

Notes:

Appendix A

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All dimensions to be checked on site and any discrepancies to be reported before work commences.



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1:1250

0 12.5 25 37.5 50 62.5 m

Drawing Title:

Location Plan

Client:
Charterist Developments Ltd

Drawing Date:

-

Status:

Planning Drawings

Job Title:
**Tmbers, Goring Heath Road,
Whitchurch Hill, Reading, RG8 7NU**

Issue Date:

13/04/2023

Drawn By:

CM

Scale:

1:1250 @A4

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Job No:

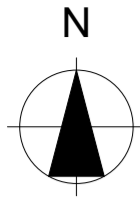
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Drawing No:

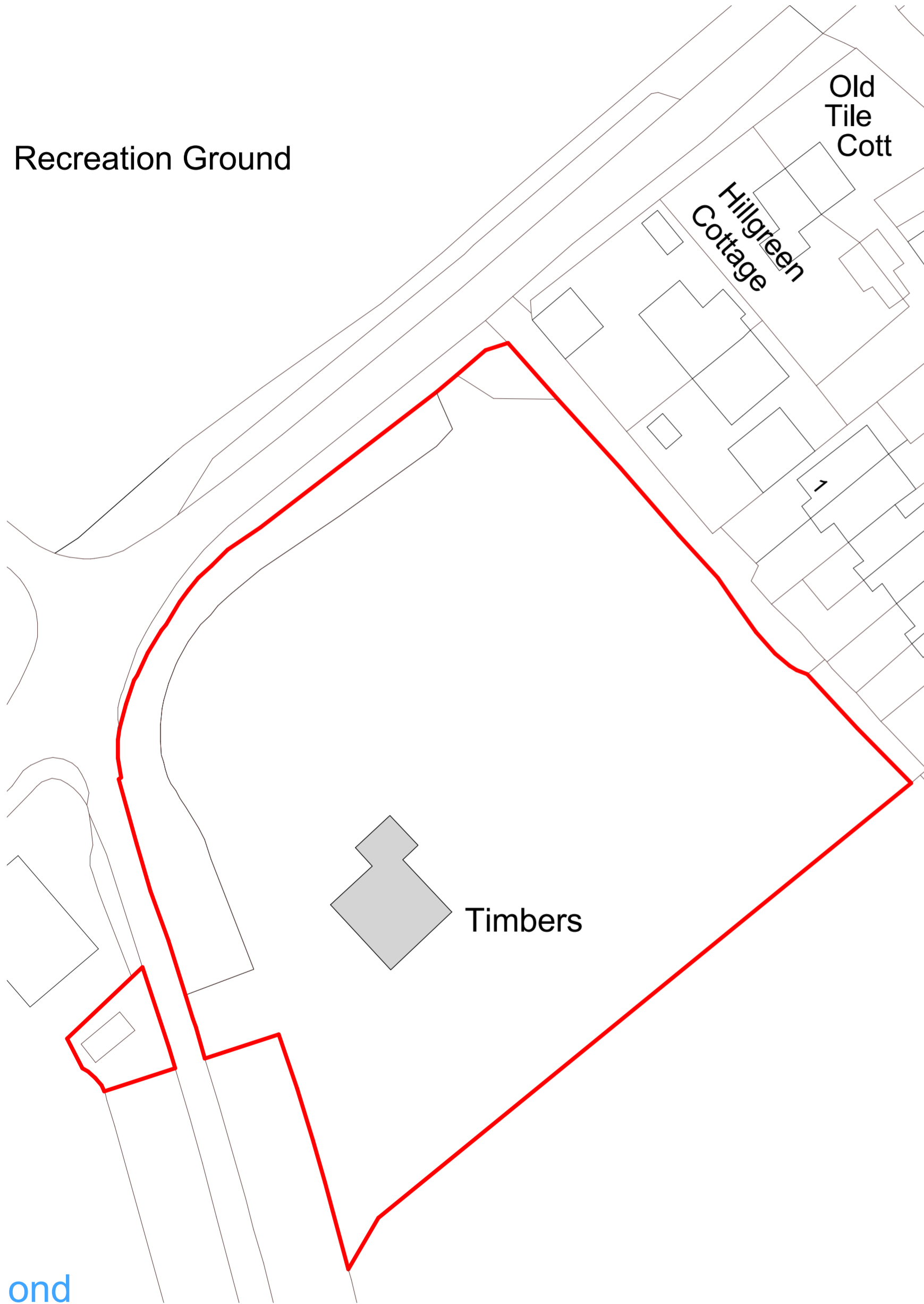
9156-100

Rev:

Page **33**



Recreation Ground

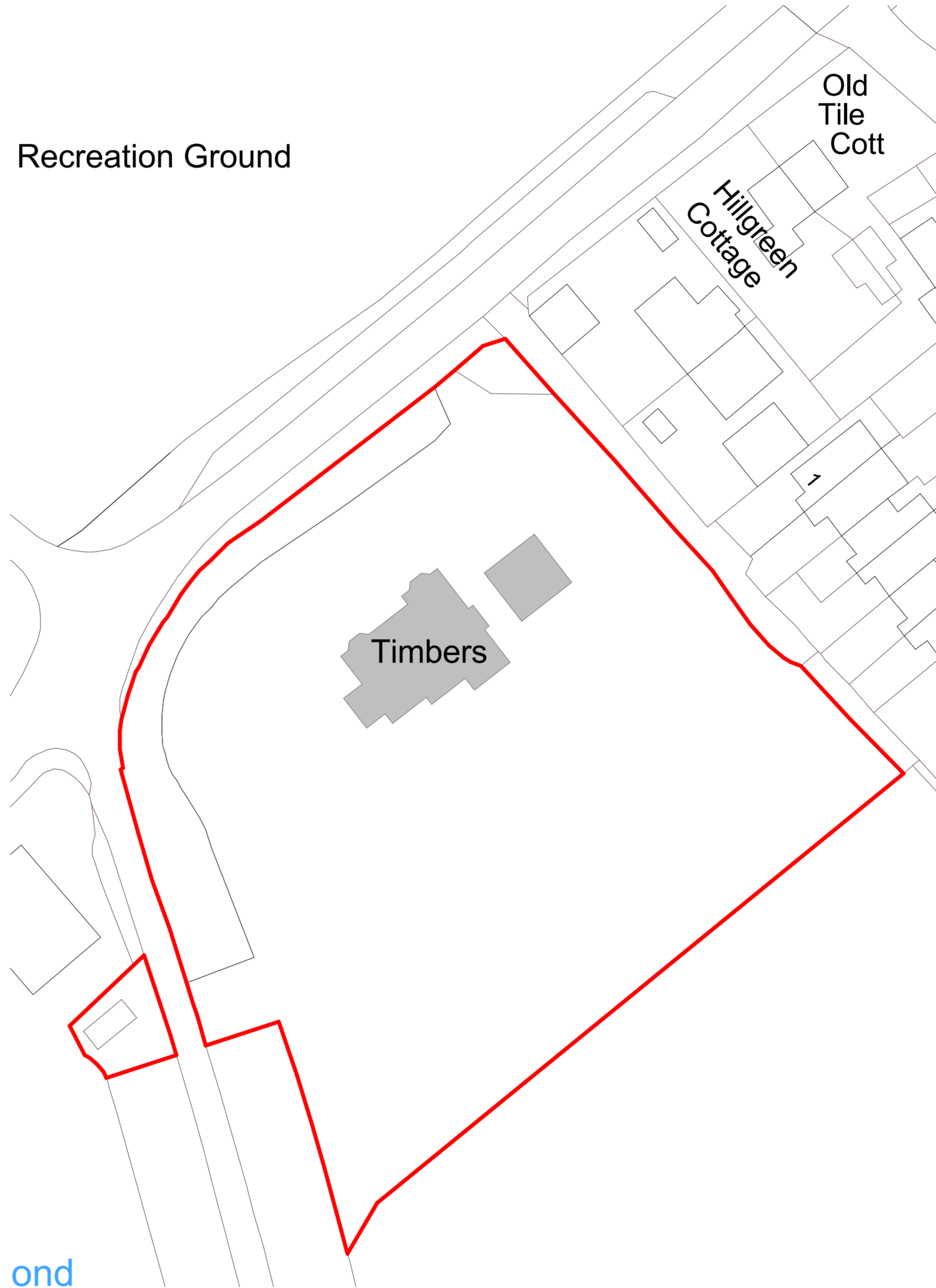


ond

1:500

Existing Block Plan

Recreation Ground



ond

1:500

Proposed Block Plan

Appendix B

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

Areas:

- Site Area: 5966.9^{M2}
- Existing Buildings GIA: 167^{M2}
- Proposed Main Building GIA: 377.3^{M2}
- Garage GIA: 51.0^{M2}
- Home Office GIA: 51.1^{M2}
- Total GIA: 479.4^{M2}

1:500



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 www.keenpartnership.co.uk



Client:

Charterist Developments Ltd

Job Title:

**Timbers, Goring Heath Road,
Whitchurch Hill, Reading, RG8 7NU**

Drawing Title:

**Existing & Proposed Block Plan
REV 5**

Drawing Date:

-

Status:

Planning Drawings

Issue Date:

13/04/2023

Drawn By:

CM

Scale:

@A2

Job No:

9156

Drawing No:

9156-101

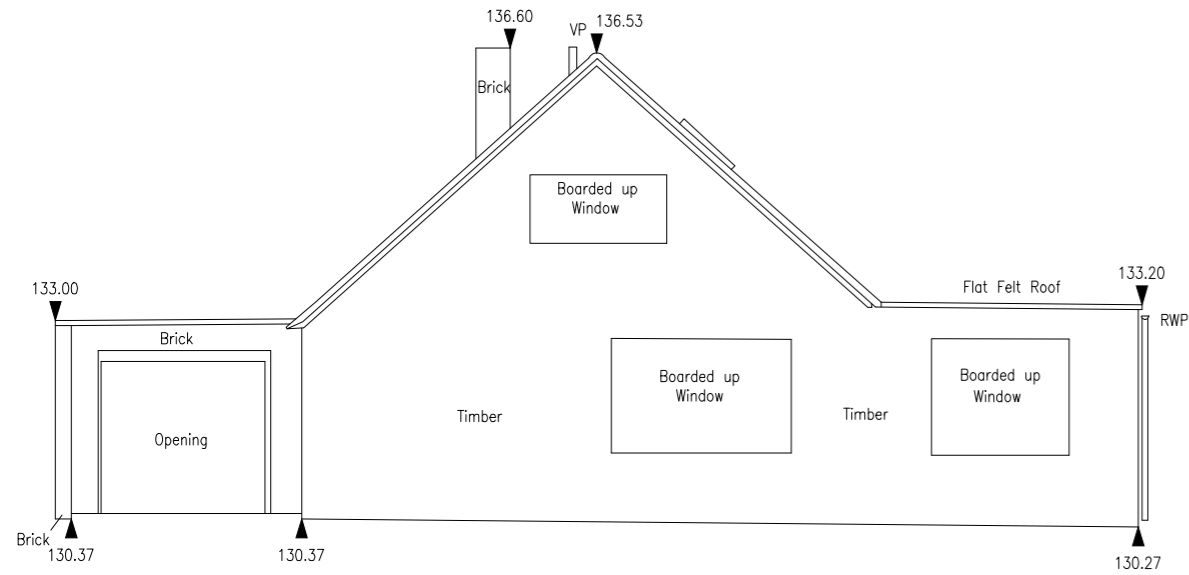
Rev:

REV 05

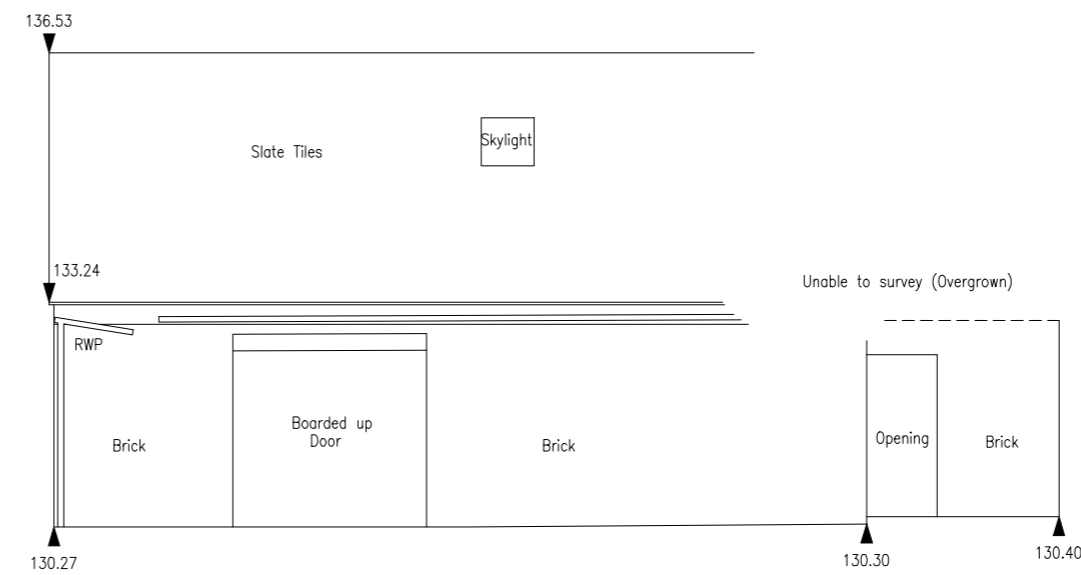
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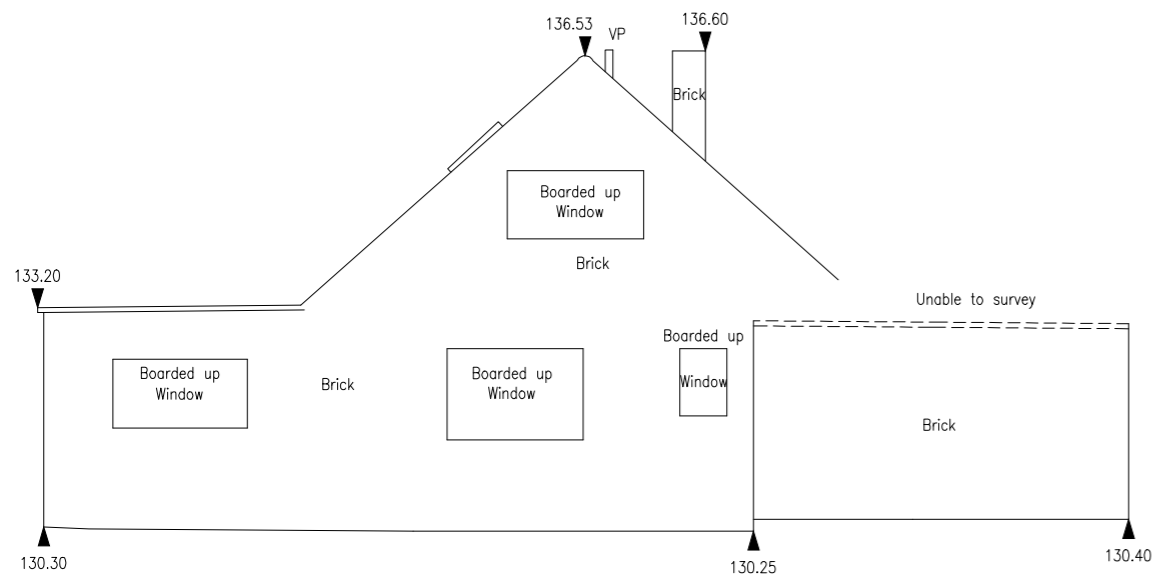
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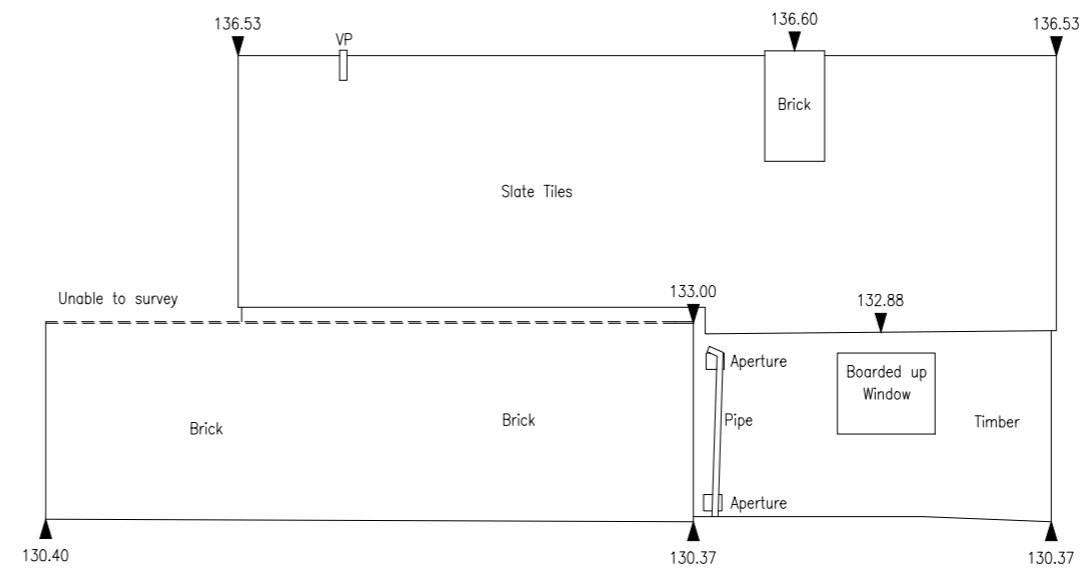
1:100 Existing Front Elevation



1:100 Existing Rear Elevation



1:100 Existing Side Elevation



1:100 Existing Side Elevation

Date	Rev	Comments	By	Chk'd

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Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitchurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Existing Elevations

Drawing Date: -	Status: Planning Drawings
Issue Date: 13/04/2023	Drawn By: CM
	Scale: 1:100@A3

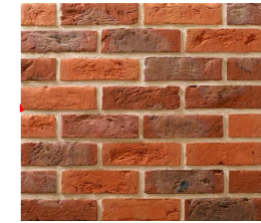
Drawing No:
9156-103

Rev:

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Notes:



Aldwick Blend brick - Traditional thrown / stock / soft mud brick that is red in colour with a light texture.



Conservation Velux



Heritage Clay Plain Roof Tile - Birchwood Mix - Wall hung and roof



1:100

E-01 Elevation

Date	Rev	Comments	By	Chk'd

1:100



1:100

E-02 Elevation

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 of building engineers

RICS

Client:
Charterist Developments Ltd

Job Title:
 Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Elevations REV 06

Drawing Date: - Status: **Planning Drawings**

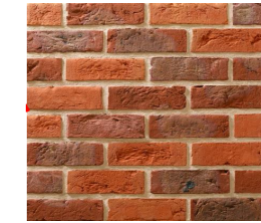
Issue Date: **21/06/2023** Drawn By: **CM** Scale: **@A3**

Drawing No: **9156** Rev: **REV 06**

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Notes:



Aldwick Blend brick - Traditional thrown / stock / soft mud brick that is red in colour with a light texture.



Conservation Velux



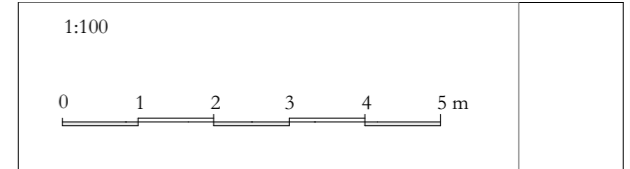
Heritage Clay Plain Roof Tile - Birchwood Mix - Wall hung and roof



1:100

E-03 Elevation

Date	Rev	Comments	By	Chk'd



1:100

E-04 Elevation

<p>THE KEEN PARTNERSHIP The Courtyard Edinburgh Road Reading RG30 2UA uk uk</p>	<p>cabe chartered association of building engineers</p> <p>RICS</p>
--	---

Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Elevations REV 06

Drawing Date: -	Status: Planning Drawings		
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Drawn By: CM	Scale: @A3		

Drawing No: 9156	Rev: REV 06
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Notes:

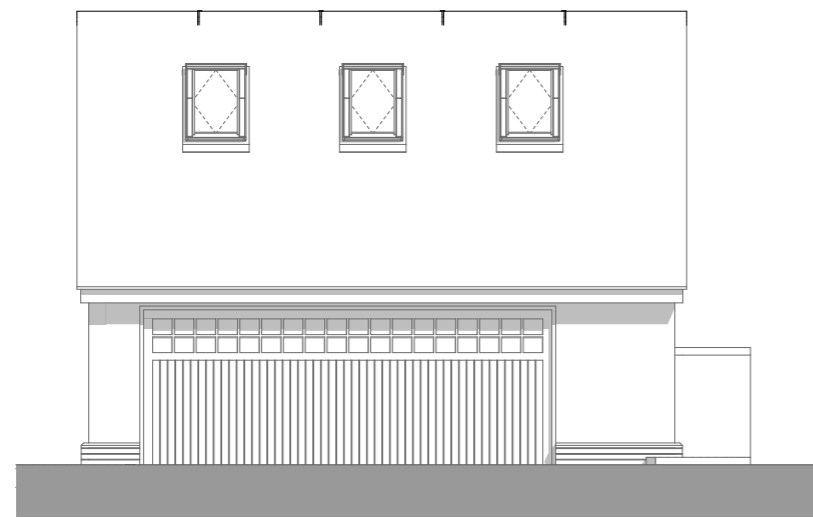
Areas:

Site Area: 5966.9^{M2}

Existing Buildings GIA: 167^{M2}

Proposed Main Building GIA: 377.3^{M2}
 Garage GIA: 51.0^{M2}
 Home Office GIA: 51.1^{M2}

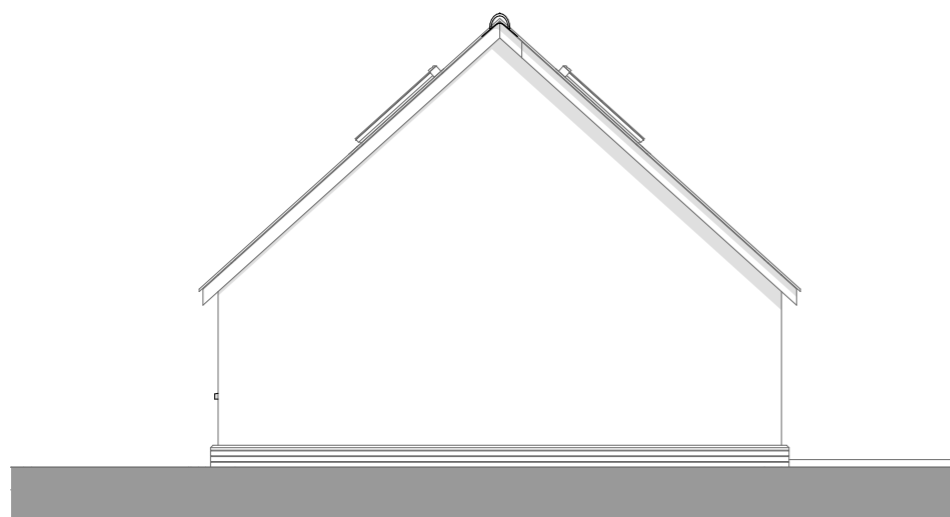
Total GIA: 479.4^{M2}



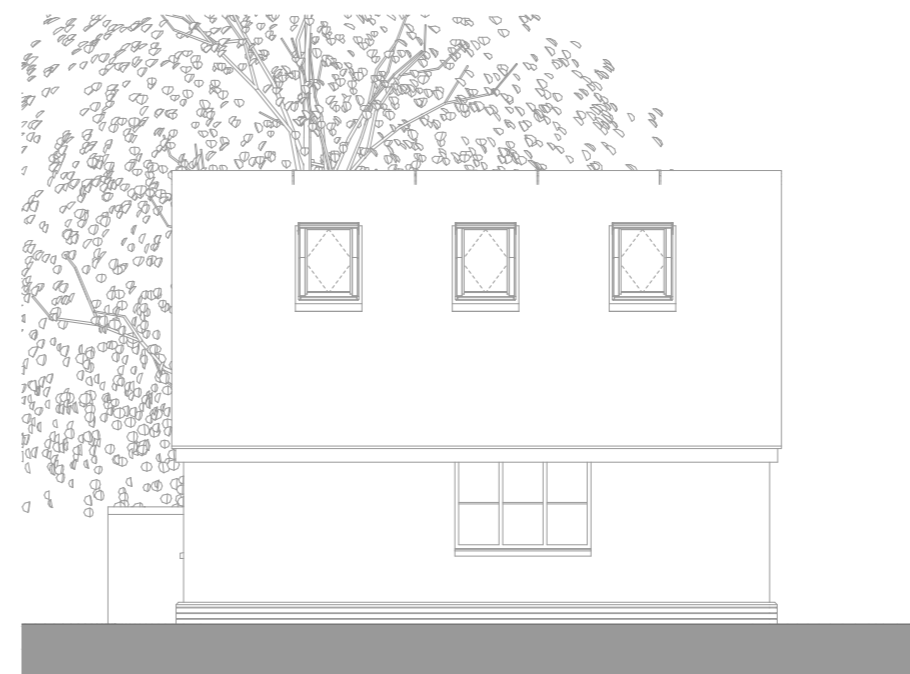
1:100 E-05 Elevation



1:100 E-06 Elevation

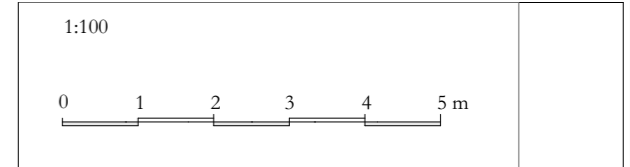


1:100 E-07 Elevation



1:100 E-02 Elevation

Date	Rev	Comments	By	Chk'd



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---	---

Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitchurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Garage Elevations REV 05

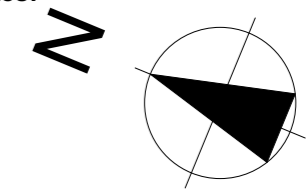
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Issue Date: 13/04/2023	Drawn By: CM
	Scale: @A3

Drawing No: 9156-113	Rev: REV 05
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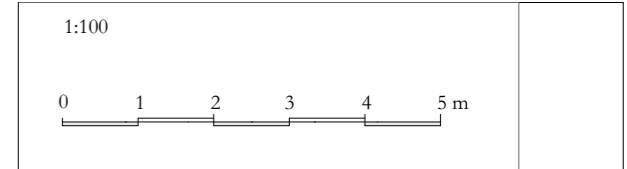
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Areas:

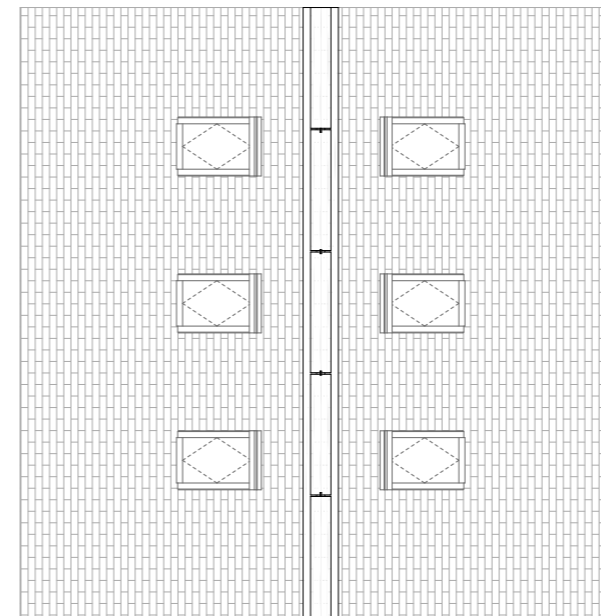
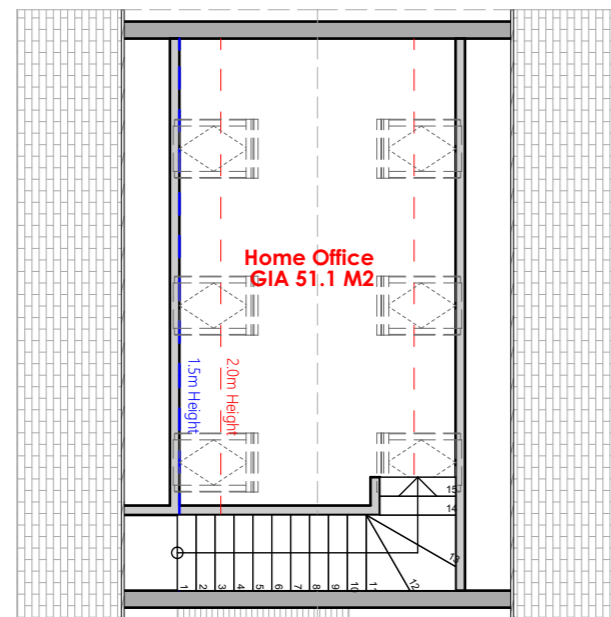
Site Area: 5966.9^{M2}
 Existing Buildings GIA: 167^{M2}
 Proposed Main Building GIA: 377.3^{M2}
 Garage GIA: 51.0^{M2}
 Home Office GIA: 51.1^{M2}
 Total GIA: 479.4^{M2}

Date	Rev	Comments	By	Chk'd



E-U/

E-07

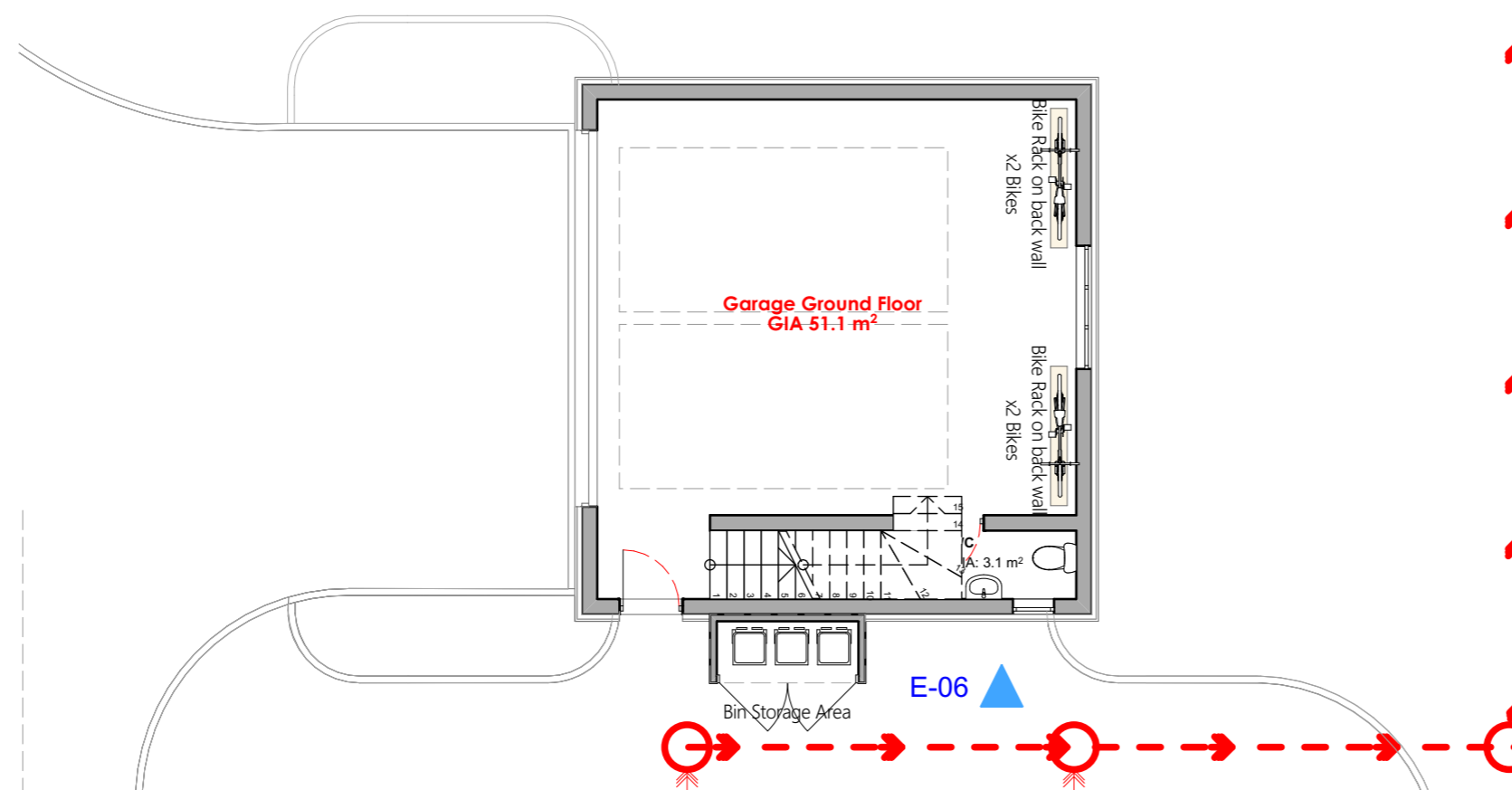


E-06

E-06

1:100 Proposed Garage First Floor

1:100 Proposed Garage Roof Plan



E-06

1:100 Proposed Garage Ground Floor

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Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Garage and Home Office REV 05

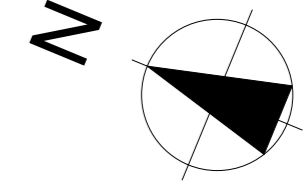
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Issue Date: 13/04/2023	Drawn By: CM
	Scale: @A3

Drawing No: 9156-108	Rev: REV 05
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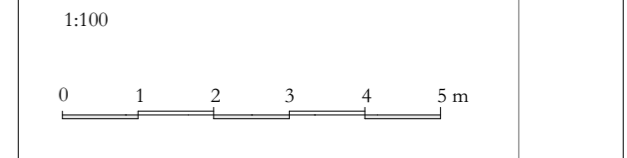
Notes:



Areas:

Site Area: 5966.9^{M2}
 Existing Buildings GIA: 167^{M2}
 Proposed Main Building GIA: 377.3^{M2}
 Garage GIA: 51.0^{M2}
 Home Office GIA: 51.1^{M2}
 Total GIA: 479.4^{M2}

Date	Rev	Comments	By	Chk'd



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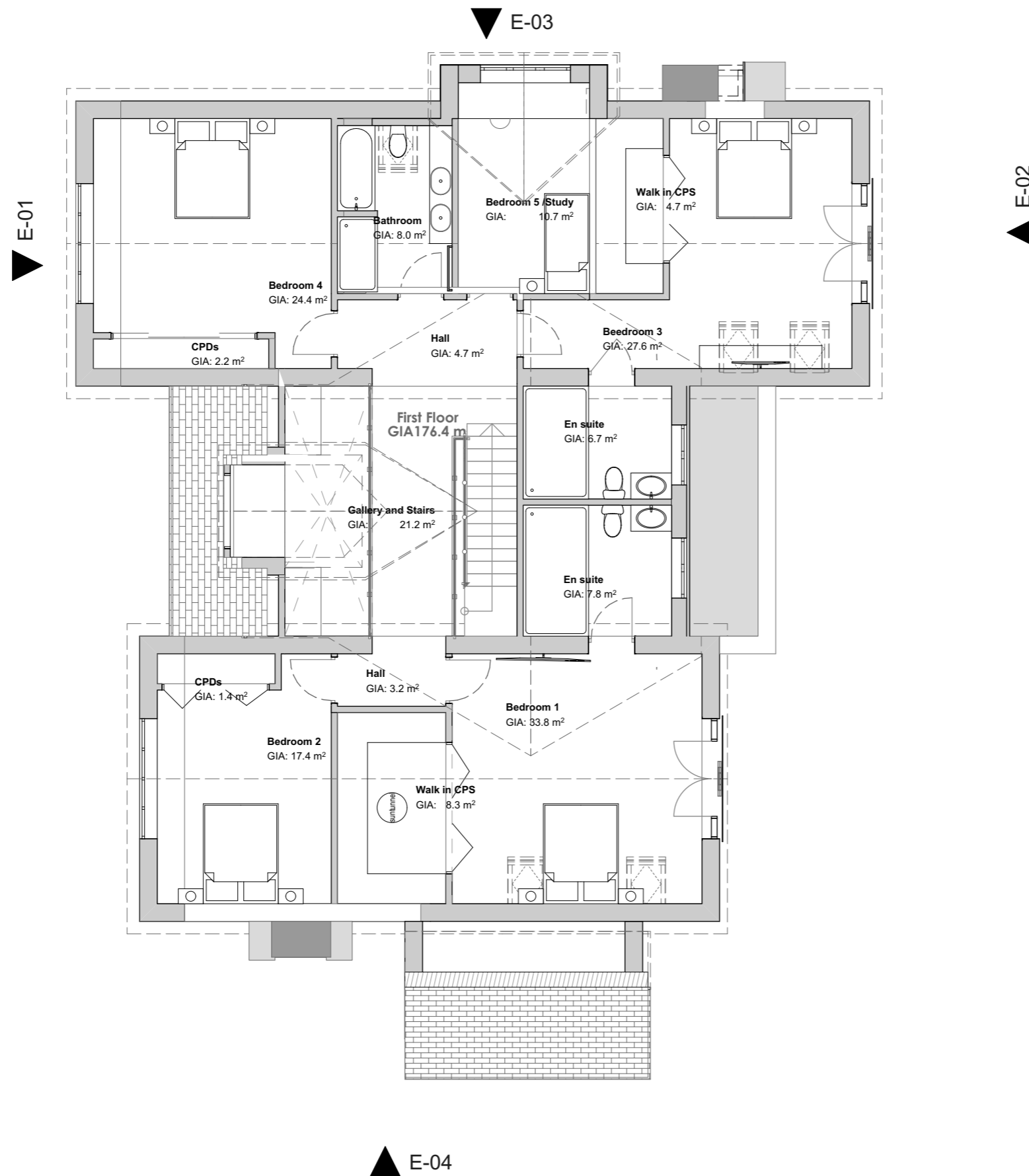
Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed First Floor Plan REV 05

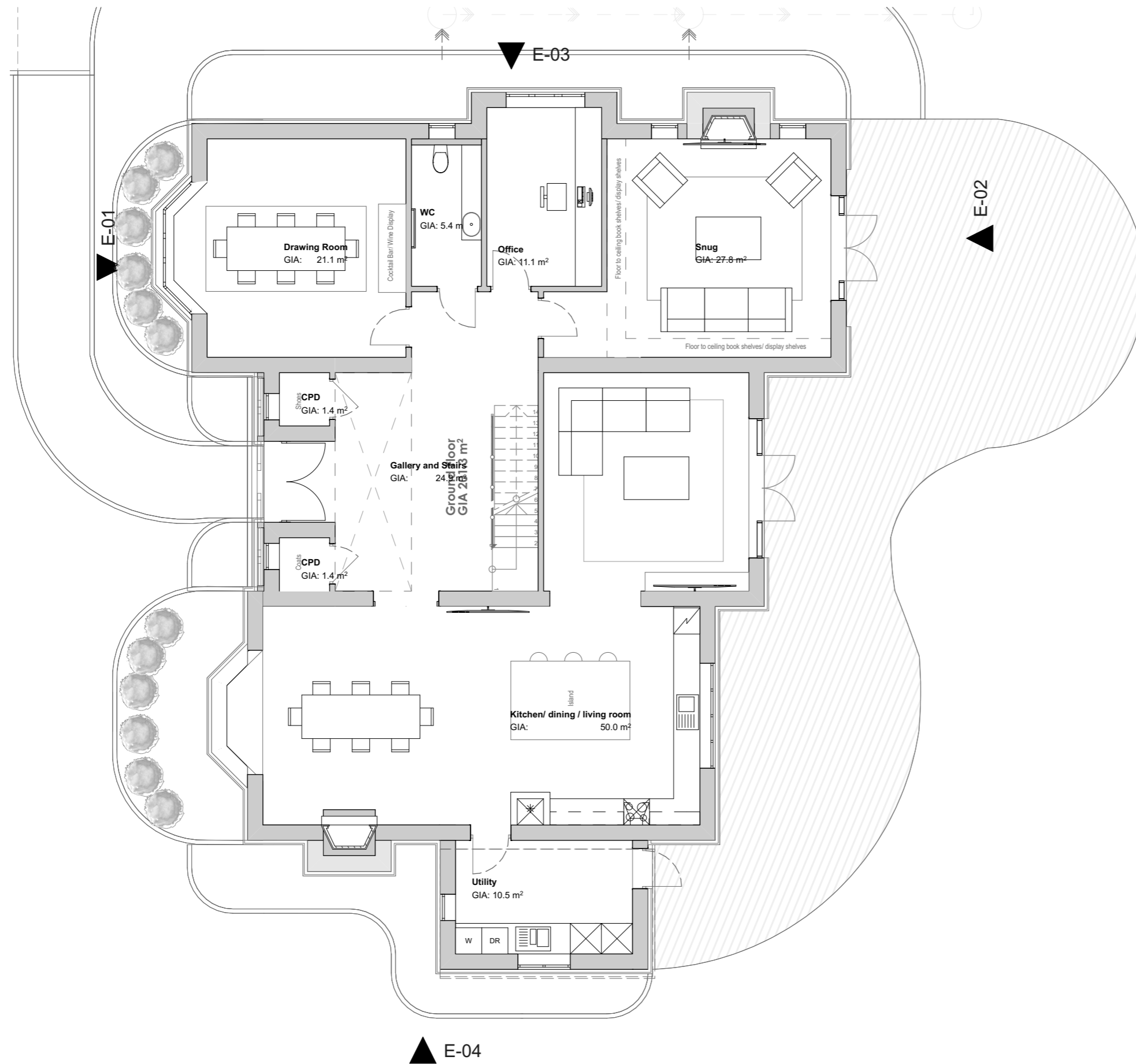
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Issue Date: 13/04/2023	Drawn By: CM
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Drawing No: 9156-106	Rev: REV 05
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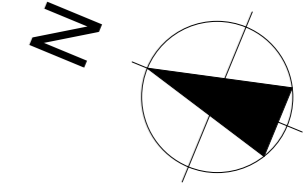
Proposed First Floor Plan



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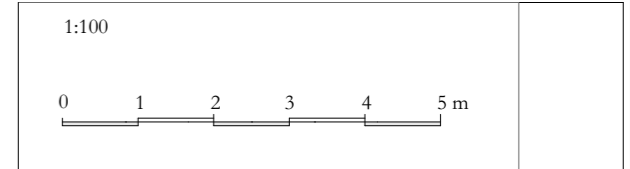
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Areas:

Site Area: 5966.9^{M2}
 Existing Buildings GIA: 167^{M2}
 Proposed Main Building GIA: 377.3^{M2}
 Garage GIA: 51.0^{M2}
 Home Office GIA: 51.1^{M2}
 Total GIA: 479.4^{M2}

Date	Rev	Comments	By	Chk'd



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Client:
Charterist Developments Ltd

Job Title:
 Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Ground Floor Plan REV 05

Drawing Date: -	Status: Planning Drawings
Issue Date: 13/04/2023	Drawn By: CM
	Scale: 1:100@A3

Drawing No:
9156-105

Rev:
REV 05

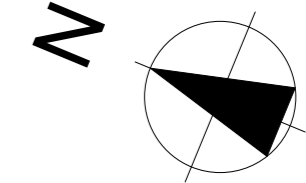
1:100

Proposed Ground Floor Plan

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Notes:



Date	Rev	Comments	By	Chk'd

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Client:
Charterist Developments Ltd

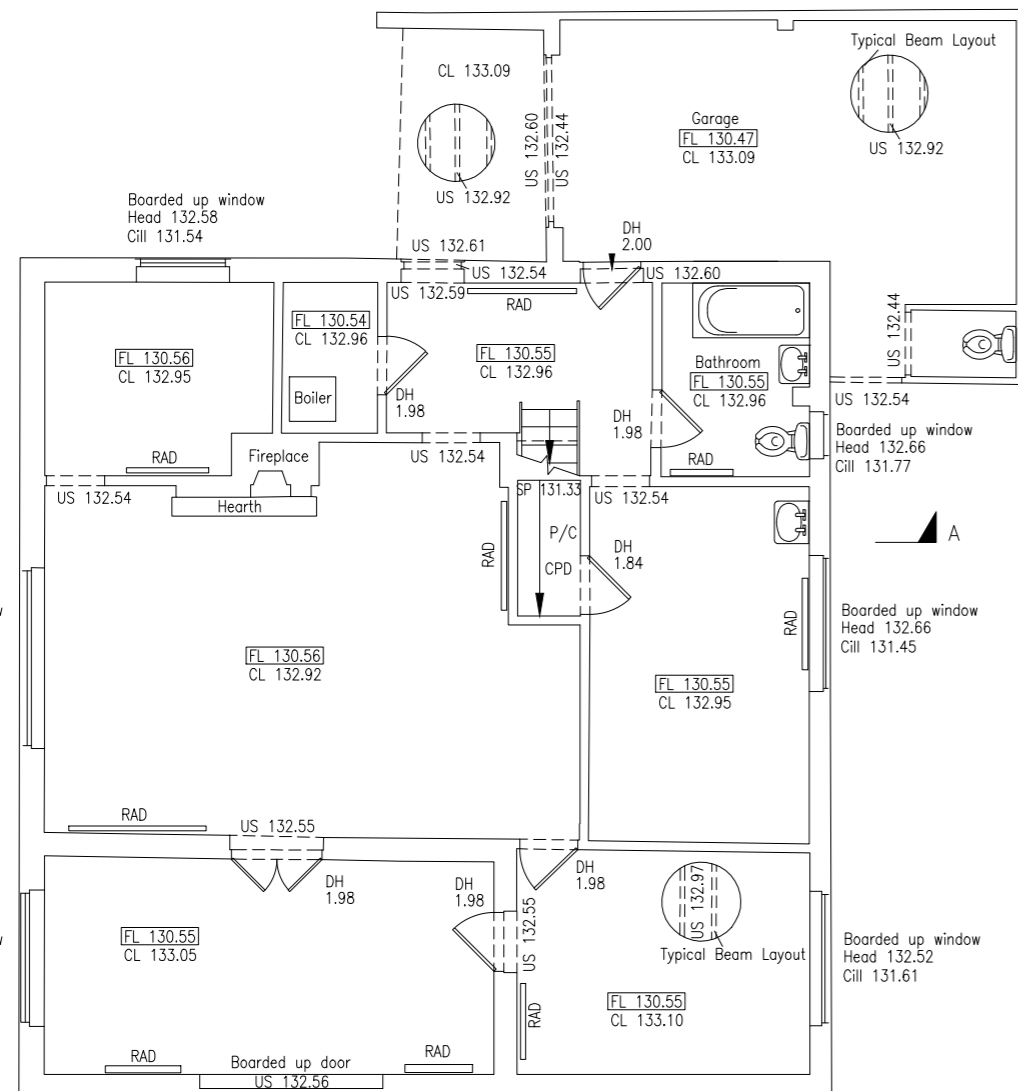
Job Title:
Timbers, Goring Heath Road, Whitchurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Existing Ground & First Floor Plan

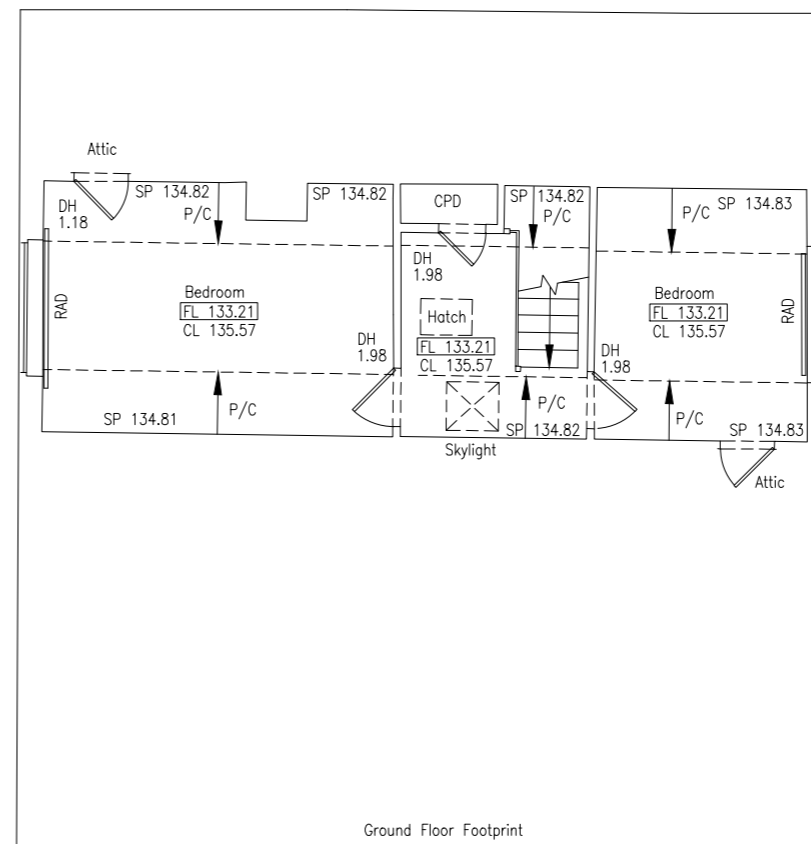
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Issue Date: 13/04/2023	Drawn By: CM
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Drawing No:
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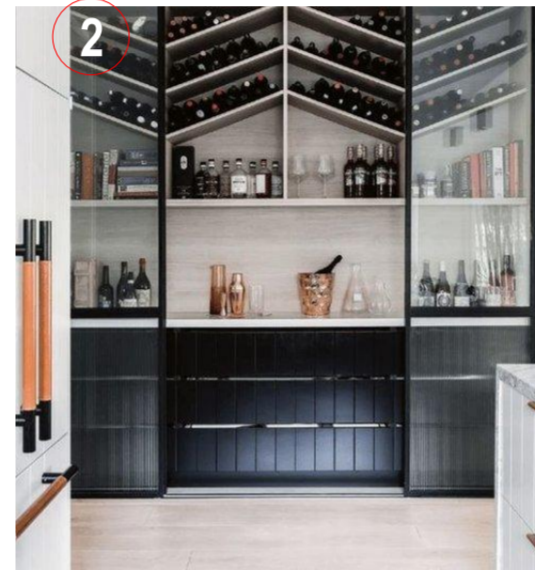
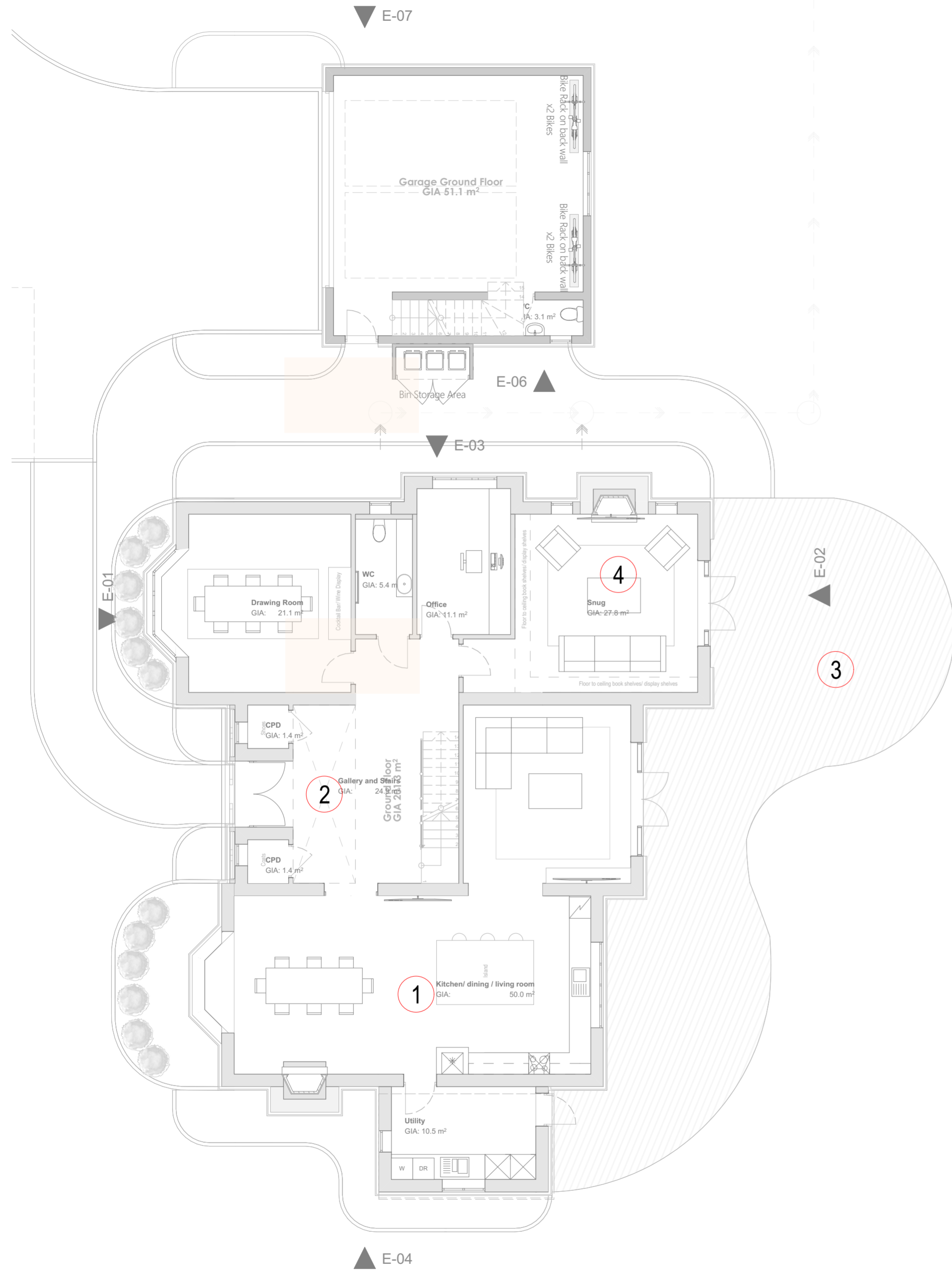
Rev:



1:100 Proposed Ground Floor



1:100 Proposed First Floor

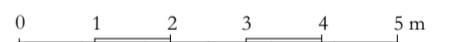


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Notes:

1:100



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Client:

Charterist Developments Ltd

Job Title:

**Tmbers, Goring Heath Road,
Whitchurch Hill, Reading, RG8 7NU**

Drawing Title:

Internal Design REV 05

Drawing Date:

-
13/04/2023

Status:

Planning Drawings

Issue Date:

13/04/2023

Drawn By:

CM

Scale:

@A2

Job No:

9156

Drawing No:

9156-114

Rev:

REV 05



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 www.keenpartnership.co.uk



Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Perspective 3D REV 05

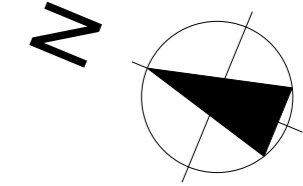
Drawing Date: -	Status: Planning Drawings
Issue Date: 13/04/2023	Drawn By: CM
	Scale: @A3

Drawing No: 9156-112	Rev: REV 05
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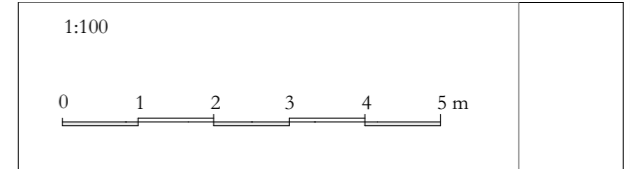
Notes:



Areas:

Site Area: 5966.9^{M2}
 Existing Buildings GIA: 167^{M2}
 Proposed Main Building GIA: 377.3^{M2}
 Garage GIA: 51.0^{M2}
 Home Office GIA: 51.1^{M2}
 Total GIA: 479.4^{M2}

Date	Rev	Comments	By	Chk'd



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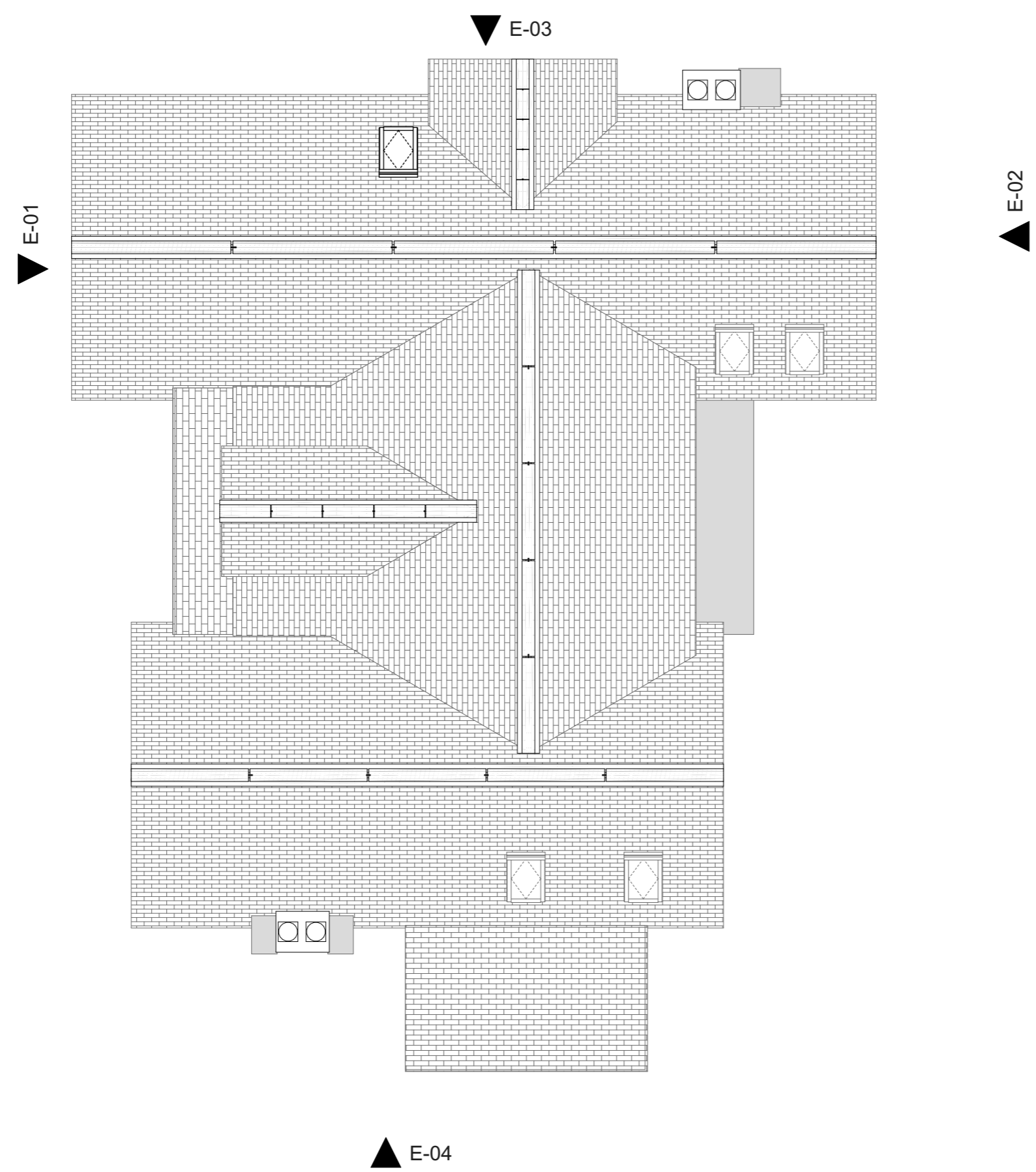
Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitchurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Proposed Roof Plan REV 05

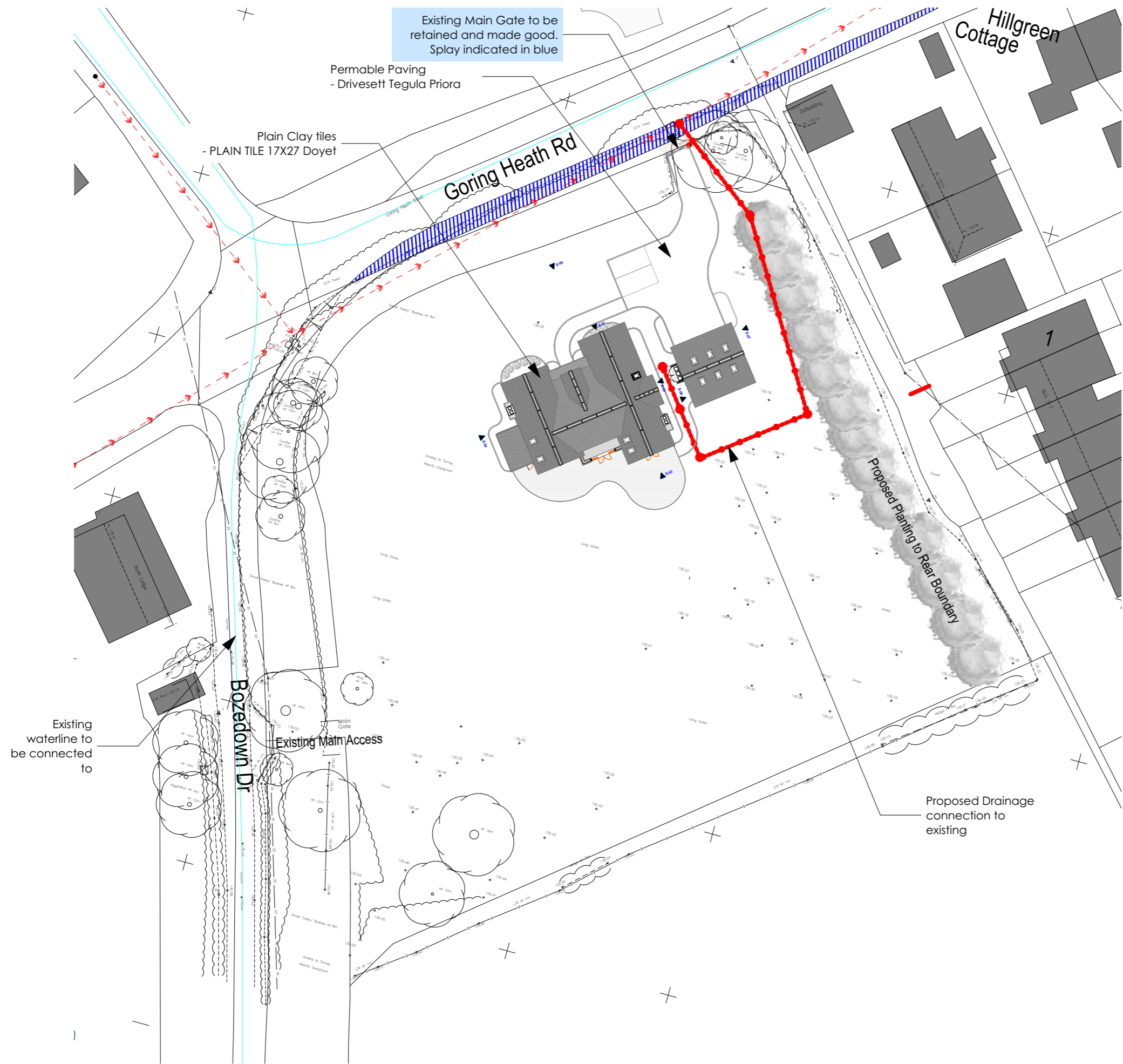
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Issue Date: 13/04/2023	Drawn By: CM
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Drawing No: 9156-107	Rev: REV 05
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1:100

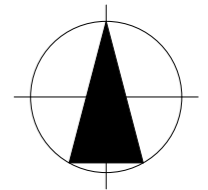
Proposed Roof Plan



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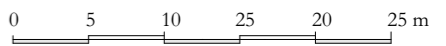
Notes:

Areas:

Site Area: 5966.9M²
 Existing Buildings GIA: 167M²
 Proposed Main Building GIA: 377.3M²
 Garage GIA: 51.0M²
 Home Office GIA: 51.1M²
 Total GIA: 479.4M²

Date	Rev	Comments	By	Chk'd

1:500



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RICS

Client:
Charterist Developments Ltd

Job Title:
Timbers, Goring Heath Road, Whitechurch Hill, READING, Berkshire, RG8 7NU

Drawing Title:
Site Plan REV 06

Drawing Date: -	Status: Planning Drawings
Issue Date: 21/06/2023	Drawn By: CM
	Scale: 1:500@A3

Drawing No: 9156	Rev: REV 06
----------------------------	-----------------------

1:500

Proposed Site Plan

Appendix C

Recommended Conditions:

1	<p>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.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, (to be inserted), 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	<p>Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme following the surface water drainage hierarchy as set out in Ciria C753 and by providing infiltration testing undertaken in accordance with BRE 365, shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the surface water drainage system will be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of the levels, size, position and construction of 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 ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policies ENV12 and EP4 of the South Oxfordshire Local Plan 2035.</p>
4	<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	<p>No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Timbers: Impact plan for great crested newt District Licensing (Version 1)", dated 16th November 2023.</p>

	<p>Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.</p>
6	<p>No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.</p> <p>Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.</p>
7	<p>No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-OR112 (or a 'Further Licence') and in addition in compliance with the:- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.</p> <p>Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.</p>
8	<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, 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 the development hereby approved 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</p>

	<p>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>
9	<p>Prior to the construction of the development hereby approved above slab level, details of the specification of glass coating to be applied to the external glazing of openings on the south-west elevation(s) of both the dwelling and garage, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the glazing shall be implemented and retained in perpetuity in accordance with the approved details.</p> <p>Reason: To minimise visible light transmittance and prevent illumination and light spill for the protection of the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policies ENV1 and ENV12 of the South Oxfordshire Local Plan 2035.</p>
10	<p>Any external lighting will only be permitted in accordance with a lighting scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement above slab level of development hereby approved.</p> <p>a) Details of all the equipment uses specific lamps, luminaries, and columns with images.</p> <p>b) For each luminaire a full technical specification (e.g., wattage, colour rating).</p> <p>c) The lighting shall be a PIR control mechanism (not on a permanent switch).</p> <p>Any such lighting shall be directed downwards to prevent nuisance to adjoining residential occupiers from light spillage.</p> <p>Reason: To safeguard the appearance of the area and the ecological function of the Area Outstanding Natural Beauty from obtrusive light spillage, in accordance with Policies ENV1, ENV2 and ENV12 of the South Oxfordshire Local Plan 2035.</p>
11	<p>The tree protection details as shown on the approved arboricultural report produced by Harper Tree Consulting (dated 25 June 2023), shall be put in place prior to any on site works including demolition and thereafter retained in situ for the duration 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>
12	<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 accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>

13	<p>The development hereby permitted shall be implemented in accordance with the recommendations of section 5.3 of the Bat Emergence Survey Report dated 28 June 2023 produced by The Ecology Co-operation Ltd submitted with the application in all respects. All ecological mitigation and enhancement features shall be delivered on site prior to first use and retained as such thereafter. Any variation shall be agreed in writing by the Local Planning Authority before such change is made.</p> <p>Reason: To protect the important species on the site, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.</p>
14	<p>Prior to the first occupation of the development, the existing means of access onto Goring Heath Road, shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
15	<p>The vision splays shown on the approved plan 9156, Rev 06 shall not be obstructed by any object, structure, planting, or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
16	<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 9156, Rev 06, 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>
17	<p>No surface water from the development shall be discharged onto the adjoining highway.</p> <p>Reason: In the interests of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
18	<p>Prior to the first occupation of the development hereby approved, an Electric Vehicle Charging Point shall be installed 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>