

APPLICATION NO.	P24/S1879/FUL
SITE PROPOSAL	Littlewick House, Mill Lane, Chinnor, OX39 4RF Erection of 2 new build 1.5 height eaves detached dwellings with associated parking and access (layout and design revised and daylight/sunlight assessment as shown on amended and additional documents received 4th September 2024 and width of access reduced as shown on amended plan received 20th September 2024).
APPLICANT	Benjamin Hill Designs Ltd
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.10.2024
PARISH	CHINNOR
WARD MEMBERS	Ed Sadler Ali Gordon-Creed
OFFICER	Paul Lucas

1.0 **INTRODUCTION**

1.1 This report sets out the justification for officers’ recommendation to grant planning permission having regard to the development plan and any other material planning considerations. The application is referred to planning committee due to the objection from Chinnor Parish Council.

1.2 The application site is shown at **Appendix A**. It comprises the rearmost section of the rear garden of Littlewick House, a two-storey dwelling fronting onto Mill Lane. The site measures 100 metres in depth and 17 metres in width. It borders Chinnor Recreation Ground to the south-west and a recent housing development, part of an allocated site, to the north-east. The rear north-western boundary is with open countryside and the south-eastern boundary has a close boarded fence subdividing the site from the remainder of the garden. The site has been historically used as a garden, however, whilst the housing development was in process, the developer used the site as a storage compound. This means that there is a gate in the fence adjoining the housing development. The ground condition of the land is despoiled because of the intervening use, although this is not publicly visible. There is some hedging on the side boundaries and some trees adjacent to the north-western boundary. There are no special designations on the site.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the erection of two detached dwellings with first floor accommodation within the roof space. The applicant maintains that they have an agreed right of access with the housing developer over the adjoining land to the north-east to serve the proposed residential units.

2.2 The application was amended to change the layout and design of the dwellings, provide more soft landscaped areas, alter the access width and provide a daylight / sunlight assessment. The current plans can be found at **Appendix B**. Other supporting documents can be found on the council's [website](#).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Publicity**

3.2 **Statutory Consultee responses**

Representation	Comments
South -Highways Liaison Officer (Oxfordshire County Council)	No objection subject to parking and cycling planning conditions

3.3 **Council - professional officer comments**

Representation	Comments
Ecology Team (South and Vale)	No objection subject to ecological planning conditions
Drainage - (South&Vale)	No objection subject to drainage planning conditions
Forestry Officer (South and Vale)	No objections subject to tree protection and landscaping planning conditions
Environment Protection Team	No objections subject to construction management conditions.

3.4 **Public responses**

Representation	Comments
Chinnor Parish Council	Objection on the grounds that the site is not allocated for development in the Neighbourhood Plan and it is overdevelopment. Design is contrary to the design guide. Against CHGP2 of the neighbourhood plan. Access rights are not clear. A previous application on this site has been rejected and, on top of the additional reasons we have given, we believe the previous arguments also hold.
Third Parties – nine representations of objection / concern and two of no objection / support summarised as follows	<ul style="list-style-type: none"> • Not infill - extends built limit of settlement • Damage and disruption from construction traffic over private roads • Access and parking issues • Overlooking • Loss of light

	<ul style="list-style-type: none"> • Pressure on power and sewerage utilities • Construction noise and dust • Loss of biodiversity • Loss of trees and hedgerows • Waste storage and collection • Fire truck access • Insufficient garden space for future occupiers • Chinnor has had enough housing, this development would put more strain on local services and facilities • Future residents should pay towards maintenance of adjoining development • Covenants prevent applicant from having a right of access over third party land [not a planning matter]
<p>All of these consultation responses can be read in full on the council's website.</p>	

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P22/S3241/O	Outline application for the erection of two semi-detached houses and one detached house including access and layout.	Refused (20/12/2022) See refused layout at Appendix C.
P19/S2831/O	Erection of 2 detached houses including access and layout.	Withdrawn (21/11/2019)
P15/S0779/FUL This is the adjacent housing development planning permission	The erection of 61 dwellings (C3 use) and creation of new public open space; the realignment of Mill Lane to create a new junction with Thame Road; the creation of a vehicular access from the realigned Mill Lane; the delivery of a new car parking facility; public open space; surface water drainage; landscaping; and other ancillary works.	Approved (05/08/2016)
P72/M0199	One detached house. Access.	Refused (18/08/1972)
P71/M0120	Three dwellinghouses and garages	Refused (25/06/1971)
P70/M0407	39 ONE-BEDROOM FLATS IN THREE-STOREY BLOCKS, CAR PARKING FOR 39 CARS AND ALTERATION TO ACCESS	Refused (22/03/1971)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The proposed development is not Schedule 1 or 2 development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, so an Environmental Statement is not required.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

6.2 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- DES5 - Outdoor Amenity Space
- DES6 - Residential Amenity
- DES7 - Efficient Use of Resources
- DES8 - Promoting Sustainable Design
- DES10 - Carbon Reduction
- ENV1 - Landscape and Countryside
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
- EP3 - Waste collection and Recycling
- EP4 - Flood Risk
- H1 - Delivering New Homes
- H11 - Housing Mix
- INF4 - Water Resources
- STRAT1 - The Overall Strategy
- STRAT5 - Residential Densities
- TRANS5 - Consideration of Development Proposals

6.3 Chinnor Neighbourhood Plan Review II

The Chinnor Neighbourhood Plan Review II (CRNP) was made on 17 November 2023 and therefore carries full weight in decision making. The relevant policies from the CRNP are:

- CH H1 - Infill Residential Development
- CH H7 – Development Boundary
- CH C1 – Design
- CH GP2 – Protection of Habitats of Significance
- CH GP4 - Sustainable Homes

6.4 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

7.0 **PLANNING CONSIDERATIONS**

7.1 **The relevant planning considerations are the following:**

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Ecology and biodiversity**
- **Housing mix**
- **Other material planning considerations**

7.2 **Principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan currently comprises the South Oxfordshire Local Plan 2035 (SOLP 2035) and the made Chinnor Neighbourhood Plan Review 2023 (CNRP).

7.3 Policy STRAT1 of the South Oxfordshire Local Plan 2035 (SOLP 2035) sets out the overall strategy for the District. It seeks to focus major new development at the growth point of Didcot, with Henley, Thame and Wallingford also being a focus for development and regeneration. Criterion 3. iii) of Policy H1 of the SOLP 2035 explains that residential development on sites not allocated in the Development Plan will only be permitted within the existing built-up areas of larger villages as defined in the settlement hierarchy; provided an important open space of public, environmental, historical, or ecological value is not lost, nor an important public view harmed.

7.4 The site lies within the Chinnor Development Boundary and would not extend development any closer to the adjoining countryside to the north-west than the adjacent housing development. CRNP Policy CH H7 states that “Proposals for development inside the development boundary will be supported where they constitute sustainable development and are consistent with development plan policies.” CRNP Policy CH H1 supports infill development within the Chinnor Development Boundary, provided certain technical matters relating to amenity of existing residents, parking and turning, impact on highway network, loss of important open space, design and extension of the built limits of the settlement can be addressed. There is no requirement for development to fit within the definition of infill contained within the SOLP 2035 Policy H16, which relates only to development in Smaller Villages and Other Villages.

7.5 It is a material planning consideration that the previous application [P22/S3241/O](#) on this site, when assessed against the same SOLP 2035 policies and similar CNP settlement boundary and infill housing policies, was not refused outline planning permission on the basis of a conflict with the council’s housing distribution strategy. The principle of development therefore remains acceptable.

7.6 Design and character

The SOLP 2035 Policy DES1 seeks to ensure that all new development is of a high-quality design subject to a series of criteria. The SOLP 2035 Policy DES2 states that all new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. Policy ENV1 seeks to ensure that development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes. These aims and objectives are reflected in CNP Policies CH C1 and CH H1.

7.7 The site has been used historically as part of an extensive garden, predominantly undeveloped, and is bounded by some mature hedges and trees on two sides. The current ground conditions can only be appreciated from looking over the site boundary fences and does not have a wider impact. The lawful use of the land is as a domestic garden, despite the intervening temporary building compound use. The side elevations of the proposed dwellings would be in much closer proximity to the boundary with the adjacent recreation ground than the dwellings forming the adjoining residential development at Oxford Down. However, the proposed dwellings would be of chalet bungalow proportions with low eaves heights at 2.8 metres / 3.7 metres and a maximum ridge height of 6.7 metres. This means that they would read as smaller units than the adjacent two-storey dwellings, which would reduce their visual impact and ensure that they would not appear as unduly dominant in public views from the recreation ground. From Oxford Down, the new dwellings would appear as relatively subservient additions to the residential area, with a 4.2-metre gap being created in the existing close-boarded fence and the removal of a section of verge in front to facilitate vehicular access.

7.8 The council's Tree Officer is of the opinion that the trees within the site are of limited arboricultural value and should not be considered a constraint to development. However, the existing boundary trees and hedgerows provide screening and will help to integrate future developments into their surrounding setting. Based on the proximity of existing tree canopies located within the hedgerow on the south-west boundary to the Plot 2, a realistic management approach would be to consider reducing the height of trees on the south-west boundary to a point slightly below that of the more established hedgerow below. Further details on the hedgerow management can be secured as part of an appropriately worded landscape management planning condition. The proposed site plan was revised to provide more scope for soft landscaping to compensate for the hedgerow management. Although it contains some preliminary details, the Tree Officer considers that a more comprehensive landscaping scheme to provide greater species diversity and climate resilience will be required. The Tree Officer is satisfied that this could be secured through a planning condition and on that basis raises no objection to the application.

7.9 In overall terms, the visual appearance of the proposed development would not be harmful to local design and character, sufficient to address the first reason for refusal of the previous outline planning application and be in accordance with the above policies and guidance.

7.10 Residential amenity

The SOLP 2035 Policy DES6 relates to residential amenity and requires that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts in relation to loss of privacy, daylight and sunlight, dominance or visual intrusion, noise or vibration, smell dust, heat, odour or other emissions, pollution, and external lighting. CNP Policy CH H1 explains that support for infill housing would be dependent on proposals not causing an unacceptable impact on the residential amenities of adjacent residential properties. The SOLP 2035 Policy DES5 requires satisfactory outdoor amenity space in line with the guidance under Section 4 of the JDG 2022.

7.11 Officers are satisfied that the proposed development would comply with the relevant separation distances to neighbouring dwellings and between the two plots (12 metres back to side and 10 metres front to front) for built form as set out in Section 4 of the JDG 2022. This is an indicator that the outlook between existing and proposed dwellings would be acceptable. The north-east facing side elevation of Plot 1 would be located at 3.5 metres from the rear garden boundaries of No's 43 and 45 Oxford Down, albeit with an intervening off-site hedge on the boundary with No.43. It is inevitable that built form in this position would have some impact on daylight and sunlight. In response to these concerns, the applicant has submitted a daylight and sunlight report. The daylight analysis shows that the south-west facing windows of No's 43, 45 (including proposed extension) & 49 Oxford Down would all continue to receive a minimum of 27% Vertical Sky Component (VSC), in line with BRE guidance. In relation to sunlight, the report concludes that the relevant south-west facing rooms of the neighbouring dwellings would continue to receive a minimum of 25% of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March. This would also meet the BRE guidance. Officers also note that there are other examples in the adjacent development where there are similar two storey back to side relationships between dwellings.

7.12 There would be no first-floor openings in the north-east facing elevation of Plot 2. There would be a first-floor bathroom window in the north-east facing elevation of Plot 1, which could be subject to an obscure glazing / fixed shut planning condition to maintain privacy. Based on this assessment, officers consider the impact on the amenity of existing neighbours to be acceptable, sufficient to address the second reason for refusal of the previous outline planning application and be in accordance with the aims and objectives of the SOLP 2035 Policy DES6.

7.13 The dwellings would have garden areas more than the 100 square metres minimum recommended under Section 4.11 of the JDG2022. Each garden would achieve the recommended 10 metres minimum depth. As such, there would be no conflict with the amenity standards set out under DES5.

7.14 Access and parking

The SOLP 2035 Policy TRANS5 seeks to ensure that development would not be prejudicial to highway and pedestrian safety. There are concerns raised from third parties about the formation of the access to serve two dwellings and the road infrastructure in the area being unable to cope with construction traffic generated by the development.

7.15 The impact of the proposed development has been subject to assessment by the OCC Highway Liaison Officer (HLO). The HLO notes that the proposal would cross third party land to access the adopted Highway and therefore access rights will need to be granted. This would be a private matter outside of the planning process. The HLO considers that there is sufficient visibility at the access point, given that it is set back from the shared surface and pedestrians would be aware of gates opening. The vehicles parked in front of the access point are not on designated parking spaces under the approved parking layout for the adjoining development, see extract from the approved layout at **Appendix D**, and should not be regarded as a constraint to development.

7.16 Two parking spaces per dwelling have been provided to meet the adopted car parking standards. There are also two visitor spaces provided within the site. Whilst it is noted that a fire appliance vehicle could be larger than the one used within the tracking diagram, the HLO considers that the access point is wide enough, and the fire appliance vehicle would be able to park within 45 metres of all the internal space of the proposed dwellings. The HLO considers a construction traffic management planning condition not to be necessary, however, it would be open to the applicant to join the Considerate Constructors Scheme. As such, the proposal would address the third reason for refusal of the previous outline planning application and comply with the aims and objectives of the above policies.

7.17 Ecology and biodiversity

The SOLP 2035 Policy ENV2 seeks to protect ecological receptors (designated sites, protected species, priority habitat, etc.) from adverse impacts. Where adverse impacts are anticipated, the tests under the policy must be met for development to be acceptable. The proposals are liable to provide a statutory biodiversity net gain (BNG) (within the meaning of Schedule 7A of the Town and Country Planning Act 1990) of 10%. This supersedes the requirements of CNRP Policy GP2, which also requires a biodiversity net gain. The SOLP 2035 Policy ENV3 is still relevant, because in practice this only requires no net loss of biodiversity.

7.18 The council's Ecology Officer has reviewed the application and supporting information and largely agrees with the conclusions of the submitted ecological reports. The Ecology Officer raises no objections, subject to the automatic BNG planning condition to secure biodiversity offsetting to mitigate the loss of on-site units; and other planning conditions to secure the provision of on-site biodiversity enhancements (bat and bird boxes and hedgehog fence tunnels) and control over external lighting. As such, the proposed development would accord with the above requirements.

7.19 Housing mix

The application would provide two 3-bedroom dwellings. Officers consider that such a housing mix would provide the dwelling size in greatest need district-wide and therefore be in general conformity with the SHMA. As such, the proposal would accord with the provisions of the SOLP 2035 Policy H11.

7.20 Other material planning considerations

The SOLP Policies DES8 & DES10 and CNP Policy GP4 seek to ensure that all new development minimises the carbon and energy impacts of their design and construction and should be designed to improve resilience to the anticipated effects of climate change. The Energy Statement submitted in support of the application has been vetted and found to be acceptable. Planning conditions could be imposed to secure implementation of the measures, ensuring that the proposed ASHP would comply with noise standards and to secure EV charge points in compliance with the SOLP Policy TRANS5.

7.21 Matters relating to drainage could be dealt with through several planning conditions, to the satisfaction of the council's Flood Risk and Drainage Engineer. There is bin storage shown within the site and there would be space for bins to be placed at the frontage on collection day within 25 metres of a waste collection vehicle without obstructing the access. Although the council's Environmental Health Officer has recommended construction management conditions, such conditions would not meet the six tests, particularly in relation to necessity or reasonableness. This is because any issues relating to noise, dust and fumes during construction could be dealt with under statutory nuisance legislation through the Environmental Protection Act 1990.

7.22 The proposed development falls within the minor development category and is therefore below the 10-dwelling threshold where the council could justify requiring a legal agreement to secure contributions towards local infrastructure, including any annual management charge for the maintenance and upkeep of communal areas on the adjoining development. Any such arrangement would therefore have to be entered into privately between the applicant and the adjoining landowner.

7.23 Exceptionally, a condition removing permitted development rights for various forms of householder development is considered necessary to allow the council to exercise control over any future additions to the dwellings that might otherwise result in visual or neighbour harm, or loss of / damage to retained trees, or reduction of on-site parking and / or turning capacity.

7.24 Third parties contend that the Deeds of Grant of Easement that the applicant has with the adjoining landowner does not supersede restrictions imposed on previous covenants. However, access rights are a private matter outside of the council's jurisdiction and would have to be resolved separately to allow any planning permission to be implemented. Some land at the rear of the site is shown to be transferred into the garden of No.47 Oxford Down. As there would be no material change of use, this does not require planning permission.

7.24 Community Infrastructure Levy

The application is CIL liable, 25% of which would go to Chinnor Parish Council due to the made neighbourhood plan.

7.25 Pre-commencement conditions

Tree Protection
 Construction Environmental Management Plan
 Surface Water Drainage
 Foul Water Drainage

8.0 Other Relevant Legislation

8.1 Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

8.2 Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

8.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

9.0 PLANNING BALANCE AND CONCLUSION

9.1 The proposed development would be acceptable in principle and would conserve the landscape setting of this part of the settlement. The scale, form and appearance of the proposal would be in keeping with the character and appearance of the area, would have an acceptable impact on residential amenity and all technical matters relating to drainage, trees, ecology, landscaping, access and parking and waste management could be satisfactorily addressed. Subject to the following conditions, the proposal would be in accordance with relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance.

10.0 RECOMMENDATION

Grant Planning Permission subject to the following conditions.

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission. Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as

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		amended by section 51 of the Planning and Compulsory Purchase Act 2004.
2	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, SM541-EN-048 C, BHD-0180-E100, BHD-0180-P100C, BHD-0180-P101C, BHD-0180-P102B and BHD-0180-P103, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	No change in levels	<p>Except in the case of any building work hereby permitted, no change in the levels of the land shall take place unless in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority before any development commences on site. The scheme shall include details of existing and proposed ground levels.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
4	Schedule of Materials (prior to slab level)	<p>No development above slab level shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
5	Obscure glazing	<p>The first floor bathroom windows in the north-east facing elevation of Plot 1 and south-west facing elevation of Plot 2 hereby permitted shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be</p>

		<p>fixed shut with the exception of a top hung openable fanlight (or other means of opening to be first agreed in writing by the Local Planning Authority) prior to the first occupation of the accommodation and it shall be retained as such thereafter.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>
6	Withdrawal of P.D. (numerous householder)	<p>Notwithstanding the provisions of the Town and Country (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order), no development as specified in Schedule 2, Part 1, Class A - Extensions, Class B - Roof Extensions, Class E - Outbuildings, Class F - Hardsurfacing shall be undertaken without obtaining planning permission from the Local Planning Authority.</p> <p>Reason: The specific circumstances of this site warrant the Local Planning Authority having control over any further development as specified in the condition to safeguard the amenities of the occupiers of the adjoining properties and the character of the area and retained landscaping in accordance with Policies DES1, DES2 and DES6 of the South Oxfordshire Local Plan 2035.</p>
7	Energy Statement Verification	<p>Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Statement hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.</p> <p>Reason: To ensure high standards of sustainable design and construction in</p>

		accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.
8	Air Source Heat Pump(s) - MCS Certification	<p>The air source heat pumps hereby approved shall meet Microgeneration Installation Standard: MCS 020 to qualify as permitted development. If this MCS Certification cannot be met, the approved air source heat pumps shall be so installed, maintained, and operated so as to ensure that the rating noise level from the equipment does not exceed the background noise level at the boundary of the premises. Measurement and rating of noise for the purposes of this condition shall be in accordance with BS4142 (2014) 'Method for rating industrial and commercial sound'. The measurement location shall be 1 metre from the facade of the nearest noise sensitive receptor. In the event of unacceptable noise or vibration being caused by the installed plant, machinery and equipment, the persons responsible/owner shall investigate and undertake works to resolve the problem to the satisfaction of the local planning authority.</p> <p>Reason: To protect the occupants of nearby residential properties from loss of amenity due to noise disturbance and in accordance with Policy ENV12 of the South Oxfordshire Local Plan 2035.</p>
9	Parking & Manoeuvring Areas Retained	<p>Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan BHD-0180-P100-C and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.</p> <p>Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
10	Cycle Parking Facilities (prior to slab level)	Prior to the construction of the development hereby approved above slab level, details of cycle parking facilities shall be submitted to

		<p>and approved in writing by the Local Planning Authority. The cycle parking shall be implemented prior to first use of the development and thereafter retained in accordance with the approved details.</p> <p>Reason: To encourage the use of cycles as a means of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
11	Landscaping (incl hardsurfacing and boundary treatment)	<p>Prior to the construction of any development above slab level a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>

<p>12</p>	<p>Landscape Management Plan (prior to slab level)</p>	<p>Concurrent with the submission of comprehensive details of the proposed landscape works, a maintenance schedule and a long term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:</p> <p>a) Details of long term design principles and objectives.</p> <p>b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and any play/ youth provision.</p> <p>c) A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site.</p> <p>d) Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, native or ornamental hedgerows.</p> <p>The schedule and plan shall be implemented in accordance with the agreed programme.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
<p>13</p>	<p>Tree Protection (General)</p>	<p>Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are shown to be retained, and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The</p>

		<p>agreed measures shall be kept in place during the entire course of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>
14	Construction Environmental Management Plan (prior to works)	<p>Prior to the commencement of the development (including vegetation clearance) a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones . c) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats (hedgerows) and protected species (hedgehog/badger, nesting birds, reptiles and amphibians) during construction. These shall include Reasonable Avoidance Measures based on those within the PEA report (Arbtec, dated 22 April 2024) d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason: To avoid impacts on protected species and other ecological features during construction, in line with Policy ENV2 of the South Oxfordshire Local Plan 2035.</p>

<p>15</p>	<p>Integrated Biodiversity Enhancements (prior to slab level)</p>	<p>Prior to the commencement of the development above new slab level, details (including specification, position, height, orientation) of a scheme of biodiversity enhancements to be provided shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes shall be integrated into the fabric of the development. A minimum number of biodiversity enhancement features shall be provided onsite as follows: two integrated bird boxes, two integrated bat boxes for house sparrow <i>Passer domesticus</i> or swift <i>Apus apus</i>, one bird nest box on a retained tree and two hedgehog fence tunnels per residential plot (connecting each plot to two separate adjacent plots or to one other plot and offsite space as appropriate). Thereafter, the development shall be implemented in accordance with the approved details and all features provided prior to first use.</p> <p>Reason: To secure biodiversity enhancements onsite, in accordance with Policy ENV2 of the South Oxfordshire Local Plan 2035 and paragraphs 180 and 186 of the NPPF.</p>
<p>16</p>	<p>External Lighting - Bats (prior to installation)</p>	<p>Prior to any works starting on site, a sensitive lighting strategy for bats shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites or resting places or along important routes used to access key areas of their territory, for example for foraging; and</p> <p>b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or</p>

		<p>having access to their breeding sites or resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without the prior consent from the local planning authority. If no external lighting is proposed, this should be confirmed in writing to the Local Planning Authority before any works start on site.</p> <p>Reason: To avoid impacts on bats from insensitive external lighting in line with Policy ENV2 of the South Oxfordshire Local Plan</p>
17	Surface water drainage works (prior to commencement)	<p>Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the surface water drainage system shall be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of BRE 365 soakage testing, levels, size, position and construction of all drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Reason: To prevent pollution and flooding in accordance with Policies ENV12 and EP4 of the South Oxfordshire Local Plan 2035.</p>
18	Foul drainage works (prior to commencement)	<p>Prior to the commencement of development, with the exception of any demolition, a full foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include details of BS 6297 percolation testing,</p>

		<p>method, levels, size, position and construction of the drainage scheme and shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Reason: To ensure the proper provision of foul water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</p>
19	Electric Vehicles Charging Point (implementation)	<p>Prior to the first occupation of the development hereby approved, an Electric Vehicle Charging Point shall be installed for each dwelling and thereafter retained as such.</p> <p>Reason: To ensure sustainable forms of transport in accordance with Policies TRANS5, ENV12 and EP1 of the South Oxfordshire Local Plan 2035.</p>

Officer Paul Lucas

Email: Planning@southoxon.gov.uk

Tel: 01235 422600

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