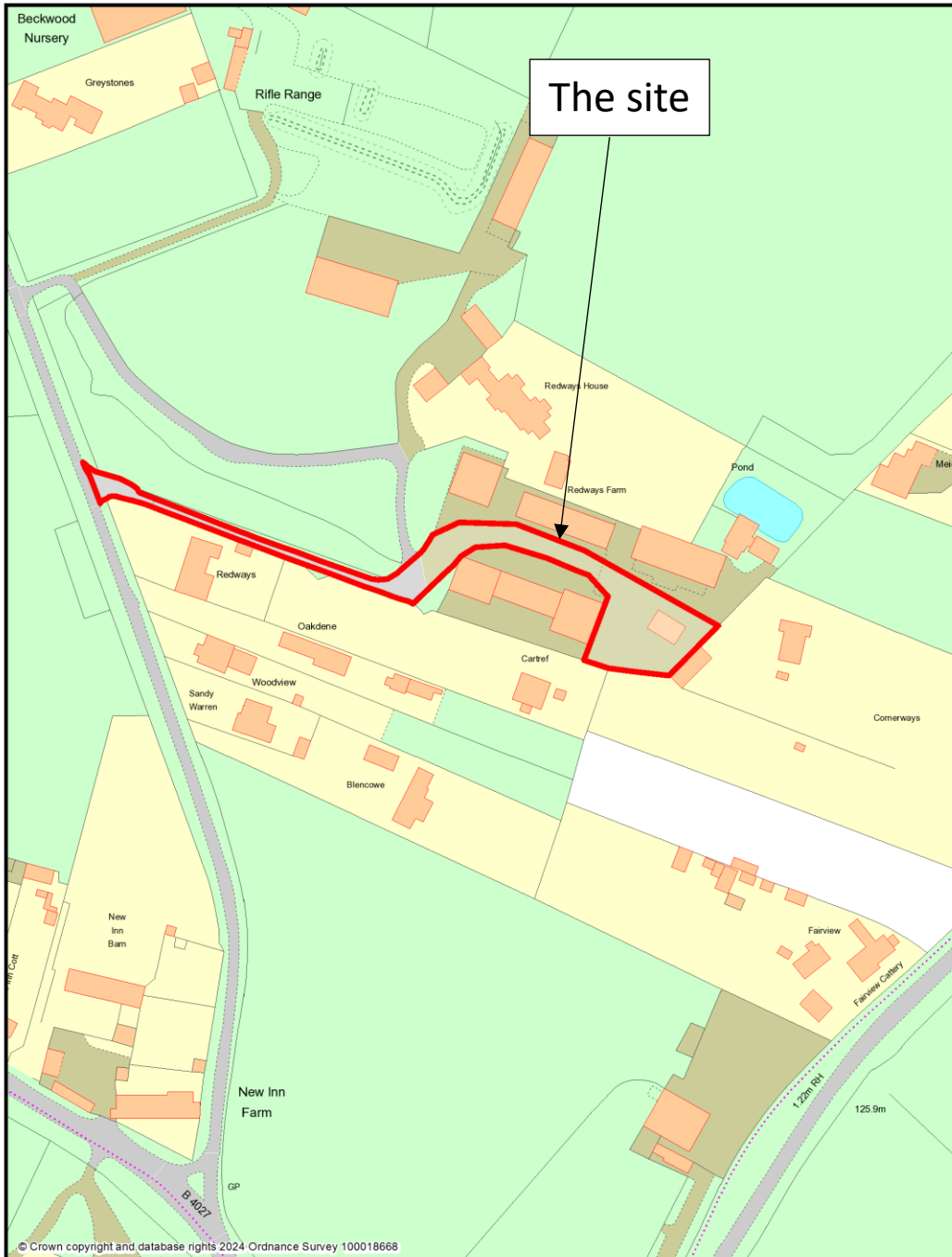


Appendix 1



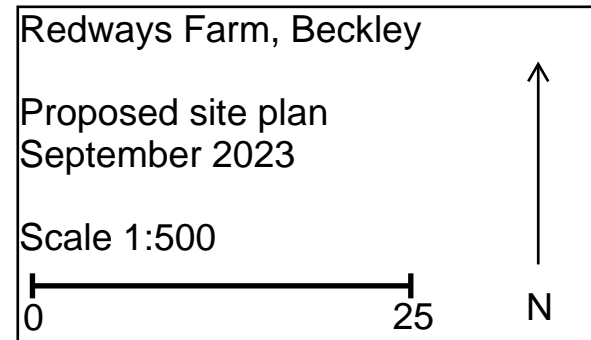
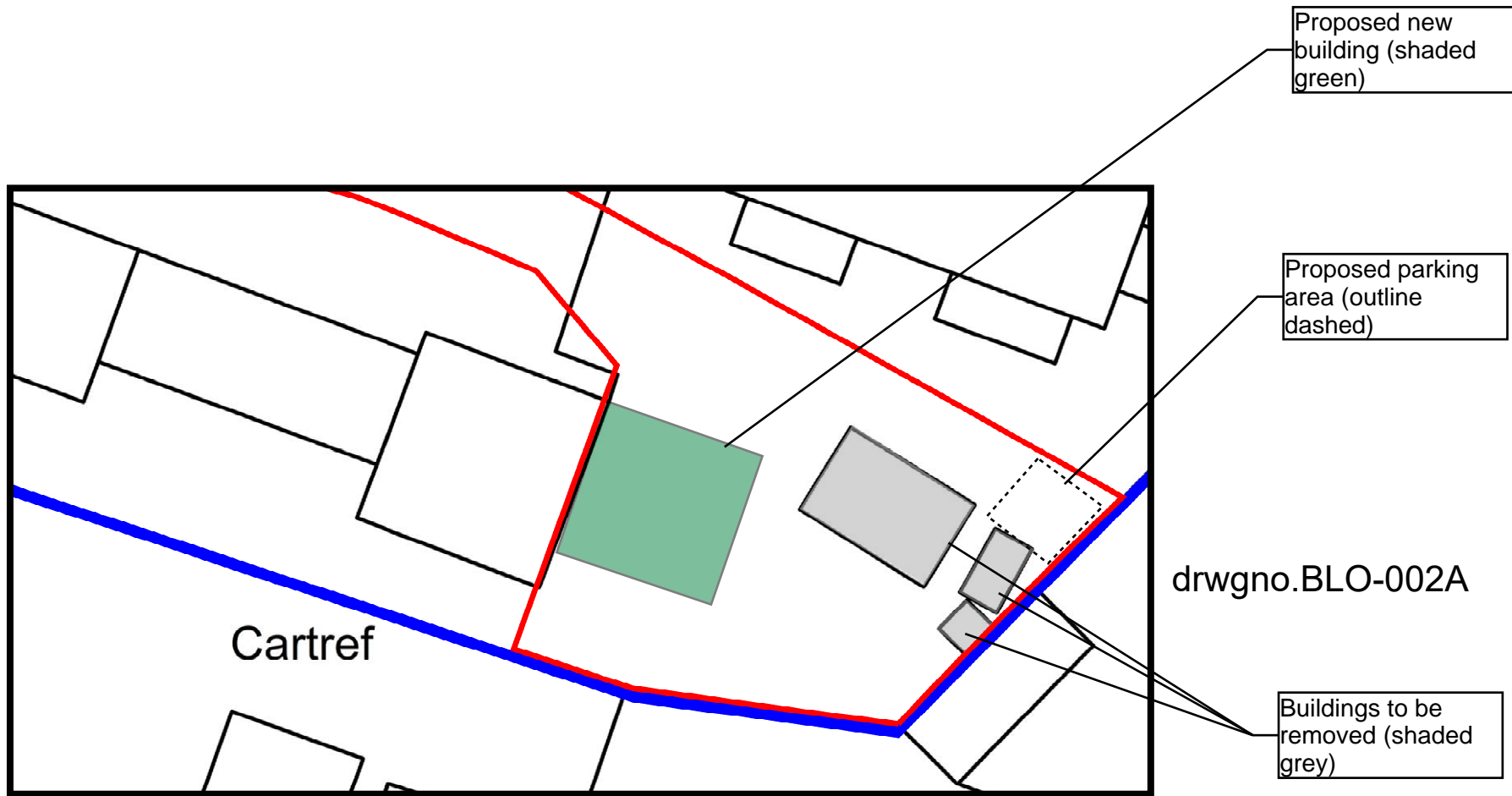
Application No. P23/S2494/FUL

1:1,923 scale

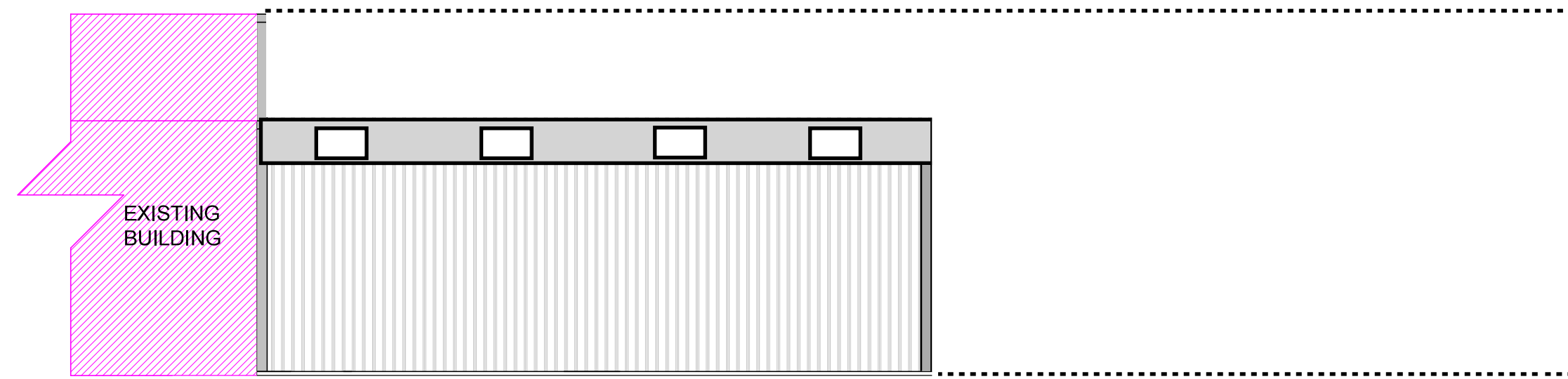


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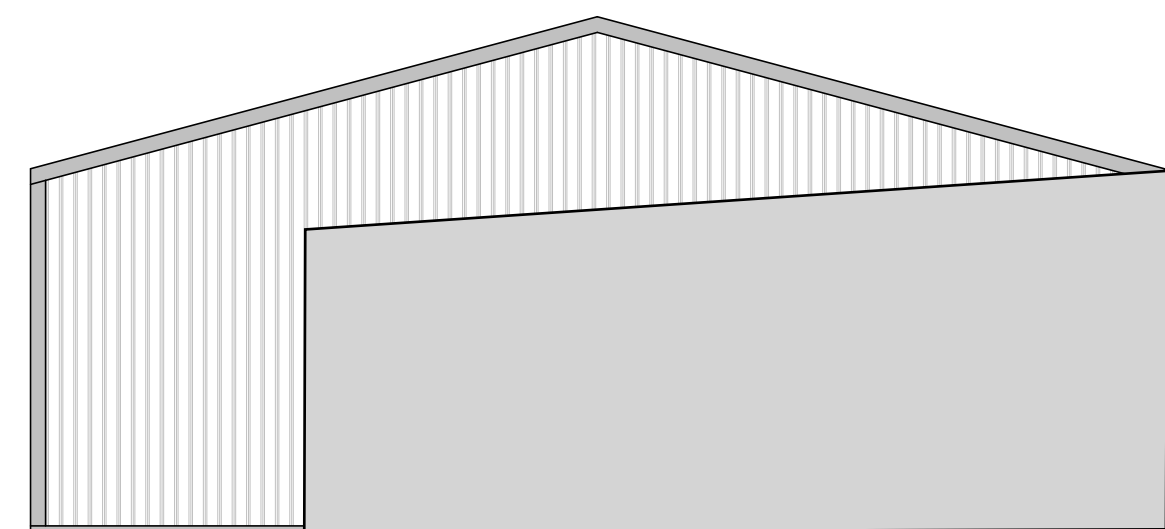
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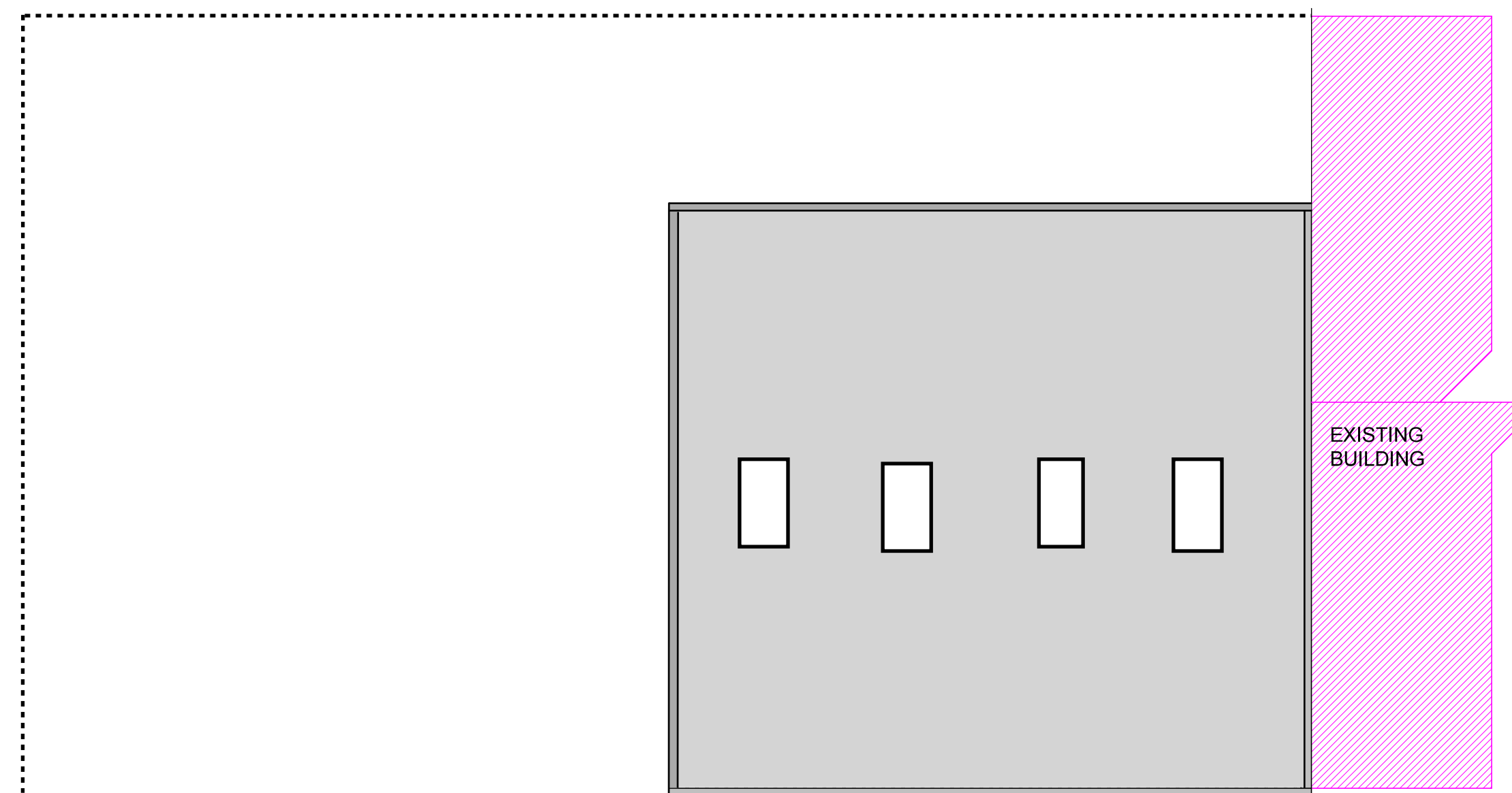
Appendix 2



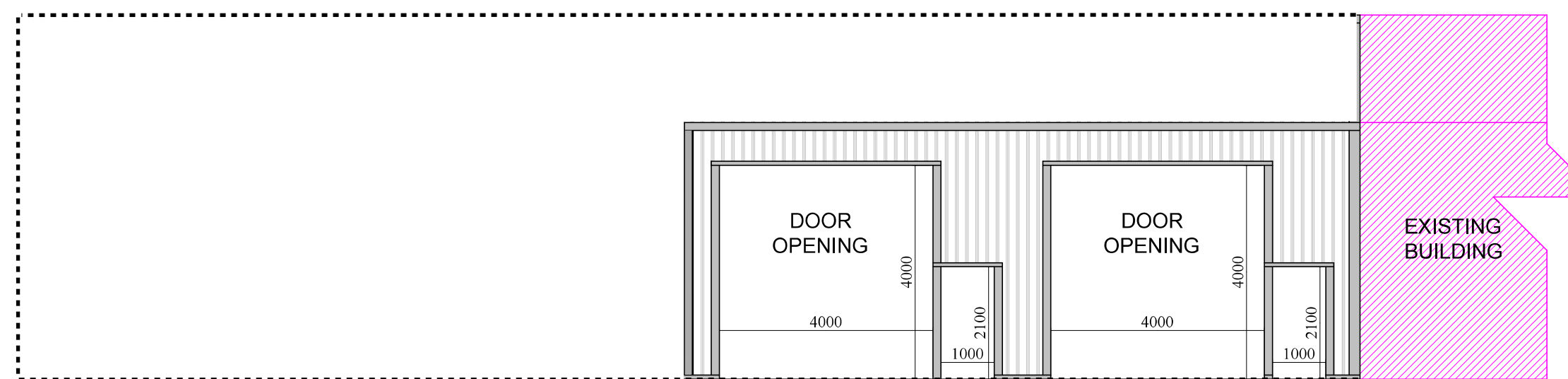
South (rear) elevation
(original proposed building shown dashed)



East elevation



Roof plan
(original proposed building shown dashed)



North (front) elevation
(original proposed building shown dashed)

Cladding:

Roof: 80mm thick insulated composite panel sheeting, with a PIR, LPC approved foam insulated core, formed with the insulation material bonded between the outer 0.5mm thick plastic coated weather sheet and the internal 0.4m white faced polyester liner panel complete with twenty composite G.R.P rooflights, crown ridge, barge flashings and foam ridge fillers. Each eaves to have trimline box type gutters complete with PVC fall pipes.

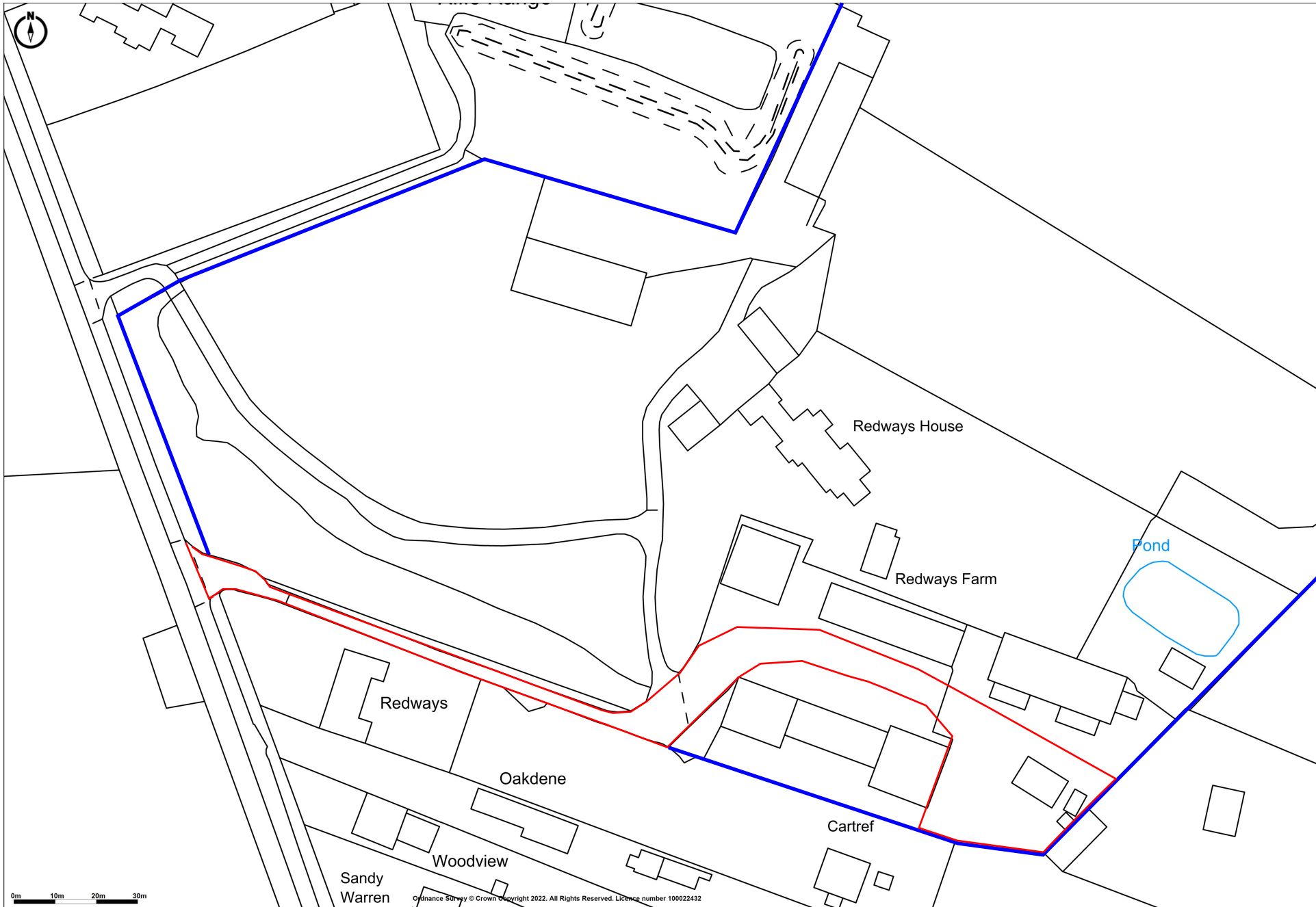
Verticals:

60mm thick PIR core composite panel sheeting, complete with vertical corner flashings, bottom cill flashings.

all cladding materials to be agreed with the local authority, but generally to match the existing adjacent buildings.

drwgn0.CMP-001

Proposed building plans
 Redways Farm, Beckley
 September 2023
 Scale 1:100



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Appendix 3

P23/S2494/FUL – Redways Farm- Demolition of existing workshop and construction of new building for B8 purposes

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 included in the decision notice], 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>No development shall commence, except for enabling works until a phased risk assessment has been submitted to and approved in writing by the local planning authority. The phased risk assessment must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 Investigation of potentially contaminated sites. Each phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.</p> <p>Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.</p> <p>Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.</p> <p>Reason - To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in line with the NPPF and policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
4	<p>No development shall commence until a report from a suitably qualified ecologist identifying mitigation measures that may be required before, during and after construction has been submitted to and approved by the local planning authority. The report shall detail any required mitigation or precautionary working methods to</p>

	<p>protect onsite fauna, adjacent habitats and the neighbouring Conservation Target Area.</p> <p>Reason : To protect important ecological receptors in accordance with policy ENV2 of the South Oxfordshire Local Plan 2035.</p>
5	<p>The development shall not be occupied until any previously approved remediation strategy has been carried out in full and a validation report confirming completion of these works has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason- To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in line with the NPPF and policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
6	<p>The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken has been submitted to and approved in writing by the local planning authority. Where land contamination investigation/remedial works are required this must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites'.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
7	<p>The development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been 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>
8	<p>No external lighting shall be provided on site other than that which has first been permitted in accordance with a lighting scheme submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting. Any external lighting provided shall be implemented only in accordance with the approved details and directed downwards to prevent undue light spread/spillage, and shall thereafter be retained as such.</p>

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.
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