

**Planning and Strategic Housing**

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Our Ref: 18/03319/OUT  
Date Received: 15th November 2018  
Parish: Great Tew

**The Town and Country Planning Act**

**NOTICE OF DECISION**

West Oxfordshire District Council, as Local Planning Authority, hereby **approves subject to a legal agreement** the application, as outlined below.

Proposed: Construction of museum building, show lane building, corporate hospitality building, energy centre/store building, workshop building. Formation of car exercise road. Construction of 28 holiday lodges. Formation of landscaped grounds. Associated site services and external works.

At: The Driving Centre Enstone Airfield Enstone Chipping Norton

For: Mr K Hedigan

**CONDITIONS:**

- I (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;  
and  
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**REASON:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 Details of the scale, landscape, appearance and layout, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

**REASON:** The application is not accompanied by such details.

- 3 Prior to the commencement of development plans showing how the means of access to the development between the land and the existing highway boundary with Green Lane will be constructed, laid out, surfaced, lit and drained, shall be submitted to the approved in writing by the Local Planning Authority. Thereafter, and prior to first occupation of the proposed development, construction of the access shall be undertaken only in accordance with the approved details.

REASON: To enable safe and suitable access to the development for all road users in accordance with the National Planning Policy Framework.

- 4 Prior to any above ground development, a plan showing that a refuse vehicle of not less than 11.4m in length can enter, turn in, and exit the development safely in forward gear shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall be carried out in accordance with the approved details.

REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.

- 5 No building shall be occupied until space has been laid out within the site to accommodate the visitor car parking to serve the use, provided at a level commensurate with the traffic controls and timed slot arrangements (the specific number to be agreed with Local Planning Authority prior to them being provided) and such space shall be retained solely for parking purposes thereafter. Once the site is operational, there shall be no increase in the amount of car parking approved, without approval from the Local Planning Authority.

REASON: To ensure adequate car parking provision is made, but that does not cause an increase in the trip rate approved as part of the planning permission.

- 6 No more than 334 one-way vehicle movements shall arrive / depart from the site per visitor session using the pre-booked ticket system. For the purpose of this condition visitor sessions are defined as a period of at least two hours. There shall be a maximum of 3 such visitor sessions per day and the use shall only operate for 6 days in any week. Once the site is operational, there shall be no increase in the number of two-way trips per visitor session or of the number of sessions or days of operation, without approval from the Local Planning Authority.

REASON: In the interest of highway safety and to ensure the site does not lead to a severe traffic impact.

- 7 A Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the first use of the museum. This should also include detail as to how the site will operate on a pre-booking system, so that visitors will not arrive without booking. An updated Framework Travel Plan shall then be submitted in writing to the Local Planning Authority within 3 months of full occupation of the Museum.

REASON: In the interests of maximising the opportunities for sustainable travel in accordance with the National Planning Policy Framework.

- 8 Information on public transport services and routes, including maps and timetables, as well as walking and cycling routes within the local area, must be made available to all residents of the lodges. This package of information should first be submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the details approved.

REASON: In the interests of maximising the opportunities for sustainable travel in accordance with the National Planning Policy Framework.

- 9 Prior to the commencement of development, a Construction Traffic Management Plan (CTMP), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall only commence in accordance with the approved details. Where applicable, the CTMP must include the following:
- The CTMP must be appropriately titled, include the site and planning permission number.
  - Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
  - Details of and approval of any road closures needed during construction.
  - Details of and approval of any traffic management needed during construction.
  - Details of wheel cleaning/wash facilities - to prevent mud etc., in vehicle tyres/wheels, from migrating onto adjacent highway.
  - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
  - The erection and maintenance of security hoarding / scaffolding if required.
  - A regime to inspect and maintain all signing, barriers etc.
  - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
  - The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
  - No unnecessary parking of site related vehicles (worker transport etc.) in the vicinity - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
  - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
  - A before-work commencement highway condition survey and agreement with a representative of the Highways Depot - contact 0845 310 1111. Final correspondence is required to be submitted.
  - Local residents, adjoining Parish Councils and Local OCC and WODC members to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
  - Any temporary access arrangements to be agreed with and approved by Highways Depot.
  - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.
- REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.
- 10 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Discharge Rates
  - Discharge Volumes
  - Maintenance and management of SUDS features
  - Sizing of features - attenuation volume
  - Infiltration in accordance with BRE365
  - Detailed drainage layout with pipe numbers
  - SUDS - Permeable Paving, Rainwater Harvesting, Green Roof
  - Network drainage calculations
  - Phasing
  - The plans must show that there will be no private drainage into the existing public highway drainage system.

REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.

- 11 The width, routing, fencing drainage, surfacing, furniture, signing etc of the diverted and retained length of bridleway need to be agreed by OCC Countryside Access so it forms a year-round safe and attractive route for walkers, cyclists and equestrians. This should include works to appropriate shared use standards and low visual impact fencing where appropriate.

REASON: to ensure that the bridleway is a safe and convenient route for all users with a continuity of experience and quality along its length.

- 12 With regard to the public right of way:
- a) Temporary obstructions. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that obstructs the public right of way whilst development takes place.
  - b) Route alterations. The development should be designed and implemented to fit in with the existing public rights of way network. No changes to the public right of way's legally recorded direction or width must be made without first securing appropriate temporary or permanent diversion through separate legal process. Alterations to surface, signing or structures shall not be made without prior written permission by Oxfordshire County Council.
  - c) Vehicle access (construction): No construction / demolition vehicle access may be taken along or across a public right of way without prior written permission and appropriate safety/mitigation measures approved by Oxfordshire County Council.
  - d) Vehicle access (Occupation): No vehicle access may be taken along or across a public right of way to residential or commercial sites without prior written permission and appropriate safety and surfacing measures approved by Oxfordshire County Council.
  - e) Gates / right of way: Any gates provided in association with the development shall be set back from the public right of way or shall not open outwards from the site across the public right of way.
  - f) Improvements to routes: Public rights of way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. This may include upgrades to some footpaths to enable cycling or horse riding and better access for commuters or people with lower agility. Proposed improvements should be discussed and agreed with Oxfordshire County Council.

REASON: To ensure the legal public right of way remains available, safe and convenient for public use.

- 13 If within a period of fifteen years from the date of planting of any tree/hedge/shrub that tree/hedge /shrub, or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge /shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season.

REASON: To ensure effective delivery of approved landscaping and to secure enhancements for biodiversity in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the Local Plan 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 14 A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:
- i. Description and evaluation of features to be managed; including location(s) shown on a site map;
  - ii. Landscape and ecological trends and constraints on site that might influence management;
  - iii. Aims and objectives of management;

- iv. Appropriate management options for achieving aims and objectives;
- v. Prescriptions for management actions;
- vi. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over a 5-10 year period);
- vii. Details of the body or organisation responsible for implementation of the plan;
- viii. Ongoing monitoring and remedial measures;
- ix. Timeframe for reviewing the plan; and
- x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

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.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

**REASON:** To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular Chapter 15), Policy EH3 of the Local Plan 2031 and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 15 Before any above ground works a landscaping scheme shall be submitted and approved in writing by the Local Planning Authority, including full details of all the measures in the approved Biodiversity Mitigation and Enhancement Strategy (required by condition 15) and a 5-year establishment phase maintenance plan . The scheme shall incorporate the planting of native trees to become new standards of appropriate species and at appropriate locations. The entire landscaping scheme shall be completed by the end of the first planting season following the first occupation of the development hereby approved.

**REASON:** To provide full details of landscaping within the development and to enhance the site for biodiversity in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the Local Plan 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 16 A Biodiversity Mitigation and Enhancement Strategy shall be submitted for the approval of the local planning authority as part of a reserved matters application for this development. The strategy shall be in accordance with the recommendations in sections 5.3 and 5.4 of the Preliminary Ecological Appraisal dated November 2018 (12.11.18) prepared by Windrush Ecology Ltd and shall include specifications for the installation of natural wildflower/grass roofs, a lighting strategy that minimises impact on foraging/commuting bats (based on a bat activity survey) and specific mitigation for ground-nesting birds (if required, based on a breeding bird survey). The approved strategy shall be implemented in full according to the specified timescales and all mitigation and enhancement features shall thereafter be permanently retained.

**REASON:** To ensure that hedgerows, woodlands, grasslands, bats, birds and other biodiversity features are protected and enhanced in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 17 Prior to the commencement of above ground works, a Construction Environmental Management Plan - Biodiversity (CEMP-B) shall be submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:
- i. Risk assessment of potentially damaging construction activities;
  - ii. Identification of 'biodiversity protection zones';
  - iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
  - iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
  - v. The times during construction when specialists ecologists need to be present on site to oversee works;
  - vi. Responsible persons and lines of communication;
  - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
  - viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
  - ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.
- The approved CEMP-B shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure that all protected and priority species and habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), EH3 of the Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 18 A report prepared by a professional ecologist or similarly competent person certifying that the required mitigation and compensation measures identified in the CEMP-B have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

REASON: To ensure that protected and priority species and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 19 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
- I. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: NPPF paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 178).

- 20 Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF.

- 21 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: NPPF paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

- 22 The development hereby permitted may not commence until a foul water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved and completed prior to the development being brought into use.

REASON: To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with paragraph 170 of the NPPF.

- 23 The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological investigation, to be undertaken prior to development commencing. The investigation shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2018)

24 Prior to the commencement of the development and following the approval of the Written Scheme of Investigation referred to in condition 23, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2018).

25 No more than 5 concourse events shall take place within any one calendar year and any such event shall not be open to the public for more than 2 days at any one time and shall avoid the use of amplified music or fireworks  
REASON: To ensure that the impacts of concourse events upon the wider area in terms of traffic and activity are mitigated

26 As an integral part of the landscaping details to be submitted as a part of the reserved matters application full details of the boundary treatments, the use of the open areas not to be incorporated as part of the parkland and the lighting shall be submitted for agreement

REASON To ensure that the impacts of lighting, landscaping and boundary/security fencing is properly considered

27 The car exercise track shall only be used by:

- 1) automobiles which by virtue of their financial value, artistic value, historic significance and/ or rarity are deemed to be collectable and eligible for exhibition in the museum; and
- 2) contemporary road legal automobiles for demonstration or exercise or exhibition.

and the said use of the track shall only take place between the hours of 0900 and 1800 on days that the museum is open to the public

REASON: To limit potential noise impacts

28 No use of any of the buildings or land hereby approved shall take place other than for the primary purposes set out in the parameter plans approved as part of this application other than as may have been explicitly agreed in writing by the LPA prior to that alternate use taking place.

REASON: To ensure that the impact of the development is properly controlled in the interests of highway safety and amenity

29 The level of noise emitted by vehicles on the exercise track, measured at a distance of 20 metres from the middle of the hard surface of the track hereby permitted, shall not exceed 75db LAeq5min or 83 dbLMAX (fast) at any time.

REASON: To limit noise impacts

30 Prior to first occupation of the museum details of the number and location of EV charging points to be provided shall be first agreed in writing by the LPA and the said EV charging points shall be provided and thereafter retained whilst the museum is operational



REASON: To encourage use of less polluting vehicles.

- 31 As an integral part of the landscaping details to be submitted as a part of the reserved matters application the developer shall be responsible for submitting a phasing plan indicating the delivery of the key elements of the scheme including the structural landscaping in sequential order and once agreed by the LPA the development shall only be implemented in accordance with the said agreed phasing plan  
REASON To ensure that the houses are not developed separately from the museum and that the landscape mitigation is delivered

#### INFORMATIVES :-

- I Additional information in respect of the Environment Agency conditions  
Please note, having reviewed the Geo-Environmental Report, prepared by Enzygo Geo Environment, reference CRM.1463.001. GE.R.001.D, revision D, dated October 2018, we are satisfied that part I of this condition has been fulfilled.  
We note that no evidence was found during the site walk over of ducts that could contain fuel pipe lines or evidence of bulk fuel storage associated with the historic use of this site as a World War II Airfield. We note that the Geo-Environmental Report, prepared by Enzygo Geo Environment, reference CRM.1463.001. GE.R.001.D, revision D, states that the purpose of the proposed additional site investigation is to confirm the absence of the Petrol, Oil and Lubricants (POL) infrastructure. We agree with the findings of this report that supplementary site investigation is necessary to ensure that hidden structures do not become ruptured during enabling works and potentially release fuels that could impact on the underlying Principal Aquifer.  
We would like to see results of groundwater monitoring carried out at an early stage in the investigation process. We would also like to see the depth of these rotary boreholes (and their locations) be assessed from the location of the springs in the area.  
We note that the drillers' logs for the window sampler holes and trial pits show that bands of clay have been encountered within the limestone on the southern part of the site with seepages recorded. This suggests that shallow perched groundwater may have been encountered. The contaminative status of this perched groundwater should also be explored in the investigation.  
We are pleased to see that in the potential event that tanks and pipework are encountered, these will be removed together with any impacted soils, and that pipework will be sealed; de-watered and/or removed as appropriate using a specialist contractor. We recommend that as a precaution (watching brief) that a qualified remediation specialist be present on site during the drilling of wells and excavation of trial pits.  
Until we know the contaminative status of the underlying soils and groundwater, the surface water drainage plans for this site should not include the use of soakaways.  
This site is located over a Principal Aquifer that feeds springs and streams in the locality. The classification of this aquifer under WFD is of poor status with respect to nitrate and therefore the treatment of foul sewage should be of a standard suitable for this location.  
We are pleased to see that a package sewage treatment plant will be used for this development. We need reassurance that this non-mains drainage system will be of suitable capacity to deal with the output of the museum and that there will be a formal scheme in place for the on-going maintenance and management of this treatment plant.
- 2 New development should be connected to the public mains (with the prior written approval of the statutory undertaker) where possible. Proliferation of individual treatment plants can cause deterioration in local water quality (ground and surface water). This would be contrary to the principles of the EU Water Framework Directive 1) and is supported by paragraph 170 of the National Planning Policy Framework which requires the planning system to ensure the environment is not adversely affected by water pollution.

If it is shown not to be feasible to connect to the public foul sewer, you may need an Environmental Permit from the Environment Agency.

- 3 The diversion application, construction and certification of the bridleway should be completed in accordance with the terms of the I06 agreement to ensure that the bridleway is available to the public at the earliest opportunity following the construction period.
- 4 Separate consent must be obtained from OCC Road Agreements Team for all works on and immediately adjacent to the highway under S278 of the Highway Act. Contact: 01865 815700: RoadAgreements@oxfordshire.gov.uk
- 5 The reserved matters application will include details of landscaping proposals and these must incorporate the biodiversity enhancements recommended in sections 5.3 and 5.4 of the Preliminary Ecological Appraisal and the comments of the Biodiversity Officer (in order that the proposed development complies with the biodiversity mitigation and enhancement recommendations to deliver a biodiversity net gain in accordance with the NPPF and Local Plan Policy EH3).
- 6 You are reminded of the terms of the parallel legal agreement which has obligations regarding the operation of the main site and the occupation of the lodges
- 7 You are advised of the presence of an active airfield and motor car exercise facility within close proximity of the site which may generate noise impacts at certain times
- 8 It is anticipated that the development will closely follow the design principles and parameter plans set out in the information accompanying the application as clarified and amended by the revised details submitted. In the submission of reserved matters, it shall be demonstrated that the two lodges to the north do not present a risk associated with aviation activity at Enstone airfield.



**Giles Hughes**  
**Head of Paid Service**

Dated 15th May 2020

**IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE. THESE CAN BE FOUND AT [www.westoxon.gov.uk/decisionnotes](http://www.westoxon.gov.uk/decisionnotes).** If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.

