relating to the Development Plot, which has been submitted to and approved in writing by the Local Planning Authority.	Reason: To safeguard the recording of archaeological matters within the site and the setting of the scheduled monument, in accordance Core Policy 39 of the Vale of White Horse Local Plan 2031 Part 1 and Policies DP36 and DP39 of the Vale of White Horse Local Plan 2031 Part 2 and with the NPPF.			Applies where the Development Plot falls within the area known as MP9 only (identified on LDO Plan 2).

23	<p>Scheme of archaeological investigation</p> <p>Following the approval of the Written Scheme of Investigation referred to in Condition 22, no development shall commence in MP9 (other than in accordance with the agreed Written Scheme of Investigation), until a programme of archaeological investigation and mitigation has been 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 usable archive and a full report for publication, which shall be submitted to the Local Planning Authority.</p>	Reason: To safeguard the recording of archaeological matters within the site and the setting of the scheduled monument, in accordance with Core Policy 39 of the Vale of White Horse Local Plan 2031 Part 1 and Policies DP36 and DP39 of the Vale of White Horse Local Plan 2031 Part 2 and with the NPPF.			Applies where the Development Plot falls within the area known as MP9 only (identified in LDO Plan 2).
24	<p>Protection of archaeology feature.</p> <p>No services or utilities shall be installed within any Development Plots in the area known as MP9 (as defined on LDO Plan 2) until details of their location have first been submitted to and approved in writing by the Local Planning Authority, in consultation with English Heritage and Oxfordshire County Council.</p>	Reason: To safeguard archaeological matters within the site and the setting of the scheduled monument, in accordance with Core Policy 39 of the Vale of White Horse Local Plan 2031 Part 1 and Policies 36 and 39 of the Vale of White Horse Local Plan 2031 Part 2 and with the NPPF.			Applies only where the Development Plot falls within the area known as MP9 identified

					on LDO Plan 2
Environmental Protection					
25	Construction Management Plan No development, other than minor operational development, shall commence within the Development Plot (including any demolition), until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be complied with throughout the construction period, and shall provide details of the following: <ol style="list-style-type: none"> 1. - vehicle parking facilities for construction workers, other site operatives and visitors; 2. - site offices and other temporary buildings; 3. - loading and unloading of plant and materials; 4. - storage of plant and materials used during construction; 5. – dust suppression management; 6. - vehicle wheel washing facilities; 7. - installation of security hoarding/ fencing; 8. - A construction traffic plan to address the nature and size of vehicles entering and leaving the site, routing of HGV and 	Reason: In the interests of visual and residential amenity and highway safety in accordance with policies DP16 and DP23 of the Vale of White Horse Local Plan 2031 Part 2.			

	<p>delivery vehicles, the permitted times for deliveries and collections and any measures necessary to ensure safety on the highway and for neighbouring nearby residents;</p> <p>9. - A restriction on construction traffic in the commuter peak hours to reduce impact on the local highway network;</p> <p>10. – Construction hours.</p> <p>NB. All HGV and delivery vehicle movements shall not enter or exit the site via the villages of Milton or Sutton Courtenay.</p>				
26 a	<p>Land Contamination.</p> <p>With the exception of minor operational development, not involving groundworks, no development shall commence in any Development Plot, excluding areas known as MP5 and MP8 (which have been assessed to be of low risk), until the following phased Contaminated Land Risk Assessment has been carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and</p>	<p>Reason: To ensure that any ground, water and associated gas contamination is identified, and all necessary remediation works are carried out in the interest of the safety of the development and the environment, and to ensure the site is suitable for the proposed use. Core Policy 43 of the Vale of White Horse Local Plan 2031 Part 1 and policies DP24 and DP27 of the Vale of White Horse Local Plan 2031 Part 2.</p>	<p>Applies to all of Zone A, except for plots identified as MP5 and MP8 on LDO Plan 2</p>		

	<p>BS10175:2011 +A2:2017 Investigation of potentially contaminated sites:</p> <p>1. Phase 1 – a desk study and site walk over to identify all potential contaminative uses on site and to inform a preliminary assessment. If potential contamination is identified then Phase 2 shall be undertaken.</p> <p>2. Phase 2 – a comprehensive intrusive investigation to identify the type, nature and extent of contamination present, the risks to users/occupiers of the development, and to inform the required remediation scheme. If significant contamination is found then Phase 3 shall be undertaken.</p> <p>3. Phase 3 – the production of a Remediation Report to ensure the site is rendered suitable for its proposed use. The Remediation Report shall include works to be carried out and a programme of such works, and shall first have been submitted to and approved in writing by the Local Planning Authority. No development shall be occupied until all remediation works have been carried out in accordance with the approved Remediation Report. Following implementation of the remediation works, a Validation Report detailing all of the measures carried out</p>				
--	--	--	--	--	--

	<p>to ensure compliance with the Remediation Report shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>All works to comply with each phase of the Contaminated Land Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.</p>				
26 b	<p>Unsuspected Land Contamination</p> <p>With the exception of minor operational development, not involving groundworks, the developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken. Where land contamination investigation/remedial works are required this must be carried out by a competent person in accordance with current government</p>	<p>Reason: To ensure that any ground, water and associated gas 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. Core Policy 43 of the Vale of White Horse Local Plan 2031 Part 1 and policies DP24 and DP27 of the Vale of White Horse Local Plan 2031 Part 2</p>			

	and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 Investigation of potentially contaminated sites and submitted to and approved in writing by the local planning authority.				
27	Discharge of Dust/fumes For development proposals which include B2 (General industrial) use, no development within the Development Plot shall be occupied until a scheme for the treatment of any dust or fumes arising from the use of the building(s) or site has been submitted to and approved in writing by the Local Planning Authority and implemented on the Development Plot. The approved scheme shall be maintained at all times thereafter.	Reason: To protect the living conditions of local residents and in the interests of air quality in accordance with policies DP23 and DP26 of the Vale of White Horse Local Plan 2031 Part 2.			
28	Noise The noise rating level from any mechanical and electrical (M&E) plant and site activities shall not exceed the following noise emission limits when measured or calculated at the closest noise sensitive receptor as follows: -	Reason: To protect the living conditions of residential occupiers in the vicinity of the site, in accordance with policy DP23 of the Vale of White Horse Local Plan 2031 Part 2.			

	<ul style="list-style-type: none"> Noise limit at the north boundary 24 hours period LAr 33dB; and Noise limit at the south boundary with Trenchard Avenue LAr 42dB night-time (23.00 to 06.00 hours) and LAr 46dB during the daytime (06:00 to 23:00 hours). 				
29	<p>Waste Storage Provision</p> <p>Other than for minor operational development by the existing occupier, the Development Plot shall not be occupied until a waste strategy specific to the end users of that plot has been submitted to and approved in writing by the Local Planning Authority. The waste strategy shall demonstrate the following:</p> <ul style="list-style-type: none"> That each occupier will have access to adequate, hygienic, space in which to segregate the waste into various recycling streams and thus minimise landfill. That recycling points will be conveniently located for the users and also for the efficient removal of the materials by collection vehicles. That waste facilities will not be in plain sight of landscape areas or principal streets. 	<p>Reason: To provide adequate waste disposal, to protect the living and working conditions of residential and business occupiers in the vicinity of the site, in accordance with development policies 23 and 28 of the Vale of White Horse Local Plan 2031 Part 2.</p>			

	The waste strategy shall be implemented as approved.				
Other Conditions					
30	<p>Community Employment Plan</p> <p>Prior to work commencing on the Development Plot, other than minor operational development, a detailed Community Employment Plan (CEP) for the site construction phase, which shall be carried out by a suitably qualified person, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Oxfordshire Local Enterprise Partnership (OxLEP) and Oxfordshire County Council. The CEP shall;</p> <p>i) address the local employment situation, identify the areas of need and opportunity for the site to address them.</p> <p>ii) provide an assessment of the temporary, contract, part-time and full time employment and training opportunities for the site from the initial construction phases.</p>	Reason: To secure sustainable economic growth in order to create jobs, reduce unemployment and to increase prosperity within Oxfordshire in accordance with development policy 11 of the Vale of White Horse Local Plan 2031 Part 2			

	<p>iii) The CEP shall address the District, County and Local Enterprise Partnership economic and employment priorities and the opportunity for the site to contribute to these aims.</p> <p>iv) The CEP shall be commissioned and led by the Oxfordshire Skills Board under the auspices of the Oxfordshire Local Enterprise Partnership</p> <p>v) The CEP shall provide details of the proposed project management plans and timetables for recruitment of local individuals within the Oxfordshire County area in partnership with local employment organisations and training providers.</p> <p>vi) The CEP shall provide a community consultation strategy including the development of internet and website opportunities in order to attract a wide range of individuals and details of projected timetables and local venue locations for recruitment and training exhibitions.</p>				
31	Restriction on storage adjacent to the Highway	Reason: In the interests of the character and appearance of Milton Park. (Core Policy 37 of the Vale of White Horse Local Plan 2031 Part 1).			

	No materials, finished or unfinished products or parts, crates, pallets, waste, skips or other items shall be stored, stacked or displayed on the forecourt of the premises between the front of any building and any highway.				
--	--	--	--	--	--

Informatives

1. Protection of public rights of way

No phase of development shall temporarily or permanently obstruct or alter any part of a public right of way. The process for diverting a public right of way whether on a temporary or permanent basis follows a separate application process and advice from Oxfordshire County Council should be sought beforehand.

2. Oil/chemical Storage tanks

Any above ground oil or chemical storage tanks should be sited on an impervious base and surrounded by a liquid tight bund wall. The bunded area should be capable of containing 110% of the volume of the tank(s), and all fill pipes and sight gauges should be enclosed within its curtilage. No drainage outlet should be provided, and the vent pipe should be directed downwards into the bund.

3. Protected species

Your attention is drawn to the need to have regard to the requirements of UK and European legislation related 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 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.

4. Development within 10 metres of a main river

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 10 metres of the top of the bank of the Moor Ditch, designated a 'main river' (see also Parameter 4).

5. Land drainage consent

Should any works be undertaken to remove silt from the brook, a Land Drainage Consent will be required from the Environment Agency