



**Vale  
of White Horse**  
*District Council*

DIDCOT TECHNOLOGY PARK  
LOCAL DEVELOPMENT ORDER

December 2025

**DIGITAL REEF**

## **Didcot Technology Park Local Development Order**

### **Contents**

1. Introduction
2. Local development order
3. Duration, monitoring and review
4. Pre-development notification and approval of details reserved by condition
5. Compliance with other legislation

### Appendices

- A. LDO Plans
- B. Design guidance
- C. Pre-development notification form
- D. Statement of reasons

## 1. Introduction

- 1.1. This document is a Local Development Order (LDO) relating to the development of land at Hill Farm, Appleford, Didcot. Prepared by the Vale of White Horse District Council (the Local Planning Authority), the LDO simplifies the planning control by granting planning permission for the development of the site, which is part of the Didcot Growth Accelerator Enterprise Zone, subject to the specified development parameters and conditions.
- 1.2. Within this document are the following elements:
  - A 'Statement of Reasons' to explain the purpose of the LDO and its justification
  - The LDO
  - LDO plans
  - Design guidance
  - Pre-development notification form
- 1.3. Simplifying planning is encouraged by national policy:

"Local Planning Authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where impacts would be acceptable and in particular where this would promote economic, social or environmental gains for the area (NPPF paragraph 51)."
- 1.4. Simplifying planning controls does not mean withdrawing control over development. Rather it means providing a clear set of development parameters or 'rules' for the site rather than relying on individual planning applications to determine how the area will be developed.
- 1.5. In adopting the LDO, the Council has undertaken consultation in accordance with legislation and the permitted development has been subject to screening under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The Council will monitor the progress of the LDO to ensure that its objectives are achieved. The Council holds powers to amend or revoke the order.
- 1.6. All enquiries regarding the LDO should be directed to the Local Planning Authority:

Vale of White Horse District Council  
Abbey House  
Abbey Close  
Abingdon  
OX14 3JE  
[planning@whitehorsedc.gov.uk](mailto:planning@whitehorsedc.gov.uk)

## 2. Local development order

### 2.1 Definitions

2.1.1 For the purpose of this Local Development Order (LDO), the following definitions apply:

'Ancillary'

For the purposes of the LDO, ancillary means a use that cannot practically and viably operate on its own without the permitted primary use it is associated with and it is not a primary use in its own right e.g. ancillary office space as part of the permitted B8 or B2 uses.

'Biodiversity Protection Zone'

A zone to include all areas with suitable buffers, e.g. root protection zones, of habitats identified within the Ecology Impact Assessment as being "avoided", "retained" or "enhanced". Additional protection zones may include:

- i) habitats and areas outside the construction zone for the specific plot, even where they are likely to be lost or damaged in the future, e.g. habitats within other build plots that are not being progressed at the time.
- ii) Habitats and areas that support protected species or are required to avoid disturbance to protected species, e.g. badger setts and suitable buffer zones.

'Design guidance'

Is the design guidance for the LDO area (please refer to appendix B).

'Development parameters'

Are the parameters set out in Table A. Development not in accordance with these parameters is not permitted under the provisions of this LDO.

'Floorspace'

Floorspace is measured in the gross internal area (GIA) in square metres, in accordance with the RICS Code of Measuring Practice core definition but does not include the exceptions set out in Table A 'Permitted Development Parameters'.

'LDO Area'

The provisions of this LDO relate solely to land at Hill Farm, Appleford, OX14 4PJ. The LDO area extends to a total of 23.4 hectares, and is defined on LDO Plan 1.

'LDO Plan 1'

Plan identifying the LDO area

'LDO Plan 2'

Plan identifying the permitted land use zones

'LDO Plan 3'

Plan identifying the maximum building heights by zone.

'LDO Plan 4'

Plan identifying the strategic landscape requirements.

'LDO Plan 5'

Plan identifying the highway infrastructure requirement forming part of a Section 106 agreement.

'LDO period'

The provisions of this LDO are adopted until [1 January 2042] (matching the 25 year period of the Didcot Growth Accelerator Enterprise Zone).

'Local Highway Authority'

The Local Highway Authority is the Oxfordshire County Council, or its successor in title.

'Local Planning Authority'/'LPA'

The local planning authority is the Vale of White Horse District Council, or its successor in title.

'Planning conditions'

Set out in Table C, all development permitted by the LDO must be in compliance with these conditions as far as they relate to the development scheme.

'Primary land uses'

Are the business Use Classes that are the main land uses permitted for the LDO area.

'Prior to Commencement'

The date of Commencement of the development (or any part thereof, excluding intrusive surveys) by carrying out of a material operation as defined in Section 56(4) of the Town and Country Planning Act 1990 (as amended).

'Prior to Intrusive Surveys'

Intrusive surveys include any investigations which require approval of scope or extent prior to carrying out survey works to facilitate and prepare for the development implementation.

## **2.2 Permitted development parameters**

- 2.2.1 Development falling within the parameters defined in Table A is permitted by this Order, subject to compliance with the relevant planning conditions (Table C).
- 2.2.2 With reference to the Town and Country Planning (Use Classes) Order 1987 (as amended), the uses and use classes permitted by this LDO are set out in Table B. Proposed land uses not specifically listed in Table B will require planning permission.

**Table A: Permitted development parameters**

| <b>Parameter</b>                               |  | <b>Exceptions</b>  | <b>Reason</b>   |
|--|--|--|---|
| Parameter 1:<br>Site access                    | All vehicle access to the site is to be taken from the established access point on A4130 as defined in the Design Guidance until such time the new Didcot to Culham River crossing road is complete and open to traffic. | Additional vehicle access(es) to the LDO area may be allowed on the grant of planning permission subject to approval of a Transport Assessment.  | For the provision of safe highway access and control of traffic impacts and sustainable development.    |
| Parameter 2:<br>Maximum floorspace             | Up to 115,000 sq m   | External plant equipment and utility infrastructure (substations, pumping stations, transformers, generators or similar) are permitted in addition to the maximum floorspace   | This is the maximum quantum of floorspace that has been subject to impact assessment and EIA screening. |
| Parameter 3:<br>Development zones (LDO Plan 2) | Development is only allowed within the identified development zones.   | The following development is permitted outside of the defined development zones:<br>Soft landscaping, pedestrian and cycle pathways, access roads, outdoor public seating, public litter bins, signage, open cycling parking for visitors, boundary fencing and gates, bollards or vehicle barriers, public art, bus | In the interests of the environment and creating a strong sense of place.                               |

|   |  |  |   |
|---|--|--|---|
|   |  | stops and necessary utility infrastructure including lighting, lamp posts and drainage systems that cannot be located within the development zones |   |
| Parameter 4:<br>Maximum building heights (LDO Plan 3) | Buildings (including plant) must not exceed the maximum building heights identified on the Building Heights Plan | The maximum building height excludes chimney or flue plant which is limited to 3m above the identified building height.                            | To control the visual and amenity impact of development in accordance with the Landscape and Visual Impact Assessment (LVIA). |
| Parameter 5:<br>Landscape strategy (LDO Plan 4)       | Compliance with the landscape strategy plan  | None   | To control the visual and amenity impact of development in accordance with the Landscape and Visual Impact Assessment (LVIA). |

**Table B: Permitted land uses**

| <b>Permitted Use Class</b>                                | <b>Limitations</b> (maximum of any one use class <sup>1</sup> ) |
|---|---|
| B2 Industrial processes                                   | Up to 5,000 sq m (of which 500 sqm waste management facility)   |
| Data centre only and no other use falling within Class B8 | Up to 110,000 sq m  |
| Battery storage and no other use falling within Class B8. | Up to 20,000 sq m   |

Development shall be designed in accordance with and follow the Didcot Technology Park Design Guidance (Appendix B). This will include building design, quality, landscaping, materials, site layout and accessibility.

### 2.3 Planning conditions

- 2.3.1 Development permitted by the LDO must comply with the planning conditions in Table C.
- 2.3.2 Where conditions require further details to be submitted to the Local Planning Authority (pre-commencement or pre-occupation), a planning application seeking approval of details reserved by condition is required together with the requisite application fee.

**Table C: Planning conditions**

|          | <b>Condition</b>   | <b>Reason</b>   |
|----------|--|---|
| <b>A</b> | <b>The LDO development infrastructure works (excluding development plots under B conditions).</b>  |   |
| A1       | <p>Phasing Plan</p> <p>Prior to the commencement of any development a phasing scheme shall be submitted to and approved in writing by the Local Planning Authority. The phasing scheme shall include an annotated layout plan indicating the order of the works (including the phasing of infrastructure required to facilitate the carrying out of the development and its subsequent use). The development shall take place only in accordance with the approved phasing scheme.</p> | Reason: To ensure development is progressed in a structured fashion, to allow phased discharge of details and to allow Thames Water an understanding of phasing to ensure adequate foul water drainage can be planned and made available. |
| A2       | <p>Strategic works construction management plan</p> <p>Prior to the commencement of any development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be complied with throughout the construction period, and shall provide details of the following:</p>  | Reason: In the interests of visual and residential amenity and highway safety in accordance with policies DP16 and DP23 of the adopted Vale of White Horse Local Plan 2031 Part 2.  |

|    |   |   |
|----|---|---|
|    | <p>1. - vehicle parking facilities for construction workers, other site operatives and visitors;</p> <p>2. - site offices and other temporary buildings;</p> <p>3. - loading and unloading of plant and materials;</p> <p>4. - storage of plant and materials used during construction;</p> <p>5. - vehicle wheel washing facilities;</p> <p>6. - measures to control the emission of dust and dirt;</p> <p>7. - installation of security hoarding/fencing;</p> <p>8. - A construction traffic plan to address the nature and size of vehicles entering and leaving the site, access points and 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>   |   |
| A3 | <p>Strategic Landscaping</p> <p>Prior to the commencement of any development except for demolition, a scheme for the site-wide landscaping of the LDO site shall be submitted to and approved in writing by the Local Planning Authority in conjunction with Network Rail. The landscaping scheme shall accord with the Design Guidance and the Landscape Strategy Plan (LDO Plan 4) and enable the delivery of a minimum of 10% biodiversity net gain for habitats and green infrastructure including hedgerows.</p> <p>The strategic landscaping scheme shall include full details of both hard and soft landscape works, and shall include hard surfacing materials, schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities and ground preparation), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), and any earth moving operations and finished levels/contours and shall also include a full programme of each phase for the implementation of the strategic landscaping works.</p> | <p>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.</p> <p>To protect the adjacent railway infrastructure trees that may be planted in the eastern buffer can include: Birch (<i>Betula</i>), Crab Apple (<i>Malus Sylvesteris</i>), Field Maple (<i>Acer Campestre</i>), Bird Cherry (<i>Prunus Padus</i>), Wild Pear (<i>Pyrus Communis</i>), Fir Trees – Pines (<i>Pinus</i>), Hawthorne (<i>Cretaegus</i>), Mountain Ash – Whitebeams (<i>Sorbus</i>), False Acacia (<i>Robinia</i>), Willow Shrubs (Shrubby <i>Salix</i>), <i>Thuja Plicata</i> “Zebrina”; and trees NOT PERMITTED include: Alder (<i>Alnus Glutinosa</i>), Aspen – Popular</p> |

|    |   |  |
|----|---|--|
|    |   | (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica). |
| A4 | <p>Strategic landscaping management</p> <p>Concurrent with the submission of comprehensive details of the proposed landscape works required by condition A3 above, a maintenance schedule and a long term management plan covering implementation, establishment and longer term maintenance for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The schedule and plan shall be implemented in accordance with the agreed programme and take into account the requirement to achieve a minimum 10% biodiversity net gain for habitats and green infrastructure including hedgerows.</p>   | <p>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</p>  |
| A5 | <p>Strategic landscaping implementation</p> <p>All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Conditions A3 and A4 above, with the soft landscaping being implemented within the first planting season following the implementation of the main access road as detailed in the agreed phasing scheme Condition A1. Thereafter, the landscaped areas shall be maintained in accordance with the approved scheme.</p> <p>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> | <p>Reason: To ensure the implementation of appropriate landscaping which will 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 and the NPPF.</p>   |

|    |   |   |
|----|---|---|
| A6 | <p>Arboricultural method statement</p> <p>Prior to the commencement of development (including site clearance), an arboricultural method statement to ensure the satisfactory protection of retained trees during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The matters to be encompassed within the arboricultural method statement shall include the following:</p> <ul style="list-style-type: none"> <li>(i) A specification for the pruning of, or tree surgery to, trees to be retained in order to prevent accidental damage by construction activities;</li> <li>(ii) The specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of the current edition of BS 5837 "Trees in relation to construction", and details of the timing and duration of its erection;</li> <li>(iii) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;</li> <li>(iv) The means of demolition of existing site structures, and of the re-instatement of the area currently occupied thereby;</li> <li>(v) The specification of the routing and mean of installation of drainage or any underground services in the vicinity of retained trees; Consideration will be made to avoid the siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Methodology for any installation works within the RPA will be provided and must be in compliance with NJUG Volume 4, 2007 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.</li> <li>(vi) The details and method of construction of any other structures such as boundary walls in the vicinity of retained trees and how these relate to existing ground levels;</li> <li>(vii) The details of the materials and method of construction of any roadway, parking, pathway or other surfacing within the RPA, to accord with the</li> </ul> | <p>Reason: To protect trees on the site in the interest of the character and appearance of the area in accordance with Core Policy 44 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p> |
|----|---|---|

|    |  |   |
|----|--|---|
|    | <p>construction principles of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and as appropriate for the type of roadway required in relation to its usage.</p> <p>(viii) Provision for the supervision of ANY works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.</p>   |   |
| A7 | <p><b>Site Wide Flood Risk Assessment and Surface Water Drainage Strategy</b></p> <p>Prior to the commencement of any development, a detailed site-wide Flood Risk Assessment (FRA) and Surface Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Document shall be based on the Glanville FRA Ref: TR8130727/SH/DW/050 Issue 3 dated 30<sup>th</sup> April 2020, and shall include:</p> <ul style="list-style-type: none"> <li>a. Full details of a sustainable surface water drainage system based on ground permeability tests and a full consideration of groundwater flooding issues, including historic events;</li> <li>b. Design calculations related to greenfield and developed site runoff with appropriate climate change allowance, storage / attenuation areas sizing, and suitable off-site drainage outfalls;</li> <li>c. Full SUDS proposals based on the above;</li> <li>d. Exceedance flood flow routing;</li> <li>e. Timescale for the works including phasing;</li> <li>f. A full future management and maintenance plan for the SUDS features, including arrangements for any off-site watercourses which are required to ensure the efficient functioning of the on-site SUDS.</li> <li>g. All development shall be carried out in accordance with the FRA and Surface Water Drainage Strategy as approved.</li> </ul> | <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>h. Surface water, Soakaways or attenuation ponds must not be constructed within 20m of the railway boundary or discharge on to Network Rail land however, existing waterways or Culverts across Network Rail land to discharge surface water into Moor Ditch can be retained and repaired if required for continued use.</p> <p>i. Detail any phased implementation as per Condition A1</p> <p>j. A compliance report to demonstrate how the scheme complies with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire.</p>  |   |
| A8 | <p><b>Site Wide Surface Water Drainage Compliance</b></p> <p>Prior to the completion of the strategy infrastructure a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved in writing by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <ol style="list-style-type: none"> <li>1) Inclusion of as-built drawings in AutoCAD and pdf format,</li> <li>2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipe work undertaken, with appropriate photographs and evidence of inspections incorporated,</li> <li>3) Details of any remediation works required following the initial inspection,</li> <li>4) Evidence that that remedial works have been completed.</li> <li>5) Confirm details of any management company set up to maintain the system.</li> </ol> | <p>Reason: To ensure the approved drainage scheme is implemented and to ensure 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> |
| A9 | <p><b>Ground conditions</b></p> <p>Prior to the commencement of the development a phased risk assessment shall be 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 BS10175:2011 +A2:2017</p> <p>Investigation of potentially contaminated sites. Each phase shall be submitted to</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 in accordance with Core Policy 43 of the</p>                           |

|     |   |  |
|-----|---|--|
|     | <p>and approved in writing by the Local Planning Authority in consultation with the Environment Agency.</p> <p>Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.</p> <p>Phase 3 requires that a remediation strategy be submitted to and approved in writing by the LPA to ensure the site will be rendered suitable for its proposed use.</p>   | <p>adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>  |
| A10 | <p>Contaminated land – remediation and validation</p> <p>No development plots shall be occupied until all remediation works have been carried out within any phase in accordance with the approved Remediation Report. Following implementation of the remediation works, a Validation Report detailing all of the measures carried out to ensure compliance with the Remediation Report shall be submitted to and approved in writing by the Local Planning Authority.</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 in accordance with Core Policy 43 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p> |
| A11 | <p>Contaminated land reporting</p> <p>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 and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011</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 in accordance with Core Policy 43 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>  |

|     |  |  |
|-----|--|--|
|     | +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority in consultation with the Environment Agency.   |  |
| A12 | <p>Contaminated land – Ground Gas Risk</p> <p>Prior to the commencement of the development except for demolition, a landfill gas site investigation and/or risk assessment shall be carried out by a competent person in accordance with Defra and the Environment Agency 'Land contamination risk management guidance (LCRM) 2020'. The site investigation/risk assessment shall be submitted to the Local Planning Authority and, if the Local Planning Authority confirms following consultation with the Environmental Agency that landfill gas protection measures are necessary, a scheme and programme for remediation and/or mitigation works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landfill gas remediation/mitigation scheme shall be carried out in accordance with the approved details and programme prior to the occupation or use of any part of the new development, and a Validation Report detailing all of the measures carried out to ensure compliance with the scheme shall be submitted to and approved in writing by the Local Planning Authority.</p> | Reason: To ensure that any landfill 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 in accordance with Core Policy 43 of the adopted Vale of White Horse Local Plan 2031 Part 1. |
| A13 | <p>Biodiversity Net Gain Management and Monitoring Plan</p> <p>In conjunction with the strategic landscaping scheme and prior to the commencement of any development except for demolition a (scheme ("Biodiversity Net Gain Management and Monitoring Plan" (BNG MMP)) for the delivery of a minimum of 10% biodiversity net gain at the site shall be submitted to and agreed in writing by the Local Planning Authority. The BNG MMP shall be written in accordance with good practice guidance (1) and include:</p> <p>1) the project's biodiversity baseline assessment against which BNG outcomes are assessed and monitored;</p> <p>2) the over-arching project BNG targets;</p>  | Reason: To ensure that there is no net loss of biodiversity, in accordance with Core Policy 46 of the adopted Vale of White Local Plan 2031 Part 1 and the NPPF.   |

|     |  |   |
|-----|--|---|
|     | <p>3) build-zone specific BNG targets that contribute to the total target;</p> <p>3) the number of years to achieve and then maintain the BNG targets;</p> <p>4) a programme detailing the long-term phases of management and monitoring activities(to include for the provision these measures for no less than 25 years);</p> <p>5) a monitoring plan to inform decisions about management, by assessing whether progress towards the BNG targets is on track or whether changes to management are required to achieve the targets; and</p> <p>6) the roles, responsibilities and required competencies of those involved with implementing and monitoring the BNG design during the construction and post-construction stages.</p> <p>Quantification of biodiversity baseline and targets should use a transparent and easily understood metric, DEFRA BNG Metric 3.1.</p> <p>The written approval of the Local Planning Authority will not be issued before the arrangements necessary to secure the delivery of the BNG MMP have been executed. The BNG MMP shall then be implemented in full accordance with the requirements of the approved scheme.</p> <p>(1) Biodiversity Net Gain, A Practical Guide, 11.7.2. CIEEM, CIRIA, IEMA.<br/>         Biodiversity net gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019. Available at: <a href="https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf">https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf</a></p> |   |
| A14 | <p>Archaeological Written Scheme of Investigation</p> <p>Prior to the commencement of any development except for demolition, a professional archaeological organisation shall prepare a site wide Archaeological Written Scheme of Investigation, which shall be submitted to and approved in writing by the Local Planning Authority.</p>   | <p>Reason: To safeguard the recording of archaeological matters within the site in accordance with policy DP39 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p> |

|     |  |   |
|-----|--|---|
| A15 | <p>Programme of archaeological evaluation and mitigation</p> <p>Following the approval of the Written Scheme of Investigation referred to in condition A14 above, and prior to the commencement of any development except for demolition (other than in accordance with the agreed Written Scheme of Investigation) within each phase, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.</p>   | <p>Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence, in accordance with policy DP39 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p> |
| A16 | <p>Prior to the commencement of any development except for demolition, a detailed Community Employment Plan (CEP) for the site, which must 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> <ul style="list-style-type: none"> <li>i) Address the local employment situation, identify the areas of need and opportunity for the site to address them.</li> <li>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 to the apprenticeships, trainees and employees that would work within the final development.</li> <li>iii) The CEP will address the District, County and Local Enterprise Partnership economic and employment priorities and the opportunity for the site to contribute to these aims.</li> <li>iv) The CEP will be commissioned and led by the Oxfordshire Skills Board under the auspices of the Oxfordshire Local Enterprise Partnership</li> </ul> | <p>Reason: To secure sustainable economic growth in order to create jobs, reduce unemployment and to increase prosperity within Oxfordshire in accordance with policy DP11 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p>   |

|     |   |  |
|-----|---|--|
|     | <p>v) 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) 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>    |  |
| A17 | <p>External lighting</p> <p>All external lighting shall be designed in accordance with the Design Guidance and the External Lighting Report by The Engineering Practice Ref. 2491 dated 29<sup>th</sup> March 2023 or its replacement, to the satisfaction of the Local Planning Authority for each phase.</p>  | <p>Reason: In the interests of visual and residential amenity, including the amenity of the residential areas immediately adjacent to and around the site in accordance with policies DP21 and DP23 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p> |
| A18 | <p>Site management company</p> <p>Prior to the occupation or use of the site, a legal agreement shall be entered into with the Local Planning Authority regarding the establishment of a site manager (or management company) for the site.</p>   | <p>Reason: To ensure that the privately-owned site is managed appropriately and maintained in a safe and suitable condition in accordance with policies DP16 and DP23 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p>                               |
| A19 | <p>Vehicle access works</p> <p>Prior to the occupation of any floorspace in the Build Zones 2 and 3 to the east of the Safeguarded Highways Land as shown on LDO Plan 5, a road from the A4130 through the site, including the junctions that will serve the east and west development access roads, footways, cycleways and a bridleway shall have been completed and open for public use in accordance with details that shall first be submitted to and approved in writing by the local planning authority.</p> | <p>Reason: To ensure a safe and accessible development and retention of the existing bridleway through the site in accordance with Core Policies 33 and 35 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>                             |

|          |   |   |  |
|----------|---|---|--|
| A20      | Highways  | <p>Prior to the first occupation or use of any building the road(s), footways and any cycleways serving that building shall be constructed in accordance with details that shall be first be submitted to and approved in writing by the local planning authority in consultation with the local highway authority. All roads, footways, cycleways shall be designed and constructed to adoptable standards in accordance with relevant highways design guidance.</p> | Reason: To ensure a safe and accessible development in accordance with Core Policies 33 and 35 of the Vale of White Horse Local Plan 2031 Part 1, policy DP16 of the adopted Vale of White Horse Local Plan 2031 Part 2, and the NPPF. |
| A21      | Secure Boundaries   | <p>The external boundaries of the site shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a trespass proof fence at least 1.8 metres high on the boundary with the railway line.</p>  | Reason: To secure the boundaries of the site and in seeking to prevent trespass on to the adjacent railway line.   |
| A22      | <p>Prior to first occupation of any building a scheme and timetable for providing public art within the LDO site, not exceeding £100,000 in value shall be submitted and approved in writing by the local authority. The approved scheme shall thereafter be maintained and must not be removed.</p>  | <p>Reason: In the interest of making a significant contribution towards the appearance of the scheme, the character of the area, and to benefit the local community in accordance with policy DP20 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p>   |  |
| <b>B</b> | <b>Individual development plots in relation to which a Pre-development Notification Form is submitted</b>   |   |  |
| B1       | <p>Design Guidance</p> <p>All development must comply with the objectives of the design guidance. All pre-development notifications will be accompanied by a detailed scheme of development (including elevations and plans as notified in the Pre-development Notification Form) and a statement of compliance with the design guidance. The development shall be carried out in accordance with the elevations and plans as</p> | <p>To achieve a high-quality and coordinated development with clear sense of place, in accordance with Core Policy 37 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.</p>   |  |

|    |  |   |
|----|--|---|
|    | confirmed by the Local Planning Authority as constituting permitted development for the purposes of this Order.  |   |
| B2 | <p>Construction Management Plan</p> <p>Prior to the commencement of the development of each development plot a Construction Management Plan shall be 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:</p> <ol style="list-style-type: none"> <li>1. - vehicle parking facilities for construction workers, other site operatives and visitors;</li> <li>2. - site offices and other temporary buildings;</li> <li>3. - loading and unloading of plant and materials;</li> <li>4. - storage of plant and materials used during construction;</li> <li>5. - vehicle wheel washing facilities;</li> <li>6. - measures to control the emission of dust and dirt;</li> <li>7. - installation of security hoarding/fencing;</li> <li>8. - A construction traffic plan to address the nature and size of vehicles entering and leaving the site, the permitted times for deliveries and collections and any measures necessary to ensure safety on the highway and for neighbouring nearby residents.</li> <li>9. - A restriction on construction traffic in the commuter peak hours to reduce impact on the local highway network</li> </ol> | <p>Reason: In the interests of visual and residential amenity and highway safety in accordance with policies DP16 and DP23 of adopted the Vale of White Horse Local Plan 2031 Part 2.</p> |
| B3 | <p>Access, parking and turning space</p> <p>Prior to the first occupation of each development plot, the new vehicular access, parking area/spaces and turning space shall be constructed and the visibility splays provided in accordance with the details shown on a plan that shall have first been submitted to and approved in writing by the local planning authority. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be</p>   | <p>In the interest of highway safety and to avoid localised flooding in accordance with Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1.</p>                     |

|    |   |   |
|----|---|---|
|    | kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.  |   |
| B4 | <p>Travel Plan</p> <p>Prior to the first occupation of each development plot, a Travel Plan for that development shall be submitted to and approved in writing by the Local Planning Authority, such plans to include proposals for all travel by modes other than the private car for journeys to and from site.</p>   | Reason: To promote sustainable development through maximising accessibility and connectivity in accordance with Core Policies 33 and 35 of the adopted Vale of White Horse Local Plan 2031 Part 1 policy DP17 of the adopted Vale of White Horse Local Plan 2031 Part 2 and the NPPF. |
| B5 | <p>Biodiversity Net Gain</p> <p>Prior to the commencement of the development (including demolition, ground works, vegetation clearance) of each development zone plot (as shown on LDO Plan 2), a plan for the achieving the build-zone specific BNG targets (that contribute to the total target) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the overarching Biodiversity Net Gain Management and Monitoring Plan.</p>  | Reason: To ensure that there is a net gain of biodiversity, in accordance with Core Policy 46 of the adopted Vale of White Local Plan 2031 Part 1 and the NPPF.   |
| B6 | <p>CEMP: Biodiversity</p> <p>Prior to the commencement of the development (including demolition, ground works, vegetation clearance) of each development zone (as shown on LDO Plan 2), a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>i. Update ecological surveys for protected species and habitats, which shall be of an appropriate type with survey methods following national good practice guidelines.</li> <li>ii. Risk assessment of potentially damaging construction activities.</li> <li>iii. Identification of biodiversity protection zones.</li> </ul> | Reason: To ensure that biodiversity features are preserved and enhanced in accordance with Core Policy 46 of the adopted Vale of White Horse Local Plan 2031 Part 1 and the NPPF.   |

|    |  |   |
|----|--|---|
|    | <p>iv. Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction.</p> <p>v. The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>vi. The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>vii. Roles, responsible persons and their required competencies and lines of communication.</p> <p>viii. Use of protective fences, exclusion barriers and warning signs, and other materials to be used where relevant.</p> <p>ix) initial aftercare and long-term maintenance (to make reference to and accord with provisions within the BNG MMP (condition A13) , which commences after construction period).</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Note that the CEMP would be a governing document during construction, with the BNG MMP to take over biodiversity management, monitoring and maintenance upon completion of construction.</p> |   |
| B7 | <p>Flood Risk Assessment and Surface Water Drainage Strategy</p> <p>Prior to the commencement of the development of each development plot, a detailed Flood Risk Assessment (FRA) and Surface Water Drainage Strategy for that plot shall be submitted to and approved in writing by the Local Planning Authority. The Document shall be based on the site wide FRA and Surface Water Drainage Strategy approved by Condition A8, and shall include:</p> <p>a) Full details of a sustainable surface water drainage system based on ground permeability tests and a full consideration of groundwater flooding issues, including historic events,</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>b) Design calculations related to greenfield and developed site runoff with appropriate climate change allowance, storage / attenuation areas sizing, and suitable off-site drainage outfalls;</p> <p>c) Full SUDS proposals based on the above;</p> <p>d) Exceedance flood flow routing;</p> <p>e) Timescale for the works including phasing;</p> <p>f) A full future management and maintenance plan for the SUDS features, including arrangements for any off-site watercourses which are required to ensure the efficient functioning of the on-site SUDS.</p> <p>g) A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire".</p> <p>The FRA and Surface Water Drainage Strategy shall be implemented as approved prior to the first occupation of the development approved.</p>   |   |
| B8 | <p><b>Build Plot Surface Water Drainage Compliance</b></p> <p>Prior to the first occupation or use of any building a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved in writing by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <ol style="list-style-type: none"> <li>1) Inclusion of as-built drawings in AutoCAD and pdf format,</li> <li>2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipe work undertaken, with appropriate photographs and evidence of inspections incorporated,</li> <li>3) Details of any remediation works required following the initial inspection,</li> <li>4) Evidence that that remedial works have been completed.</li> <li>5) Confirm details of any management company set up to maintain the system.</li> </ol> | <p>Reason: To ensure the approved drainage scheme is implemented and to ensure 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> |

|     |   |   |
|-----|---|---|
| B9  | <p><b>Landscaping</b></p> <p>Prior to the commencement of development of each development plot, full details of both hard and soft landscape works shall be 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.</p> | 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.             |
| B10 | <p><b>Landscaping Implementation</b></p> <p>All hard and soft landscape works for each plot shall be carried out in accordance with the details and programme approved under Condition B9 above. The landscaping shall be implemented prior to 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>       | Reason: To ensure the implementation of appropriate landscaping which will 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 and the NPPF. |
| B11 | <p><b>Noise</b></p> <p>The noise rating level from site activities and M&amp;E plant shall not exceed LAeq 48 dB during the day and LAeq 46 dB during the night when measured or calculated at the closest noise sensitive receptor as set out within the Environmental Noise Survey Report by Sandy Brown Consultants Ref. 22481-R01-A dated 21 October 2022. For the avoidance of doubt, the rating level shall include any relevant correction factors for tonal, impulsive or other factors.</p>  | Reason: To protect the living and working conditions of residential and business occupiers in the vicinity of the site, in accordance with policy DP23 of the adopted Vale of White Horse Local Plan 2031 Part 2.                         |

|     |  |   |
|-----|--|---|
| B12 | <p>Waste</p> <p>Prior to the first occupation or use of each building, a waste strategy specific to the end users of that plot shall be 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"> <li>• That each tenant will have access to adequate, hygienic, space in which to segregate the waste into various recycling streams and thus minimise landfill.</li> <li>• That recycling points will be conveniently located for the users and also for the efficient removal of the materials by collection vehicles.</li> <li>• That waste facilities will not be in plain sight of landscape areas or principal streets.</li> </ul> <p>The waste strategy shall be implemented as approved.</p> | <p>Reason: To protect the living and working conditions of residential and business occupiers in the vicinity of the site, in accordance with policy DP23 of the adopted Vale of White Horse Local Plan 2031 Part 2, Principle DG100 of the South and Vale Joint Design Guide 2022, and the NPPF.</p> |
| B13 | <p>In connection with the implementation of the development no construction works shall take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays. Works shall not take place at all on Sundays or Bank Holidays.</p>  | <p>Reason: To protect the occupants of nearby residential properties from noise and dust disturbance during the development of the site in accordance with policy DP23 of the adopted Vale of White Horse Local Plan 2031 Part 2.</p>   |
| B14 | <p>No activities or operations, including HGV's entering or leaving the Site, in connection to the Waste Management Facility shall be carried out except between the following times:</p> <p>0900 – 1700 Mondays to Fridays<br/>0900 – 1300 weekends and bank holidays</p>   | <p>Reason: To maintain safe working and protect the amenity of nearby residents.</p>  |
| B15 | <p>No operations relating to the Waste Management Facility shall take place outside the confines of buildings shown on the Parameter Plans and subsequently approved by Condition B1 of this LDO.</p>  | <p>Reason: To achieve a high-quality and coordinated development with clear sense of place, in accordance with Core Policy 37 of the adopted Vale of White Horse Local Plan Part One 2031 and the NPPF.</p>   |

|     |  |  |
|-----|--|--|
| B16 | Prior to the commencement of the Waste Management Facility, an Air Quality Dust Management Plan shall be submitted to and approved in writing by the Council. Approved details shall be fully implemented and permanently retained and maintained during the lifetime of the Facility.   | Reason: The Waste Management Facility could affect air quality during the operational phase of the facility, and mitigation may be required to protect future users and neighbouring residents and businesses from air pollutants, and to ensure the development accords with the Council's Air Quality Action Plan, in accordance with Core Policy 43 of the adopted Vale of White Horse Local Plan 2031 Part 1 , and advice contained within the NPPF. |
| B17 | Prior to commencement of the development, an initial BREEAM assessment report demonstrating that the development is expected to achieve BREEAM 'Excellent' standards, with alignment to the BREEAM UK Data Centres 2010, must be submitted to and approved, in writing, by the Local Planning Authority. 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.  | Reason: To ensure that a sustainable development is achieved in accordance with Core Policies 1, 40, 43 of the adopted Vale of White Horse Local Plan 2031 Part 1, the South and Vale Joint Design Guide 2022 and section 2 and 14 of the NPPF.  |
| B18 | Prior to commencement an Energy Strategy and Sustainability Statement shall be 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 will be secured through renewable energy and other low carbon technologies and/or energy efficiency measures in the scheme. | 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 37, 41, 43 of the adopted Vale of White Horse Local Plan 2031 Part 1 and section 14 of the NPPF.  |
| B19 | The Energy Strategy required by Condition B18, 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: <ol style="list-style-type: none"> <li>Air Source heat pumps</li> <li>Ground Source heat pumps</li> <li>Photovoltaics (PV) Panels</li> <li>Wind Turbines</li> </ol>   | Reason: To ensure that a sustainable development is achieved in accordance with Core Policies 1, 40, 43 of the adopted Vale of White Horse Local Plan 3031 Part 1, the South and Vale Joint Design Guide 2022 and section 2 and 14 of the NPPF.  |

|     |  |  |
|-----|--|--|
|     | <p>e. Solar Thermal<br/>f. Biomass Heating<br/>g. Excess heat supply for reuse on or off-site district heating (data centres)</p> <p>The development shall be implemented and carried out thereafter in accordance with the approved Energy Strategy.</p>  |  |
| B20 | <p>Piling or any other foundation designs using penetrative methods shall not take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including details of machinery, measures to prevent and minimise the potential for damage to subsurface water and rail infrastructure, and the programme for the works has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and Network Rail. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> | <p>Reason: To ensure that piling or other deep foundation do not mobilise or create pathways for any contamination present into controlled water receptors, damage underground infrastructure or damage network rail infrastructure in accordance with Core Policy 43 of the adopted Vale of White Horse Local Plan 2031 Part 1.</p>   |
| B21 | <p>Prior to the commencement of any development within 5 metres of the eastern boundary full details of any earthworks and excavations shall be submitted to and approved in writing by the local planning authority in consultation with Network Rail . The submission shall include a method statement for the earthworks and excavations and thereafter the approved earthworks and excavations shall only be carried out in accordance with the approved method statement.</p>   | <p>Reason: To prevent damage to rail infrastructure.</p>   |
| B22 | <p>Prior to the commencement of the development of each development plot, a detailed foul drainage scheme shall be submitted to and approved in writing by the local planning authority. No building shall be occupied until the foul drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.</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 (Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part 1).</p> |
| B23 | <p>Prior to the first occupation or use of any building covered and secure cycle parking adjacent to building entrances shall be provided in accordance with details</p>   | <p>Reason. To encourage cycling as a sustainable means of travel to and from the site in accordance with Core Policies 33 and 35 of the</p>  |

|     |  |  |
|-----|--|--|
|     | <p>that shall first be submitted to and approved in writing by the local planning authority. Provision shall be made for:</p> <ul style="list-style-type: none"> <li>• A minimum 10% E-bike active charging provision.</li> <li>• B2 use – 1 space per 175 sqm for staff and 1 space per 250 sqm for visitors.</li> <li>• B8 use (Data Centre or Battery storage) – 1 space per 250 sqm for staff and 1 space per 500 sqm for visitors.</li> </ul> <p>Thereafter the approved cycle parking shall be retained except for direct replacement.</p> | adopted Vale of White Horse Local Plan 2031 Part 1.  |
| B24 | <p>Prior to the first occupation or use of each building 25% of the car parking spaces shall be provided with an active electric vehicle charging point (EVCP) to serve the users of the building shall be provided for that building in locations the details of which shall be first submitted to and approved in writing by the local planning authority. Thereafter the EVCP shall be retained permanently to serve the vehicles of users of the buildings.</p>  | Reason: To promote the use of vehicles that can assist in improving the air quality in local settlements (Core Policy 33 of the adopted Vale of White Horse Local Plan 2031 Part 1 and policy DP26 of the adopted Vale of White Horse Local Plan 2031 Part 2 and policy EVI 8 of Oxfordshire County Council's Electric Vehicle Infrastructure Strategy). |
| B25 | <p>Prior to commencement of individual development plots signage shall be installed to all access routes north of the new development site access roads clearly stating 'PRIVATE ROAD, NO THROUGH TRAFFIC' until such time the Didcot to Culham River Crossing proposals are completed and adopted.</p>  | Reason: To prevent any impact of use or character of Appleford Level Crossing to the north of the site.  |

Informatics:

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 unless otherwise agreed. 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. Railway Signals

Development and lighting including vehicle lights must not interfere with or obstruct signals on the adjacent railway line and must not give rise to potential confusion with railway signals. The development shall not obscure any existing level crossing or traffic signs and no construction or development shall result in deterioration of the ability or distance for rail, pedestrians and vehicles to see the level crossing or signage.

## **2.4 Minor operational development**

2.4.1 Within the building zones identified on LDO Plan 4, in addition to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the following types of operational development are permitted by the LDO:

- Provision of cycle parking, where it is to serve specific developments within the LDO area or provide visitor spaces
- Soft and hard landscaping, including necessary ground works, where they are in accordance with the LDO design guidance
- Installation of and alterations to plant equipment where it is required in association with land uses permitted by this order subject to compliance with the development parameters and conditions of this order
- Installation of small-scale renewable energy equipment, including vehicle and bicycle electric charging points, subject to compliance with the development parameters and conditions of this order
- Provision of covered bin storage in association with development permitted by this order
- Installation of security infrastructure and fencing, gatehouse and site facilities where it is required in association with land uses permitted by this order
- Minor alterations to elevations of existing buildings, including amendments to doors and windows and external materials, where they are in accordance with the LDO design guidance
- Installation of public art installations, where they are in accordance with the LDO design guidance.

### **3. Duration, monitoring and review**

- 3.1 This order is effective [date of adoption]. for the LDO period as defined above.
- 3.2 The Local Planning Authority will monitor the progress of the order and will keep a public record of all pre-development notifications.
- 3.3 The Local Planning Authority may exercise its powers to revise or revoke the order under section 61A and Schedule 4A of the Town and Country Planning Act 1990 (as amended) (the Act) or its successor in title.
- 3.4 Should the Local Planning Authority, whether directed by the Secretary of State or otherwise, decide to revise the order the proposed amendments will be subject to the consultation procedures set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or its successor).
- 3.5 Any individual development within a development zone that complies with the provisions of the order and has been subject to pre-development notification and has lawfully commenced prior to any relevant amendments or revocation coming into effect, will be allowed to be completed notwithstanding the amendment or revocation as the case may be.
- 3.6 The development parameters, permitted uses and Design Guidance shall be reviewed at least every 5 years by the Local Planning Authority from adoption of the Order to ensure that objectives of the LDO are being achieved. The reviews will be done in partnership with local stakeholders and identify whether any of the technical studies need to be refreshed because of changes in material considerations.
- 3.7 Proposed revisions or amendments to the Order following review by the Local Planning Authority will be subject to the consultation procedures set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or its successor).
- 3.8 The Local Planning Authority may exercise its powers to revoke or revise, amend or withdraw the Order as may be appropriate (pursuant to section 61A [6] and Schedule 4A of Town and Country Planning Act 1990) if it is satisfied that the Order has consistently failed to meet the objective of the LDO as set out in the Statement of Reasons, and it is considered that amendment or revisions to the Order would not overcome this or if a change in material considerations require the Order to be revoked, amended or revised.
- 3.9 Should the Local Planning Authority determine that the Order, in part or in whole, should be revoked or amended or revised, it will give the landowner(s) within the LDO Area for the time being a minimum of twelve months' notice prior to any such revocation, amendment or revision.

3.10 In pursuance of the Town and Country Planning Act section 61D, development that has commenced lawfully before this Order is revoked, amended or revised (as the case may be), may be completed notwithstanding that the effect of the revocation, amendment or revision is to withdraw permission for the same.

## **4. Pre-development notification and approval of details reserved by condition**

### **4.1 Pre-development notification**

- 4.1.1 Notification of proposed development must be given to the Local Planning Authority prior to the commencement of that development using the form provided at Appendix C. This notification must also be copied to the Local Highway Authority at the address provided on the form.
- 4.1.2 A fee of £585.96 payable to the Local Planning Authority is required for all pre-development notifications.
- 4.1.3 Within twenty working days from receipt of the completed form and requisite fee, the Local Planning Authority will confirm in writing that:
  - The proposed development is permitted by the LDO and therefore can proceed without a planning application subject to approval of the relevant conditions
  - Further information is required to determine the compliance with the order, or
  - That the proposed scheme is not compliant with the order and therefore a separate planning application will be necessary, with an explanation of why this is deemed to be the case.
- 4.1.4 Failure of the Local Planning Authority to respond in writing within this time period will be deemed as confirmation that the proposed development is compliant with the provisions of the order.

### **4.2 Approval of details reserved by condition**

- 4.2.1 Where conditions of the LDO area relevant to the proposed development, and further details are required to be approved (either prior to development commencing or prior to occupation) the developer must apply for the approval of those details by way of the requisite application form and application fee of £234 payable to the Local Planning Authority.
- 4.2.2 The Planning Authority will determine these applications or request further time (explaining why this is necessary), in writing or by email, within 28 days of receipt (allowing for appropriate consultation).

## **5. Compliance with other legislation**

- 5.1 The LDO in no way supersedes the requirement for development to comply with all other relevant UK and international legislation, including building regulations or the requirement for advertisement consent.