

## **Item 3: Appendices 3 and 4 for West Area Planning Committee - Tuesday 24 September 2019**

- c) **Appendix 3 - Recommended conditions** (Pages 3 - 32)
  
- d) **Appendix 4 - Heads of terms of Section 106 legal agreement** (Pages 33 - 46)

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## Appendix 3

### 18/02065/OUTFUL – Oxford North

#### Recommended conditions

Note: Further consideration will be given to whether any of the proposed conditions or part of conditions needs to be dealt with by obligation through legal agreement.

##### 1. Full application

Topic	Condition	Reasons
1 Time limit	The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.	In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.
2 Detailed application drawings	The development permitted shall be constructed in complete accordance with the specifications in the application insofar as they relate to the areas for which full planning permission has been granted, as shown by drawing number 1348 GA 03005 02 and the approved plans listed below, unless otherwise agreed in writing by the local planning authority.	To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.
3 Limit of use	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the two Workspace buildings and Red Hall hereby permitted shall be used only within Use Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 to include ancillary facilities and for no other purpose.	To ensure that the local planning authority can properly consider any alternative use of the premises and its impact on the objectives of the Northern Gateway AAP, and to secure replacement employment in accordance with the relevant policies of the Adopted Oxford Local Plan 2001-2016 and policy CS28 of the Oxford Core Strategy.
4 Restrict employment use	Prior to any occupation of the development, a list of criteria for occupiers of any employment space within the development shall be submitted to and approved in writing by the local planning authority. The applicant or successors in title shall not permit any	To ensure that prospective occupants are consistent with the employment types set out in the Northern Gateway AAP and as required by policy NG11.

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Topic	Condition	Reasons
	<p>individual or organisation that does not fall within the approved criteria to occupy any employment space within the development other than with the prior written approval of the local planning authority. The list of criteria may be changed from time to time subject to written agreement from the local planning authority.</p>	
5 CTMP	<p>Prior to commencement of development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the local planning authority. The CTMP shall follow Oxfordshire County Council's template and shall identify:</p> <ul style="list-style-type: none"> <li>• The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,</li> <li>• Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),</li> <li>• Details of wheel cleaning / wash facilities to prevent mud, etc. from migrating on to the adjacent highway,</li> <li>• Contact details for the Site Supervisor responsible for on-site works,</li> <li>• Travel initiatives for site related worker vehicles,</li> <li>• Parking provision for site related worker vehicles,</li> <li>• Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,</li> <li>• Engagement with local residents,</li> <li>• Measures to ensure that all HGVs operating and entering the site are of a minimum of Euro VI emission standard.</li> <li>• Measures to ensure regular fleet maintenance is in place and that construction transport operators are members of schemes such as the Fleet Operator Recognition Scheme (FORS).</li> <li>• Measures to ensure construction material consolidation is used so as to ensure the number of vehicles waiting and circulating is reduced as far as possible.</li> </ul>	<p>In the interests of highway safety and to mitigate the impact of construction vehicles and air quality on the surrounding network, road infrastructure and local residents, particularly at peak traffic times, in accordance with policy CP1 and CP22 of the Oxford Local Plan 2001-2016.</p>

Topic	Condition	Reasons
	The development shall be carried out in full compliance with the approved CTMP at all times.	
<b>6</b> Travel Plan	A Travel Plan for the development hereby approved that accords with the approved Framework Travel Plan secured via condition 50 shall be submitted to and approved in writing by the local planning authority. The approved Travel Plan shall be adhered to at all times for the lifetime of the development and revised from time to time as a result of the recommendations of Travel Plan monitoring by the County Council as Highways Authority.	In order to encourage the use of sustainable modes of transport, in accordance with policies CP1, TR2 and TR12 of the Oxford Local Plan 2001-2016, the Northern Gateway AAP and the NPPF.
<b>7</b> Detail of link road	Prior to construction of the link road between the A40 and A44, details of construction, surfacing including sample materials, and drainage shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority. The link road shall be constructed in accordance with the approved details.	To ensure that the link road is constructed to adoptable standards, to ensure the character and appearance of the link road is consistent with the stated design objectives that will encourage sustainable travel and create a high-quality public realm, and in the interests of the operation of the highway in accordance with policies NG4 and NG5 of the Northern Gateway AAP.
<b>8</b> Infrastructure for phase 1a	No occupation of the development hereby approved shall take place until the link road between the A40 and A44 as per 21714/5571/005C, the temporary footpaths to Joe White's Lane and Peartree Park and Ride, the A40 works as per drawing 21714/5571/003C interim highway improvement works on the A44 as per drawing 21714/5571/006C have been completed.	In the interest of operation of the highway and to encourage the use of sustainable transport modes, in accordance with policies NG4 and NG5 of the Northern Gateway AAP.
<b>9</b> Car parking management plan	Prior to first occupation of the development hereby permitted, a car parking management plan (CPMP) shall be submitted and approved in writing by the local planning authority. The CPMP shall detail measures for preventing unauthorised parking, monitoring and sanctions, measures to ensure no use of the Peartree Park and Ride facility for those working at or visiting the application site. The car park shall be managed in full accordance with the approved CPMP for the lifetime of the development.	To ensure the car parking on site is controlled and managed for those it is designed to cater for in accordance with policy NG6 of the Northern Gateway AAP.
<b>10</b> Cycle parking	The temporary cycle parking and shower facilities in the Red Hall basement hereby permitted shall be installed and be operational	To encourage sustainable transport in accordance with policy TR4 of the Oxford Local

Topic	Condition	Reasons
	prior to the first occupation of the development.	Plan 2001-2016 and policy NG4 of the Northern Gateway AAP.
<b>11</b> Secured by design	Prior to commencement of development, an application shall be made for Secured by Design accreditation on the development hereby approved. Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the local planning authority.	In the interests of community safety in accordance with Policy CS19 of the Core Strategy.
<b>12</b> External lighting	Prior to the installation of any external lighting within the application site including that part for which full planning permission is hereby granted, details of lighting including a “lighting design strategy for biodiversity” for buildings, features or areas to be lit shall be submitted to and approved by the local planning authority. No lighting shall be directed towards existing or new vegetation. All external lighting shall be installed in accordance with the specifications and locations set out in the approved external lighting strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting shall be installed without prior consent from the local planning authority.	In the interests of visual amenity to minimise light spill which would impact long views during the hours of darkness and for the protection of bats in accordance with policy CS12 of the Oxford Core Strategy and policy HE7 of the Oxford Local Plan 2001-2016.
<b>13</b> Internal lighting	Prior to the installation of any internal lighting within the buildings hereby approved, details of the lighting strategy and specification to ensure minimal impact of illumination on views including from Wolvercote with Godstow Conservation Area shall be submitted to and approved in writing by the local planning authority. Only the approved lighting details in accordance with the approved internal lighting strategy shall be installed.	In the interests of visual amenity to minimise light spill which would impact long views during the hours of darkness in accordance with policy CS12 of the Oxford Core Strategy and policy HE7 of the Oxford Local Plan 2001-2016.
<b>14</b> Material samples	Prior to above ground works, samples and specification of all external materials to be used including a sample panel of the Workspace building clay tile, and details of how the proposed materials will weather over 1, 5 and 10 years shall be submitted to and approved in writing by the local planning authority. Only the approved materials shall be used.	In the interests of visual amenity to ensure a high-quality appearance and to mitigate harm to designated heritage assets through the use of a muted recessive palette of materials in accordance with policy CS18 of the Oxford Core Strategy and policies CP1, CP8 and HE7 of the

Topic	Condition	Reasons
<b>15</b> Architectural details	Prior to above ground works, detailed drawings showing all openings in façades including windows, window reveals, openings at ground floors, junctions between buildings and ground adjacent roof junctions and rainwater goods shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.	Oxford Local Plan 2001-2016. In the interests of visual amenity to ensure a high-quality appearance in accordance with policy CS18 of the Oxford Core Strategy and policies CP1, CP8 and HE7 of the Oxford Local Plan 2001-2016.
<b>16</b> CCTV and security measures	Prior to their installation, details of CCTV and other physical security measures proposed in the public realm or on external elevations of the development hereby approved shall be submitted to and approved in writing by the local planning authority. Only the approved details shall be installed and no other CCTV or physical security measures shall be installed without the prior written consent of the local planning authority	In the interests of visual amenity to ensure a high-quality appearance in accordance with policy CS18 of the Oxford Core Strategy and policies CP1, CP8 and HE7 of the Oxford Local Plan 2001-2016.
<b>17</b> Signage	Details of all external signage for the development shall be submitted to and approved in writing by the local planning authority prior to the installation of the signage. The approved signage shall be installed and thereafter retained unless otherwise agreed in writing by the local planning authority.	In the interests of visual amenity in accordance with policy CP1 and CP8 of the Oxford Local Plan 2001-2016 and CS18 of the Oxford Core Strategy 2026.
<b>18</b> Revised tree palette for the Green	Prior to commencement of landscape works for The Green, the tree planting plan for The Green shall be amended to include an evergreen conifer component and submitted to approved in writing by the local planning authority. The landscaping shall be carried out in accordance with the approved plans.	To provide visual interest during the winter months and to give the Green an urban park character in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy.
<b>19</b> Tree plan for A40	A plan showing location and species of trees to be planted on the A40 based on the principles in the A40 and A44 highway corridor street lighting technical note shall be submitted to and approved in writing by the local planning authority prior to such tree planting commencing. Tree planting on the A40 shall be carried out in accordance with the approved details.	To ensure high-quality appearance and landscaping in the interests of a high-quality public realm in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy.
<b>20</b> Landscape implementation	The landscaping proposals as approved by the local planning authority shall be carried out no later than the first planting season	In the interests of visual amenity in accordance with policies CP1 and CP11 of the Oxford Local

Topic	Condition	Reasons
	after first occupation or first use of the development hereby approved unless otherwise agreed in writing beforehand by the local planning authority.	Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.
<b>21</b> Landscape reinstatement	Any existing retained trees, or new trees or plants planted in accordance with the details of the approved landscape proposals that fail to establish, are removed, die or become seriously damaged or defective within a period of five years after first occupation or first use of the development hereby approved shall be replaced. They shall be replaced with others of a species, size and number as originally approved during the first available planting season unless otherwise agreed in writing by the local planning authority.	In the interests of visual amenity in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.
<b>22</b> Soil resource plan	A Soil Resource Plan in accordance with the DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites shall be submitted to and approved in writing by the local planning authority prior to commencement of any development, including demolition and enabling works. The Soil Resource Plan shall show the areas and type of topsoil and subsoil to be stripped, haul routes, the methods to be used, and the location, type and management of each soil stockpile. No soils shall be removed from the site unless otherwise agreed in writing beforehand by the local planning authority.	In the interests of amenity and to ensure proper cultivation of gardens / horticultural amenity areas in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.
<b>23</b> Landscape management plan	Prior to first occupation or first use of the development hereby approved a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and timing for all landscape areas shall be submitted to, and approved in writing by, the local planning authority. The landscape management plan shall be carried out as approved by the local planning authority.	In the interests of amenity and the appearance of the area in accordance with policies CP1, CP11 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.
<b>24</b> Tree roots	No development shall take place until details of the design of all new hard surfaces and a method statement for their construction shall first have been submitted to and approved in writing by the local planning authority and the hard surfaces shall be constructed	To avoid damage to the roots of retained trees in accordance with policies CP1, CP11 NE 15 and NE16 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.



Topic	Condition	Reasons
	<p>in accordance with the approved details unless otherwise agreed in writing beforehand by the local planning authority. Details shall take into account the need to avoid any excavation within the Root Protection Area of any retained tree and where appropriate the local planning authority will expect "no-dig" techniques to be used, which require hard surfaces to be constructed on top of existing soil levels in accordance with the current British Standard 5837: "Trees in Relation to Design, Demolition and Construction – Recommendations".</p>	
<p><b>25</b> Tree protection plan</p>	<p>The development shall be carried out in strict accordance with the approved tree protection measures contained within the planning application details shown in Technical Appendix 6.2 and 6.3 (including Tree Protection Plan (edp3219/d032a 11 July 2018 GY/RC) unless otherwise agreed in writing beforehand by the local planning authority.</p>	<p>To protect retained trees during construction in accordance with policies CP1, CP11 NE15 and NE16 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.</p>
<p><b>26</b> Surface water drainage</p>	<p>No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be in accordance with the detailed surface water drainage scheme approved in compliance with condition 64.</p> <p>The scheme will include:</p> <ul style="list-style-type: none"> <li>• A compliance report to demonstrate how the scheme complies with the agreed drainage strategy for the site and the local and national surface water drainage standards;</li> <li>• An assessment of where and how the quantum of underground attenuation detailed in the agreed drainage strategy can be reduced and above ground storage increased;</li> <li>• Full microdrainage calculations for all events up to and including the 1 in 100 year plus climate change;</li> <li>• A Flood Exceedance Conveyance Plan which will accord and tie in with the overall flood exceedance strategy for the site;</li> <li>• Detailed design drainage layout drawings of the SuDS proposals including cross section details; and</li> </ul>	<p>To prevent an increase in flood risk in accordance with policy CS11 of the Oxford Core Strategy.</p>

Topic	Condition	Reasons
	<ul style="list-style-type: none"> <li>• Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element.</li> <li>• Details of how water quality will be maintained during construction.</li> </ul> <p>The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and thereafter maintained for the lifetime of the development.</p>	
<b>27</b> Water network upgrades	No occupation shall take place until confirmation from Thames Water has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.	The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development
<b>28</b> Energy statement	The development shall be carried out in full accordance with the submitted Energy Statement and the sustainable design and energy efficiency measures shall be retained thereafter unless otherwise agreed in writing by the local planning authority.	To minimise carbon emissions in accordance with policy CS9 of the Oxford Core Strategy 2026 and policy NG9 of the Northern Gateway AAP.
<b>29</b> Energy loop drawings	Drawings of the energy loop infrastructure to be installed shall be submitted to and approved in writing by the local planning authority prior to its installation. Only the approved details shall be implemented.	To ensure an acceptable appearance, impact on trees, archaeology and infrastructure in accordance with policy CP1, CP11, CP8 and HE2 of the Oxford Local Plan 2001-2016, policy CS18 of the Core Strategy and policy NG9 of the Northern Gateway AAP.
<b>30</b> CEMP	No development shall take place until a Construction Environmental Management Plan (CEMP) shall have first been submitted to and approved in writing by the local planning authority. The plan shall include but not be limited to the following matters:  - signage for construction traffic, pedestrians and other users of the	In the interests of the amenities of neighbouring occupiers and to ensure that the overall dust impacts during the construction phase of the proposed development will remain as “not significant”, in accordance with the results of the dust assessment that was conducted and

Topic	Condition	Reasons
	<p>site;</p> <ul style="list-style-type: none"> <li>- controls on arrival and departure times for construction vehicles;</li> <li>- piling methods (if employed);</li> <li>- earthworks;</li> <li>- hoardings to the site, including to future adjacent development plots;</li> <li>- noise limits;</li> <li>- hours of working;</li> <li>- vibration;</li> <li>- control of emissions;</li> <li>- waste management and disposal, and material re use;</li> <li>- prevention of mud / debris being deposited on public highway;</li> <li>- materials storage;</li> <li>- hazardous material storage and removal;</li> <li>- the complete list of dust mitigation measures that are appropriate to a medium risk site, according to the specific IAQM Guidance on the assessment of dust from demolition and construction (pages 24 -27)</li> </ul> <p>Reference shall also be made in the CEMP to the contents of the Environmental Statement Section 3.4.56 and Appendix 3.1</p> <p>The approved Construction Environmental Management Plan shall be implemented accordingly throughout the demolition and construction phases of development. Construction on site shall only take place in accordance with the approved details of the CEMP.</p>	<p>included as part of the development's Environmental Statement (Chapter 12.5.3) and in accordance with policies CP1, CP19, CP21 and CP23 of the Oxford Local Plan 2001-2016.</p>
<p><b>31</b> CEMP: Biodiversity</p>	<p>No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been 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>a) Risk assessment of potentially damaging construction activities;</li> <li>b) Identification of "biodiversity protection zones", including specific</li> </ul>	<p>In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.</p>

Topic	Condition	Reasons
	<p>reference to bats, brown hairstreak butterfly and badgers;</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and biosecurity protocols;</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features;</p> <p>e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;</p> <p>f) Responsible persons and lines of communication;</p> <p>g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person, and times and activities during construction when they need to be present to oversee works;</p> <p>h) Measures for removal of invasive species within the site; and</p> <p>i) Use of protective fences, exclusion barriers and warning signs;</p> <p>The approved CEMP: Biodiversity 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><b>32</b> EV charging points</p>	<p>The electric vehicle charging infrastructure hereby approved shall be installed and laid out in accordance with the approved details prior to the first occupation of the development and thereafter retained and maintained.</p>	<p>To contribute to improving local air quality in accordance with CP23 of the Oxford Local Plan 2001- 2016 and enable the provision of low emission vehicle infrastructure.</p>
<p><b>33</b> Remediation</p>	<p>Prior to the commencement of the development a Phase 3 risk assessment shall be carried out by a competent person in accordance with relevant British Standards and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) (or equivalent British Standards and Model Procedures if replaced) and shall be submitted to and approved in writing by the local planning authority.</p>	<p>To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.</p>

Topic	Condition	Reasons
	The Phase 3 risk assessment shall include a remediation strategy, validation plan, and/or monitoring plan to ensure the site will be suitable for its proposed use.	
34 Validation	The development shall not be occupied until any approved land quality remedial works have been carried out and a full validation report has been submitted to and approved by the local planning authority.	To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.
35 Unexpected contamination	Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.	To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.
36 Noise protection	Construction work shall not begin until a scheme for protecting the proposed noise sensitive (residential and commercial building occupation and use of external amenity areas) uses from noise from existing and predicted future noise sources on the development site has been submitted to and approved by the local planning authority. All works which form part of the scheme relevant to any part of the noise sensitive development shall be completed before that part is occupied. Protective measures shall be based on good acoustic design and traceable to noise assessment findings and recommendations in the Environmental Statement for Oxford North dated July 2018. All noise mitigation measures shall be subject to a verification process approved by the local planning authority on completion to ensure that the measures	To safeguard the amenities of the occupiers of new and existing nearby properties in accordance with policies CP9, CP19 and CP21 of the Oxford Local Plan 2001-2016.

Topic	Condition	Reasons
	have been successful.	
<b>37</b> Mechanical plant	Prior to the installation of any mechanical plant, details of the proposed mechanical plant to serve the development including anticipated sound attenuation measures traceable to noise assessment findings and recommendations in the Environmental Statement for Oxford North dated July 2018 and the maintenance procedures shall be submitted to and approved in writing by the local planning authority. The mechanical plant shall be installed and thereafter maintained in accordance with the approved details.	In the interests of amenity, in accordance with policy CP19 of the adopted Oxford Local Plan 2001 to 2016.
<b>38</b> Extraction	Prior to the installation of any commercial cooking extraction equipment, a scheme for treating cooking fumes and odours before their emission to the atmosphere so as to render them innocuous shall be submitted to and approved in writing by the local planning authority. Any such works that form part of the approved scheme shall be completed before the development is brought into use and shall include the use of grease filters and other specialist filtering and deodorising equipment that will be serviced according to the manufacturer's recommendations.	In the interests of amenity, in accordance with policy CP19 of the adopted Oxford Local Plan 2001 to 2016.

## 2. Outline application

Topic	Condition	Reasons
<b>39</b> Parameter plans	The development hereby permitted shall not be carried out except in substantial accordance with the following: <ul style="list-style-type: none"> <li>- Parameter Plan 01: Access and circulation</li> <li>- Parameter Plan 02: Land use</li> <li>- Parameter Plan 03: Building heights</li> <li>- The Environmental Statement as originally submitted as amended by the further information received on 25 March 2019</li> <li>- Design and Access: Masterplan</li> <li>- Public Realm Strategy: Masterplan</li> </ul>	To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

	Topic	Condition	Reasons
40	Access drawings	<p>In addition to the principle of development, planning permission is hereby granted for the means of access to the development. Subject to condition 53, the development shall be carried out in full accordance with the approved means of access details, set out in the following drawings, which are hereby approved drawings, unless otherwise approved in writing by the local planning authority:</p> <p>21714/5571/001C  21714/5571/002C  21714/5571/003C  21714/5571/004B  21714/5571/005C  21714/5571/006C  21714/5571/007C  21714/5571/008C  21714/5571/009B  21714/5571/010C  21714/5571/011C  21714/5571/012C</p>	<p>The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Development Procedure) Order 1995.</p>
41	Reserved matters	<p>Approval of the details of the layout, scale, landscaping and appearance (hereafter called "the reserved matters") of any part of the development within each phase or sub-phase of the development excluding that part of the development for which full planning permission is hereby granted shall be obtained in writing from the local planning authority before that part of the development commences. The development shall not be carried out otherwise than in accordance with the approved details relating to that phase or sub-phase.</p>	<p>The application is for outline planning permission.</p>
42	Timing of reserved matters submission	<p>Application for approval of the reserved matters in respect of the first phase or sub-phase of the development, excluding that part of development for which full planning permission is hereby granted, shall be made to the local planning authority before the expiration of three years from the date of this permission. Application for approval of the reserved matters in respect of all subsequent</p>	<p>The application is for outline planning permission, and in accordance with the submitted indicative phasing plan.</p>

Topic	Condition	Reasons
	<p>phases and sub-phases of the development hereby permitted shall be made to the local planning authority before the expiration of 13 years from the date of this permission</p>	
<p><b>43</b> Implementation of reserved matters</p>	<p>The first phase or sub-phase of the development hereby permitted, excluding that part of development for which full planning permission is hereby granted, shall be begun either before the expiration of five years from the date of this permission, or before the expiration of the three years from the date of approval of the last of the reserved matters to be approved in respect of that phase or sub-phase, whichever is the later. Subsequent phases or sub-phases of the development hereby permitted shall be begun either before the expiration of 13 years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters to be approved in respect of that phase or sub-phase, whichever is the later.</p>	<p>To prevent the accumulation of planning permissions and to enable the Council to review the suitability of the development in the light of altered circumstances.</p>
<p><b>44</b> Reserved matters contents</p>	<p>All applications for the approval of the reserved matters shall include full details of proposed roads, footways, footpaths, verges, junctions, street lighting, service routes, sustainability measures including detailed drawings of energy loop infrastructure, surface water management, car parking, cycle parking, travel plan, car parking management plan, visibility splays, street furniture, accessibility measures, external materials, boundary treatments, signage, refuse storage, landscape plans including planting and management plans, waste strategy, and any additional traffic modelling as agreed with the Local Highway Authority.</p>	<p>To ensure a satisfactory quality and appearance to the development and to ensure the local planning authority has sufficient information to determine reserved matters applications in accordance with the Northern Gateway AAP.</p>
<p><b>45</b> Phasing plan</p>	<p>No development shall commence, apart from that part of the development for which full planning permission is hereby granted, until and unless a site wide phasing and implementation plan is submitted to and approved in writing by the local planning authority. The plan shall include the timing of removal of temporary measures including car and cycle parking and shall include all the development including that part of the development for which full planning permission is hereby granted. The development shall be</p>	<p>To ensure an orderly form of development at all times, in accordance with policies CP1, CP19 and CP21 of the adopted Oxford Local Plan 2001 to 2016.</p>



Topic	Condition	Reasons
	<p>carried out in accordance with the approved phasing and implementation plan. Amendments to the phasing and implementation plan shall be subject to obtaining prior written approval from the local planning authority.</p>	
<p><b>46</b> Use class</p>	<p>Prior to any occupation of the development, a list of criteria for occupiers of any employment space within the development shall be submitted to and approved in writing by the local planning authority. The applicant or successor shall not permit any individual or organisation that does not fall within the approved criteria to occupy any employment space within the development. The list of criteria may be changed from time to time subject to written agreement from the local planning authority.</p>	<p>To ensure that prospective occupants are consistent with the employment types set out in the Northern Gateway AAP and as required by policy NG11.</p>
<p><b>47</b> CTMP</p>	<p>Prior to commencement of development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the local planning authority. The CTMP shall follow Oxfordshire County Council's template and shall identify:</p> <ul style="list-style-type: none"> <li>• The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,</li> <li>• Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),</li> <li>• Details of wheel cleaning / wash facilities to prevent mud, etc. from migrating on to the adjacent highway,</li> <li>• Contact details for the Site Supervisor responsible for on-site works,</li> <li>• Travel initiatives for site related worker vehicles,</li> <li>• Parking provision for site related worker vehicles,</li> <li>• Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,</li> <li>• Engagement with local residents,</li> <li>• Measures to ensure that all HGVs operating and entering the site</li> </ul>	<p>In the interests of highway safety and to mitigate the impact of construction vehicles and air quality on the surrounding network, road infrastructure and local residents, particularly at peak traffic times, in accordance with policy CP1 and CP22 of the Oxford Local Plan 2001-2016.</p>

Topic	Condition	Reasons
	<p>are of a minimum of Euro VI emission standard.</p> <ul style="list-style-type: none"> <li>• Measures to ensure regular fleet maintenance is in place and that construction transport operators are members of schemes such as the Fleet Operator Recognition Scheme (FORS).</li> <li>• Measures to ensure construction material consolidation is used so as to ensure the number of vehicles waiting and circulating is reduced as far as possible.</li> </ul> <p>The development shall be carried out in full compliance with the approved CTMP at all times.</p>	
48	<p>Car parking numbers</p> <p>Car parking provision within each phase or sub-phase of development must be in accordance with Transport Assessment (doc. ref. 21714/5571 Rev 02 July 2018) and overall car parking provision with the site must not exceed the standards set out in Policy NG6 of the Area Action Plan. The approved car parking, other than temporary car parking, shall be retained at all times thereafter, unless otherwise agreed in writing with the local planning authority.</p>	<p>To manage traffic generation in accordance with Policy NG6 of the Area Action Plan for Northern Gateway.</p>
49	<p>Sufficient cycle provision</p> <p>The approved cycle parking within each phase or sub-phase of the development shall be provided prior to occupation of that phase or sub-phase in accordance with Policy NG4 of the Area Action Plan and retained at all times thereafter, unless otherwise agreed in writing with the Planning Authority. Cycle parking for staff and residents shall be provided in covered, secure conditions.</p>	<p>In the interest of sustainable transport in accordance with Policy NG4 of the Area Action Plan for Northern Gateway.</p>
50	<p>Framework Travel Plan</p> <p>Prior to occupation of any part of the development including that part for which full planning permission is hereby granted, the submitted Framework Travel Plan shall be revised in accordance with the comments made by the Highways Authority and with improved modal targets for sustainable transport modes, and then submitted to and approved in writing by the local planning authority. The approved Framework Travel Plan shall be adhered to at all times for the lifetime of the development unless amended and prior approval issued in writing by the local planning authority. Any</p>	<p>In order to encourage the use of sustainable modes of transport, in accordance with policies CP1, TR2 and TR12 of the Oxford Local Plan 2001-2016, and policy NG6 of the Northern Gateway AAP and the NPPF.</p>

Topic	Condition	Reasons
	Travel Plan submitted with a sub-phase or reserved matters application shall accord with the approved Framework Travel Plan.	
51 On-site parking controls	Prior to occupation of any part of the development including that part for which full planning permission is hereby granted, details of on-site parking controls to prevent ad hoc parking and control traffic generation by the development shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority. Details shall include parking and waiting restrictions on the on-site link road and details of the mechanism to prevent use of the Peartree Park and Ride facility by visitors and employees of the site.	In the interest of the operation of the highway and to ensure the development does not generate higher levels of traffic than assessed, in accordance with policy CP1 of the Oxford Local Plan 2001-2016 and policy NG6 of the Northern Gateway AAP.
52 Peartree interchange	No commercial or employment space or residential unit beyond the 15,850 m2 (GIA) of employment space in Phase 1a hereby approved shall be occupied until the highway improvement works at the Peartree Interchange to be carried out by the Local Highways Authority, or if the highway improvement works are not commenced by the Local Highways Authority within 2 years of the grant of this permission then the equivalent highway improvement works detailed in drawing 21714/5571/SK005 of this planning application, have been completed. Reserved matters applications for residential only development that come forward prior to the Peartree Interchange highway improvement works being completed shall include evidence to demonstrate that the reserved matters development would not cause a severe highway impact.	In the interest of operation of the highway and in accordance with policy NG5 of the Northern Gateway AAP.
53 A44 works	Prior to commencement of the A44 works, detailed drawings of the pedestrian and cycle route between the A44 and Five Mile Drive shall be submitted to and approved in writing by the local planning authority. Beyond 30,000 square metres GIA of employment space and 366 residential units within phase 1 of the indicative phasing plan, no commercial or employment space or residential unit shall be occupied until the approved pedestrian and cycle details and the highway improvement works on A44 as per drawing 21714/5571/001/C have been completed.	In the interest of operation of the highway and in accordance with policy NG5 of the Northern Gateway AAP.

	Topic	Condition	Reasons
54	Safer routes to school	No occupation of any residential unit shall take place until and unless the highway works on Godstow Road and First Turn to deliver safer routes to Wolvercote Primary School are complete.	In the interests of safe and sustainable routes to school to accord with policy NG4 of the Northern Gateway AAP.
55	Secured by design	Prior to commencement of each phase or sub-phase of development, an application shall be made for Secured by Design accreditation on that part of the development. Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the accredited design, and shall not be occupied or used until confirmation of Secured by Design accreditation has been received by the local planning authority.	In the interests of community safety in accordance with Policy CS19 of the Core Strategy.
56	External lighting	Prior to the installation of any external lighting within the application site including that part for which full planning permission is hereby granted, details of lighting including a “lighting design strategy for biodiversity” for buildings, features or areas to be lit shall be submitted to and approved by the local planning authority. No lighting shall be directed towards existing or new vegetation. All external lighting shall be installed in accordance with the specifications and locations set out in the approved external lighting strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting shall be installed without prior consent from the local planning authority.	In the interests of visual amenity to minimise light spill which would impact long views during the hours of darkness and for the protection of bats in accordance with policy CS12 of the Oxford Core Strategy and policy HE7 of the Oxford Local Plan 2001-2016.
57	Design and Access Statement	Each reserved matters application pursuant to this outline planning permission shall demonstrate compliance with the Design and Access Statement: Masterplan parts B, C and D, including through submission of a materials palette and materials plan.	To ensure a consistency and coherence of design character and quality in the interests of public amenity and well-being in accordance with policy CS18 of the Core Strategy and the Northern Gateway AAP.
58	Street furniture	Prior to the installation of any street furniture within the site, details of their specification and location shall be submitted to and approved in writing by the local planning authority. The approved street furniture shall be installed and thereafter maintained and retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.	To ensure high-quality appearance, consistency and robustness in the interests of a high-quality public realm in accordance with policy CS18 of the Core Strategy and the Northern Gateway AAP.

	Topic	Condition	Reasons
59	Principles of landscape strategy	The landscape plans and public open space proposals submitted with each reserved matters application shall accord with the principles of the Public Realm Strategy: Masterplan.	To ensure a consistency and coherence of landscape character and quality in the interests of public amenity, well-being and biodiversity in accordance with policy CS12 and CS18 of the Core Strategy and with policy CP11 of the Oxford Local Plan 2001-2016.
60	Tree plan for A44	A plan showing location and species of trees to be planted on the A44 based on the principles in the A40 and A44 highway corridor street lighting technical note shall be submitted to and approved in writing by the local planning authority prior to such tree planting commencing. Tree planting on the A44 shall be carried out in accordance with the approved details.	To ensure high-quality appearance and landscaping in the interests of a high-quality public realm in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy.
61	Soil resource plan	A Soil Resource Plan in accordance with the DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites shall be submitted to and approved in writing by the local planning authority prior to commencement of any development, including demolition and enabling works. The Soil Resource Plan shall show the areas and type of topsoil and subsoil to be stripped, haul routes, the methods to be used, and the location, type and management of each soil stockpile. No soils shall be removed from the site unless otherwise agreed in writing beforehand by the local planning authority.	In the interests of amenity and to ensure proper cultivation of gardens / horticultural amenity areas in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.
62	Tree protection plan	The development shall be carried out in strict accordance with the approved tree protection measures contained within the planning application details shown in Technical Appendix 6.2 and 6.3 (including Tree Protection Plan (edp3219/d032a 11 July 2018 GY/RC) unless otherwise agreed in writing beforehand by the local planning authority.	To protect retained trees during construction in accordance with policies CP1, CP11 NE15 and NE16 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.
63	Investigate watercourse	Prior to the submission of any reserved matters, a detailed hydrological assessment of the unnamed watercourse to the north of the site to its outfall in the Oxford Canal, highlighting the current flood risk to the site, is to be submitted to and approved in writing by the local planning authority. The assessment must include the	To prevent an increase in flood risk in accordance with policy CS11 of the Oxford Core Strategy.

Topic	Condition	Reasons
	<p>following;</p> <ul style="list-style-type: none"> <li>• The full catchment area greenfield and brownfield flowing to the watercourse;</li> <li>• The capacity of the watercourse and its associated structures through the site and any key structures through identified embankments;</li> <li>• Understanding of how the watercourse outfalls into the Oxford Canal and how the water level of the canal affects the flow into it;</li> <li>• The flood extents in the 1 in 30, 1 in 100 year (including appropriate allowance for climate change) and 1 in 1000 year storm events;</li> <li>• Any proposed mitigation to manage any affected areas of development to ensure flood risk isn't increased elsewhere; and</li> <li>• A maintenance management plan to ensure the watercourse, where it is associated with the site boundary, will be adequately maintained post development.</li> </ul> <p>The approved mitigation and management measures shall be implemented in accordance with the approved timings and details before the development is completed.</p>	
<p><b>64</b> Surface water scheme</p>	<p>Each reserved matters application shall include a detailed surface water drainage scheme, in broad accordance with the Peter Brett Associates Flood Risk Assessment and Surface Water Management Strategy is to be submitted to and approved in writing by the local planning authority. The drainage scheme must also be in accordance with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" and must include any required mitigation to manage the surface water flood risk as highlighted in the detailed hydrological Assessment approved as part of condition 63.</p> <p>The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</p>	<p>To prevent an increase in flood risk in accordance with policy CS11 of the Oxford Core Strategy.</p>

	Topic	Condition	Reasons
65	Surface water schemes for each phase	<p>No development of any phase or sub-phase shall commence until a detailed surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The scheme shall be in accordance with the detailed surface water drainage scheme approved in compliance with condition 64. Each scheme shall include:</p> <ul style="list-style-type: none"> <li>• A compliance report to demonstrate how the scheme complies with the agreed drainage strategy for the site and the local and national surface water drainage standards;</li> <li>• An assessment of where and how the quantum of underground attenuation detailed in the agreed drainage strategy can be reduced and above ground storage increased;</li> <li>• Full microdrainage calculations for all events up to and including the 1 in 100 year plus climate change;</li> <li>• A Flood Exceedance Conveyance Plan which will accord and tie in with the overall flood exceedance strategy for the site;</li> <li>• Detailed design drainage layout drawings of the SuDS proposals including cross section details; and</li> <li>• Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element.</li> <li>• Details of how water quality will be maintained during construction.</li> </ul> <p>The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and thereafter maintained for the lifetime of the development.</p>	To prevent an increase in flood risk in accordance with policy CS11 of the Oxford Core Strategy.
66	Wastewater upgrades	<p>No occupation shall take place until confirmation from Thames Water has been provided that either:- 1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take</p>	Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

	Topic	Condition	Reasons
		place other than in accordance with the agreed housing and infrastructure phasing plan.	
67	Surface water network	No occupation shall take place until confirmation from Thames Water has been provided that either:- all surface water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.	Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.
68	Water network upgrades	No occupation shall take place until confirmation from Thames Water has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.	The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development
69	CEMP	<p>No development shall take place until a Construction Environmental Management Plan (CEMP) shall have first been submitted to and approved in writing by the local planning authority. The plan shall include but not be limited to the following matters:</p> <ul style="list-style-type: none"> <li>- signage for construction traffic, pedestrians and other users of the site;</li> <li>- controls on arrival and departure times for construction vehicles;</li> <li>- piling methods (if employed);</li> <li>- earthworks;</li> <li>- hoardings to the site, including to future adjacent development</li> </ul>	In the interests of the amenities of neighbouring occupiers and to ensure that the overall dust impacts during the construction phase of the proposed development will remain as “not significant”, in accordance with the results of the dust assessment that was conducted and included as part of the developments’ Environmental Statement (Chapter 12.5.3) and in accordance with policies CP1, CP19, CP21 and CP23 of the Oxford Local Plan 2001-2016.



Topic	Condition	Reasons
	<p>plots;</p> <ul style="list-style-type: none"> <li>- noise limits;</li> <li>- hours of working;</li> <li>- vibration;</li> <li>- control of emissions;</li> <li>- waste management and disposal, and material re use;</li> <li>- prevention of mud / debris being deposited on public highway;</li> <li>- materials storage;</li> <li>- hazardous material storage and removal;</li> <li>- the complete list of dust mitigation measures that are appropriate to a medium risk site, according to the specific IAQM Guidance on the assessment of dust from demolition and construction (pages 24-27)</li> </ul> <p>Reference shall also be made in the CEMP to the contents of the Environmental Statement Section 3.4.56 and Appendix 3.1</p> <p>The approved Construction Environmental Management Plan shall be implemented accordingly throughout the demolition and construction phases of development. Construction on site shall only take place in accordance with the approved details of the CEMP.</p>	
<p><b>70</b> CEMP: Biodiversity</p>	<p>No development of any phase or sub-phase shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been 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>a) Risk assessment of potentially damaging construction activities;</li> <li>b) Identification of “biodiversity protection zones”, including specific reference to bats, brown hairstreak butterfly and badgers;</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and</li> </ul>	<p>In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.</p>

Topic	Condition	Reasons
	<p>biosecurity protocols;  d) The location and timing of sensitive works to avoid harm to biodiversity features;  e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;  f) Responsible persons and lines of communication;  g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person, and times and activities during construction when they need to be present to oversee works;  h) Measures for removal of invasive species within the site; and  i) Use of protective fences, exclusion barriers and warning signs;</p> <p>The approved CEMP: Biodiversity shall be adhered to and implemented throughout the relevant construction period for that phase or sub-phase strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p>	
71	<p>Species surveys</p> <p>The protected species surveys shall be considered valid for a period of no more than two years from the date of completion. In accordance with Chapter 7 of the Environmental Statement (Ecology), updated surveys shall be undertaken and a European Protected Species Mitigation Licence obtained from Natural England in order for works to proceed to remove tree T22 given its known status as a bat roost. A copy of the licence shall be provided to the local planning authority prior to the removal of tree T22.</p>	<p>To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Policy CS12 of the Oxford Core Strategy 2026.</p>
72	<p>LEMP</p> <p>A landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by, the local planning authority prior to the occupation of the development.</p> <p>The content of the LEMP shall include the following:  a) Description and evaluation of features to be managed within the scheme and off-site compensatory habitat;</p>	<p>In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.</p>

Topic	Condition	Reasons
	<p>b) Ecological trends and constraints on site that might influence management;</p> <p>c) Aims and objectives of management;</p> <p>d) Appropriate management options for achieving aims and objectives;</p> <p>e) Prescriptions for management actions;</p> <p>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);</p> <p>g) Details of the body or organization responsible for implementation of the plan; and</p> <p>h) Ongoing monitoring and remedial measures.</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p>	
<p><b>73</b> Biodiversity enhancements</p>	<p>Prior to the commencement of each phase or sub-phase of development, a detailed scheme of ecological enhancements for that phase or sub-phase shall be submitted to and approved in writing by the local planning authority to ensure an overall net gain in biodiversity will be achieved. The scheme will include details of artificial roost features, including bird and bat boxes, dedicated swift boxes, hedgehog domes, dead wood habitat for saproxylic invertebrates and other refugia of benefit to wildlife. Full details of planting of known benefit to wildlife shall be provided, including berry-bearing trees and shrubs and night-flowering species.</p>	<p>To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Policy CS12 of the Oxford Core Strategy 2026.</p>

	Topic	Condition	Reasons
		Specific provision shall be made to ensure habitat is available for breeding brown hairstreak butterfly (blackthorn). The approved scheme shall be implemented in full prior to first occupation of that phase or sub-phase.	
74	Off-site mitigation	Prior to occupation, an Ecological Management Plan of off-site enhancements shall be provided to, and approved in writing by, the local planning authority. The EMP will provide full details of all off-site enhancements to off-set biodiversity losses within the site itself. The scheme shall outline all new habitat creation, habitat enhancements, long term management (including funding mechanisms) and remedial measures. The approved EMP shall be implemented in full and in accordance with the timings and management detailed in the plan.	To comply with the requirements of the National Planning Policy Framework and Policy CS12 of the Oxford Core Strategy 2026.
75	Archaeology	No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and <ul style="list-style-type: none"> <li>• The programme and methodology of site investigation and recording (comprising trial trenching followed by targeted excavation if required) and the nomination of a competent person(s) or organisation to undertake the agreed works.</li> <li>• The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.</li> </ul>	Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric, Roman and medieval remains in compliance with Oxford Local Plan Policy HE2.
76	Events strategy	Prior to first occupation of the development hereby permitted including that part for which full planning application is hereby granted, an events and activities strategy for the development detailing the types, frequency and promotion of events and activities shall be submitted to and approved in writing by the local	To ensure the new development is vibrant and provides cultural opportunities for the public in accordance with the objectives of the Northern Gateway AAP.

	Topic	Condition	Reasons
		<p>planning authority. Events and activities shall be held in accordance with the strategy for the lifetime of the development. The events and activities strategy may be altered from time to time subject to the written approval of the local planning authority.</p>	
77	Ridge and furrow	<p>No earthmoving shall take place in the public open space area within phase 4 (Eastside Park) until the applicant, or their agents or successors in title, has submitted a landscaping method statement and this has been approved in writing by the planning authority. The method statement shall set out the scope of retention of the medieval ridge and furrow in this area and provide justification for any loss or removal of these earthworks. All works shall be carried out and completed in accordance with the approved method statement, unless otherwise agreed in writing by the local planning authority.</p>	<p>To secure the protection of locally important ridge and furrow earthworks in accordance with policy HE2 of the Oxford Local Plan 2001-2016.</p>
78	Remediation	<p>Prior to the commencement of each phase or sub-phase of development a Phase 3 risk assessment shall be carried out by a competent person in accordance with relevant British Standards and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) (or equivalent British Standards and Model Procedures if replaced) and shall be submitted to and approved in writing by the local planning authority.</p> <p>The Phase 3 risk assessment shall include a remediation strategy, validation plan, and/or monitoring plan to ensure the site will be suitable for its proposed use.</p>	<p>To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.</p>
79	Validation	<p>The relevant part of the development shall not be occupied until any approved land quality remedial works for that phase or sub-phase of development have been carried out and a full validation report has been submitted to and approved by the local planning authority.</p>	<p>To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.</p>
80	Unexpected contamination	<p>Any contamination that is found during the course of construction of the approved development that was not previously identified shall</p>	<p>To ensure that any soil and water contamination is identified and adequately addressed to ensure</p>

Topic	Condition	Reasons
	<p>be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.</p>	<p>the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.</p>
<p><b>81</b> Air quality</p>	<p>No residential development shall take place in areas identified in Figure 12.3 (Air Quality NO2 contours) of the submitted Environmental Statement as being in exceedance of the nitrogen dioxide annual mean limit values, unless an updated Air Quality Assessment that can demonstrate that acceptable levels of air quality have been achieved in those areas is submitted to and approved in writing by the local planning authority.</p>	<p>To protect the occupiers of future residential developments from exposure to air pollutants in exceedance of the National Air Quality Objectives, in line with current local plan policy CP23.</p>
<p><b>82</b> Noise protection</p>	<p>Construction work for each phase or sub-phase of development shall not begin until a scheme for protecting the proposed noise sensitive (residential and commercial building occupation and use of external amenity areas) uses from noise from existing and predicted future noise sources on the development site has been submitted to and approved by the local planning authority. All works which form part of the scheme relevant to any part of the noise sensitive development shall be completed before that part is occupied. Protective measures shall be based on good acoustic design and traceable to noise assessment findings and recommendations in the Environmental Statement for Oxford North dated July 2018. All noise mitigation measures shall be subject to a verification process approved by the local planning authority on completion to ensure that the measures have been successful.</p>	<p>To safeguard the amenities of the occupiers of new and existing nearby properties in accordance with policies CP9, CP19 and CP21 of the Oxford Local Plan 2001-2016.</p>
<p><b>83</b> Mechanical plant</p>	<p>Prior to the installation of any mechanical plant, details of the proposed mechanical plant to serve the development including anticipated sound attenuation measures traceable to noise</p>	<p>In the interests of amenity, in accordance with policy CP19 of the adopted Oxford Local Plan 2001 to 2016.</p>

Topic	Condition	Reasons
	assessment findings and recommendations in the Environmental Statement for Oxford North dated July 2018 and the maintenance procedures shall be submitted to and approved in writing by the local planning authority. The mechanical plant shall be installed and thereafter maintained in accordance with the approved details.	
84 Extraction	Prior to the installation of any commercial cooking extraction equipment, a scheme for treating cooking fumes and odours before their emission to the atmosphere so as to render them innocuous shall be submitted to and approved in writing by the local planning authority. Any such works that form part of the approved scheme shall be completed before the development is brought into use and shall include the use of grease filters and other specialist filtering and deodorising equipment that will be serviced according to the manufacturer's recommendations.	In the interests of amenity, in accordance with policy CP19 of the adopted Oxford Local Plan 2001 to 2016.

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Oxford North Hybrid planning application (reference 18/02065/OUTFUL) – Section 106 Head of Terms

Note: Further consideration will be given to whether any of the proposed obligations could acceptably be dealt with in conditions.

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
1 PARTIES		
2 AFFORDABLE HOUSING		
On-site provision	<p>35% of Dwellings<sup>2</sup> to be Affordable Housing (AH), subject to this % increasing as a consequence of a viability review process.</p> <p>Each of phases 1 to 4<sup>3</sup> to have at least 35% AH.<sup>4</sup></p>	<p>Not to Commence development in a Phase that includes housing until an Affordable Housing Scheme (AHS) for that Phase has been approved by the Council.</p> <p>Phasing and delivery terms to be agreed to include a restriction on Occupation until construction of the AH has begun, and a restriction on Occupation of Market Dwellings in a Phase until the Affordable Housing Units for that Phase have been Provided.</p> <p>The AH for each Phase is to be comprised of:</p> <ul style="list-style-type: none"> <li>• 80% Social Rented</li> <li>• 20% Intermediate Tenure</li> </ul> <p>unless otherwise agreed with the Council as part of an AHS.</p> <p>To use Reasonable Endeavours to seek grants and other monies towards the delivery of AH in each Phase.</p>

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<sup>1</sup> All contributions to be cost indexed from the date of the consultee request or the relevant date of the cost appraisal, tailored to the appropriate rate.

<sup>2</sup> Minimum of 168 Dwellings out of the total 480 residential units.

<sup>3</sup> There will need to be a condition/obligation requiring a phasing plan (that can be amended with agreement) setting the parameters for phases.

<sup>4</sup> To ensure balanced and mixed community in all phases and majority of AH not pushed to latter phases.

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
Affordable Housing Adjustment	Additional affordable housing if grant benefit or CIL reduction.	<p>Any benefit from public loan or reduction in CIL will be accounted for in a viability review.</p> <p>The agreement will provide for a tabulated way of identifying the additional affordable housing required if grant is secured or the level of CIL is reduced.</p> <p>The level of affordable housing will increase if:</p> <ul style="list-style-type: none"> <li>• the rate of CIL applicable to any Phase is reduced below the indexed level assumed; and/or</li> <li>• any public grant or public loan funding is made available for the development or any of the supporting infrastructure such that the total public funding received exceeds the amount that was included in the Viability Appraisal supporting the application.</li> </ul>
<b>Viability Review</b>	<p>Upwards only review to allow provision of up to 50% of Dwellings or financial equivalent.</p> <p>Detail of review to be agreed.</p>	Reviews have the potential to increase the level of onsite affordable housing provided in the subsequent phases.
<b>3 PUBLIC REALM</b>		
<b>Public Open Space</b>	Provision of open space	Agree programme and specification for delivery before Commencement. Other details including phasing to be agreed. Management regime to be agreed

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
<b>Children's Play Space</b>	Provision of open space.	Agree programme and specification for delivery before Commencement. Other details including phasing to be agreed. Management regime to be agreed.
<b>Public Art</b>	In-kind contribution of public art.	Overall strategy to be approved prior to first Occupation. Strategy to provide for delivery and maintenance.
<b>Estate Management Plan</b>	Management regime for site as a whole.	A management and maintenance plan including costs shall be prepared to provide details of the proposed site-wide approach to matters such as access, safety, events, cleaning, maintenance, parking and servicing controls, including but not limited to SUDs, general landscaping, rubbish collection, Public Open Space and Children's Play Spaces.  Submitted and approved prior to first Occupation.
<b>4 TRANSPORT AND HIGHWAYS</b>		
<b>Strategic Corridor Works</b>	Entry into Highways Agreement prior to commencing relevant part of the Strategic Corridor Works.  A44 Interim Scheme Corridor Works completed prior to first Occupation of Phase 1A.  Delivery of A44 Works prior to first Occupation of	

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
	<p>Phase 2A or alternative agreed trigger.</p> <p>Delivery of the A40 Works by OCC<sup>5</sup> before first Occupation of Phase 1A.</p>	
<b>On-site Infrastructure</b>	<p>Masterplan and phasing strategy for approval Prior to commencement.</p> <p>Link road between A40/A44 to be delivered Prior to Occupation.</p>	<p>To submit a masterplan and phasing strategy for approval. It shall include the provision of on-site footpaths and cycle links and ensure all areas of the site are to be publicly accessible at all times.</p> <p>The link road (only) between A40 and A44 is to be delivered to an adoptable standard.</p> <p>Ensure public access for all on-site footpaths, cycle links and roads.</p> <p>Provisions for the long term maintenance of all infrastructure within a Phase is to be agreed with the Council, including the necessary fund/security necessary to secure the long term management of the on-site infrastructure, which will remain in the Developer's ownership or an Estate Management Company.</p>
<b>Peartree Interchange Improvements</b>	CIL	OCC to deliver the Peartree Interchange Improvements comprised of [insert description] as shown on [insert Plan reference] (the <b>Peartree Specification</b> ) part-funded (12 per cent of the overall cost of the scheme) by the CIL paid by the Developer
<b>Peartree Interim Scheme</b>	Provision	Prior to first Occupation in any phase excluding Phase 1A unless OCC has committed to delivery of the Peartree Interchange Improvements

<sup>5</sup> The LGF/LEP funding is to fund these works but if this fund falls away or is insufficient, the Developer is to fund the A40 Works.

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
<b>Car Parking Management Plan (CPMP) for Site and each component</b>	Submit and obtain approval for a site-wide CPMP.  Each Phase is to have its own CPMP, in addition to but consistent with a CPMP for the whole outline scheme.	Prior to first Occupation  Prior to Occupation of relevant Phase
<b>Travel Plans for each component of the scheme</b>	Agreement and operation of travel plans.	Each component in a Phase is to have its own travel plan or be addressed as an extension to an existing travel plan. It shall contain targets for the total number of journeys to and from the Development by specified modes of travel.  Each approved travel plan is to be implemented and complied with during the lifetime of the development.  Detail to be agreed.
<b>Travel Plan Monitoring Contribution</b>	£6,000	Pay the Travel Plan Monitoring Contribution.  It is to be used to by the County Council to monitor compliance with travel plan, in particular, whether the proposed modal shift targets are being achieved or not.
<b>TRO</b>	£5,000 <sup>6</sup>	Pay the County's costs associated with any variations to the Traffic Regulation Order (i.e. off-site changes for a crossing to the primary school).

<sup>6</sup> This is the estimated cost only and the County's full costs associated with the TRO needs to be paid.

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
<b>5 OTHER FINANCIAL OBLIGATIONS</b>		
<b>The Bus Enhancement Contribution</b>	£2.88 million, payable in 8 instalments	If the full amount of the Bus Enhancement Contribution is not spent or required on account of the services becoming self-sustaining, any balance is to be applied towards the delivery of the Unfunded Supporting Infrastructure and/or saving reflected in the next viability appraisal, as directed by the Council.
<b>Carbon offset Contribution</b>	Conditional payment <sup>7</sup>	Contribution if fail to meet BREAAAM or other appropriate standards.
<b>Off-site Habitats Contribution</b>	TBC	<p>Developer to submit a scheme for the delivery of 3 hectares of off-site biodiversity enhancements in an area of Cutteslowe Park<sup>8</sup> including implementation proposal and maintenance in perpetuity.</p> <p>Developer to carry out an assessment and submit it to the Council to confirm the 3 hectares of enhancement has been delivered. If the requirement level of enhancements has not been met, the Developer is to buy into an ecology bank scheme to reach the appropriate level.</p>
<b>6 RESTRICTED USE</b>		
<b>Employment</b>	<p>15,850 m2 for Phase 1A</p> <p>Up to 87,300 m2 for entire development</p>	Need to agree tenant profile– priorities -- science-based and knowledge economy activities directly linked to the key clusters and sectors in Oxford (i.e. technology, research, bio-technology and spin offs from the universities and hospitals)

<sup>7</sup> Mechanism for calculating sum to be agreed

<sup>8</sup> To ensure net gain in habitats as per NPPF

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
		A requirement to prepare a marketing plan for Council approval.
<b>7 EMPLOYMENT INITIATIVES</b>		
<b>Community Employment Plans (CEP)</b>	To provide local residents with access to employment.	<p>Developer to submit a draft plan for approval in accordance with the requirements of emerging Policy E4.</p> <p>Developer to implement and comply with the approved plan during construction and operation phases.</p> <p>Developer to monitor and submit an annual report to the Council concerning adherence.</p>
<b>8 NON-FINANCIAL OBLIGATIONS / OTHER</b>		
<b>Notices</b>	N/A	To give the Council advance written notice of events.
<b>Housing Mix</b>	N/A	The overall housing mix is to comply with paragraph 5.18 of the AAP and the Balance of Dwellings Supplementary Planning Document (SPD) unless otherwise agreed or superseded by new policy or guidance
<b>Accessibility</b>	N/A	<p>Development to be Building Reg Part M compliant or its equivalent (as amended from time to time) and comply with policy CP13. In particular:</p> <ul style="list-style-type: none"> <li>• 5% of Dwellings to be in compliance with Building Regulation requirement M4(3) 'wheelchair user dwellings'</li> <li>• remaining 95% of Dwellings to be wheelchair accessible and adaptable units in compliance with Building Regulation requirement</li> </ul>

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
		M4(2) 'accessible and adaptable dwellings'
<b>Energy Loop<sup>9</sup></b>	Provision of energy loop.	<p>The energy loop shall be designed to a capacity to allow for future phases of the Development to link into the energy sharing loop.</p> <p>Unless agreed otherwise, each subsequent Phase is to follow the same energy strategy and link/connect into the energy sharing loop.</p> <p>Developer to use reasonable endeavours to ensure for future Phases that renewal technologies (such as heat pumps and PV panels) are wired into the local power network to reduce the consumption of grid electricity by the energy loop plant future, subject to viability.</p> <p>Requirement to continue to meet evolving best practice in relation to sustainability credentials and energy efficient techniques.</p> <p>Developer to offer future Phases the right to connect into the energy loop on reasonable commercial terms.</p> <p>Management Vehicle to manage and maintain the energy sharing loop scheme.</p>
<b>Health and Sustainability<sup>10</sup></b>	Secure a healthy development.	<p>Reasonable endeavours shall be used to:</p> <ul style="list-style-type: none"> <li>• continue to meet evolving best practice in relation to sustainability credentials and energy efficient building techniques</li> </ul>

<sup>9</sup> Required by Policy NG9 of the AAP



ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
		<ul style="list-style-type: none"> <li>• use energy-positive technology to ensure climate resilience</li> <li>• ensure that the principles of good design for health and wellbeing are embedded into the design of the Development and to explore new and innovative strategies for working in partnership across sectors to deliver the best possible wellbeing outcomes for current and future tenants and residents</li> <li>• achieve integrated and accessible sustainable transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport for new residents to travel within the Development and to key local destinations</li> </ul>
<b>SUDS</b>	Provision and maintenance of SUDs	<p>Before commencing in a Phase, to submit and have approved by the Council the precise details of the SUDS for each Phase.</p> <p>To deliver the SUDS in accordance with the approved details</p> <p>To submit for approval a scheme for the on-going maintenance of the SUDS and not to Occupy any floorspace in a Phase until the relevant scheme has been approved</p> <p>The SUDS shall be maintained by the Management Vehicle in accordance with the approved estate management plan (that is informed by the approved SUDS scheme)</p>
<b>Facilitating comprehensive</b>	Protection of ability for comprehensive development.	Development to be designed not to prejudice access to neighbouring land <sup>11</sup> or the direct cycle link to Parkway. <sup>12</sup>

<sup>11</sup> Includes the remaining land in the Northern Gateway Site Allocation, including the Merton Land and the OCC land and any adjoining land

<sup>12</sup> As defined on page 165 of DAS

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
<b>development</b>		<p>Developer to will use reasonable endeavours to assist neighbouring landowners to:</p> <ul style="list-style-type: none"> <li>• deliver a direct cycle link to Parkway;</li> <li>• facilitate the refurbishment or redevelopment of existing built areas of the Northern Gateway site (at the Wolvercote Roundabout and Peartree Interchange) to further enhance the strategic approach to the City.</li> </ul> <p>Developer to make access and service connections available to the neighbouring land upon a fair and equitable contribution having been paid by them i.e. a proportionate share of the strategic infrastructure costs<sup>13</sup> or the cost of any upgrades that are directly related to the neighbouring land and would otherwise not need to be incurred (e.g. capacity upgrades beyond what the Developer would need for itself). No land premium shall be charged.</p>
<b>Delivering development</b>	Delivery Test related obligations	Obligations to ensure that development is delivered on programme and in full.
<b>Mortgagee's consent</b>		Council's standard wording. Liability is not limited to when mortgagee in possession only.
<b>Interest</b>		3% above Bank of England cash rate.

<sup>13</sup> This excludes the Core Infrastructure Costs which are dealt with separately

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
<b>9 DISTRICT COUNCIL OBLIGATIONS</b>		
<b>Spending of Contributions</b>		<p>Any unspent or unexpended contributions 5 years after the date of payment are to be reallocated to and used to deliver the Unfunded Supporting Infrastructure<sup>14</sup> or towards further AH depending on the Council's priority at the time.</p> <p>Any unspent or unexpended contribution at the later of 5 years from payment or 5 years after the date of completion of the development shall be returned to the developer.</p>
<b>CIL agreement with OCC</b>		<p>The Council shall enter into an agreement with OCC agreeing to onward pay CIL equivalent [£1,716,685] to the amount of the Peartree Interchange Contribution, CPZs, A44 commuted sums and A40 commuted sums to OCC [final figure to be confirmed].</p>
<b>Infrastructure in lieu of CIL</b>		<p>The Council to use reasonable endeavours to make infrastructure payments under regulation 73A of the CIL Regs available in its area and will accept (subject to the requirements of regulation 73A being complied with) the direct delivery of:</p> <ul style="list-style-type: none"> <li>• those elements of the A44 Corridor Works that bring public benefits (as per the schedule produced by PBA) by the Developer in satisfaction of CIL owed in connection with the latter phases of the Development up to maximum value of £5,535,000 (irrespective of the final costs of the works).</li> <li>• the routes to school as shown coloured [insert] on plan [insert</li> </ul>

<sup>14</sup> Unfunded Supporting Infrastructure means any the infrastructure items that the Developer is not making a full contribution to (due to viability reasons and the Council's preference to secure a higher level of on-site affordable housing) but which are set out in policy as being required as part of the delivery of the Northern Gateway Site.

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
		reference] by the Developer in satisfaction of CIL up to maximum value of £123,500 (irrespective of the final costs of the works).
<b>External Funding</b>	N/A	Use reasonable endeavours to assist the Developer with any proposals for external funding.
<b>Seeking Contributions</b>	N/A	<p>A reasonable endeavours obligation to seek contributions from future developments that benefit from<sup>15</sup> the Core Infrastructure that is forward funded by the development i.e. neighbouring land.</p> <p>Any contribution collected by the Council towards the Core infrastructure Costs<sup>16</sup> is to be returned to the Developer (net of all reasonable collection costs) and removed from the Developer's Cost for the purposes of the Late Stage Review unless the Late Stage Review has already occurred, in which case the contribution(s) is to be used to deliver the Unfunded Supporting Infrastructure</p>
<b>Neighbouring land obligations</b>	N/A	To ensure that any Section 106 Agreement for the neighbouring land:

<sup>15</sup> Where they would satisfy the tests in CIL Regulation 122

<sup>16</sup> **Core Infrastructure Costs** means costs expenses fees charges and any other form of expenditure directly attributed to provision of the Corridor Works and Peartree Interchange Improvements Contribution including the:

- (a) Design, planning and construction costs for the infrastructure;
- (b) Land acquisition costs; and
- (c) Value of land being set aside or taken up to deliver the Core Infrastructure at open market value

ELEMENT	REQUIREMENT OR AMOUNT <sup>1</sup>	DETAILS
		<ul style="list-style-type: none"> <li>• is generally consistent with the Developer's s106 agreement; and</li> <li>• includes an obligation on the landowners to seek to enter into an equalisation agreement<sup>17</sup> with the Developer and pay a fair and equitable contribution towards the Core Infrastructure Costs</li> </ul>
<b>10 COUNCIL FEES</b>		
<b>Monitoring costs</b>	5% of the total contributions	Contribution to be used towards monitoring compliance with the legal agreement
<b>Legal fees</b>	£TBC	Pay the Council's reasonable costs in connection with the preparation and completion of the Section 106 Agreement (including work on the HOT and those elements of the Council Committee report relating to the planning obligations and the conditions. It includes internal and external legal fees

<sup>17</sup> **Equalisation** means financial payments between the Developer and the owner(s) of any land forming part of the AAP area to ensure that they both make a fair and equitable contribution towards the Core Infrastructure Costs and Common Site Infrastructure (including the costs of any services etc.)

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