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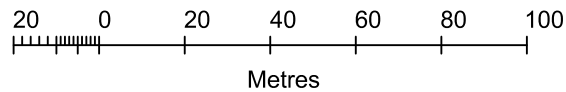
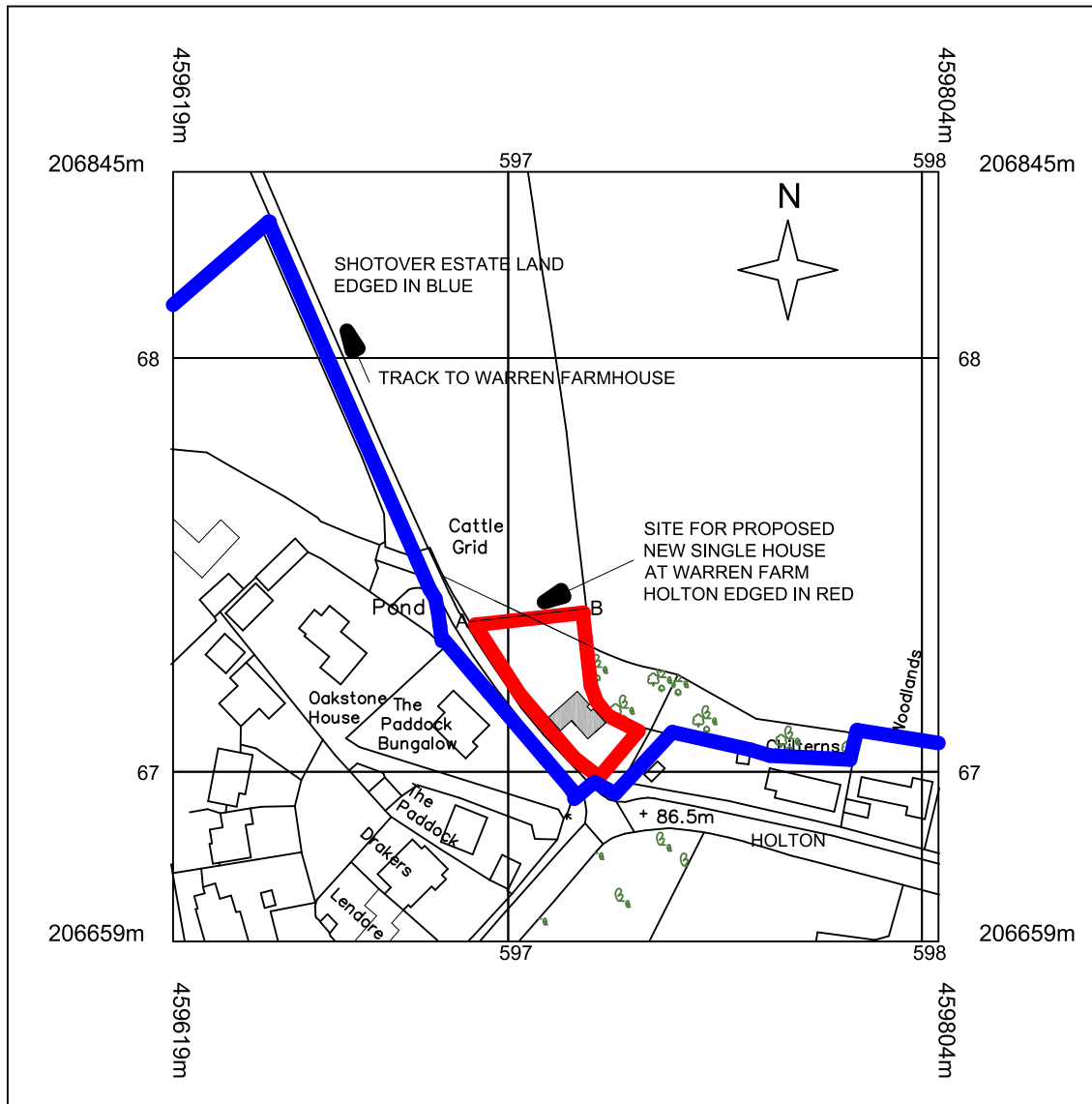
Application No. P23/S1723/FUL

1:2,500 scale



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SITE FOR PROPOSED
NEW SINGLE HOUSE
AT WARREN FARM
HOLTON OX33 1QG

SITE LOCATION PLAN

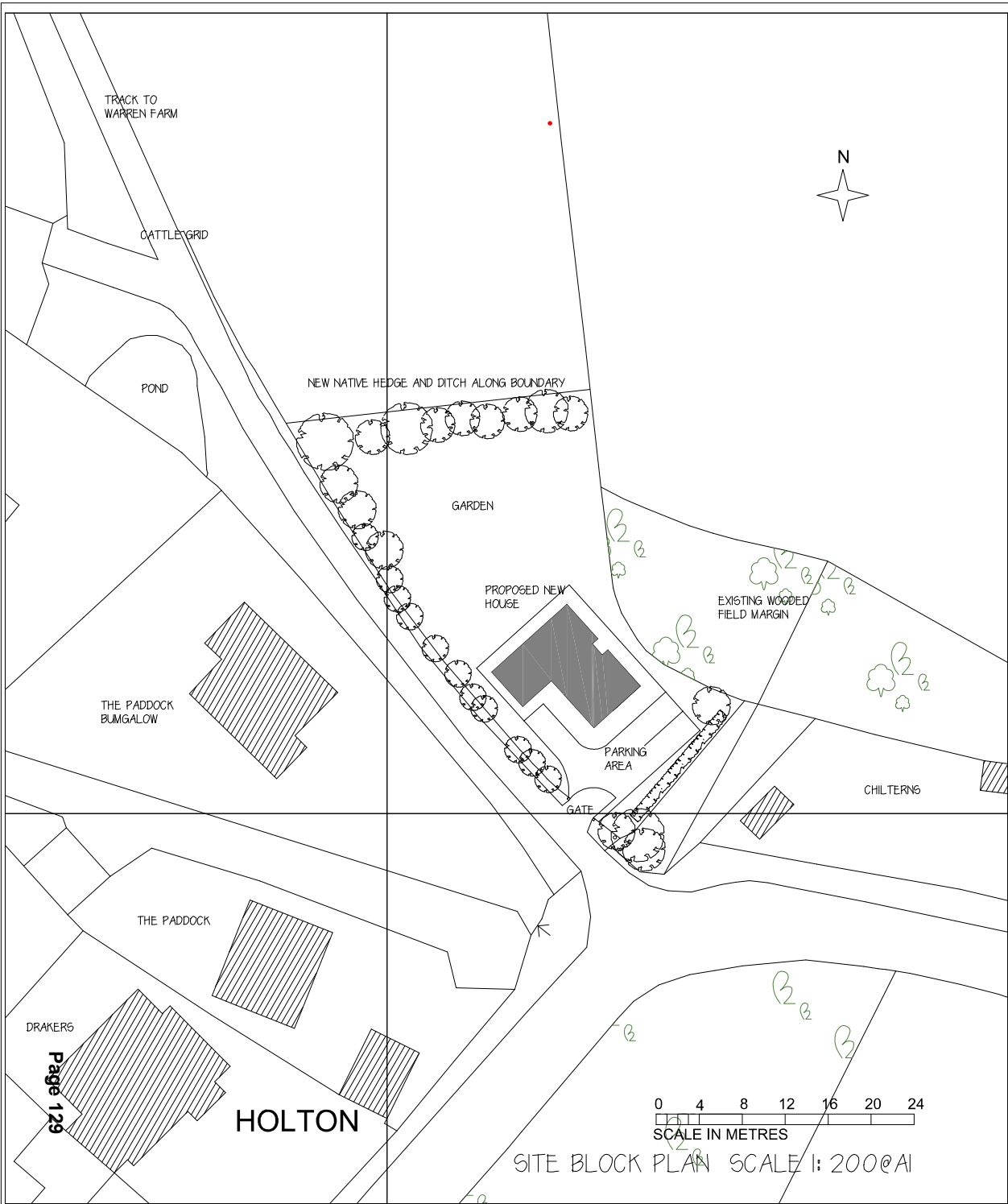
scale 1:1250@A3 MaY 2022

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833 / 1 C

Appendix 2



SOUTH EAST ELEVATION



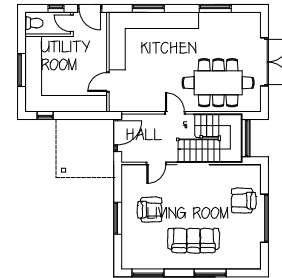
SOUTH WEST ELEVATION



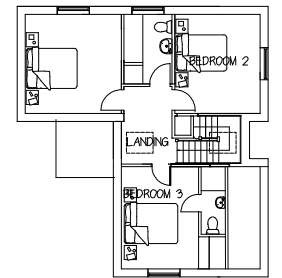
NORTH WEST ELEVATION



NORTH EAST ELEVATION

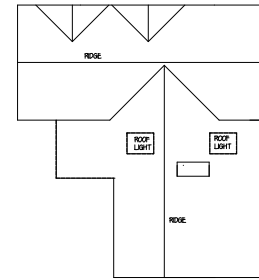


GROUND FLOOR PLAN

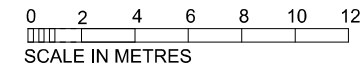


FIRST FLOOR PLAN

PLANS SCALE 1:100@A1



ROOF PLAN



REV C: ROOF PLAN ADDED - WORK AS TENTATIVE 23.12.22
REV B: BOUNDARY TO FIELD ADDED 12.12.22

SITE FOR PROPOSED
NEW SINGLE HOUSE
AT WARREN FARM
HOLTON OX33 1QG
FOR
THE TRUSTEES OF
SHOTOVER ESTATE

SITE PLAN
FLOOR PLANS AND
ELEVATIONS
scale 1:100/200@A1 Nov 2022

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833 / 2 D

Appendix 3

Appendix 3

APPLICATION NO.	<u>P23/S1723/FUL</u>
APPLICANT	The Trustees of Shotover Estate
SITE	Site at the entrance to the track to Warren Farm Holton

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>The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans/supporting documents 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>
4	<p>Prior to occupation of the dwelling hereby permitted the proposed means of access onto the Unnamed Road is to be formed 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>
5	<p>Prior to the first occupation of the dwelling hereby approved, vision splays measuring 2.0metres by 2.0 metres shall be provided to each side of the access and the vision splays 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>
6	<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 833/2C and</p>

	<p>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>
7	<p>That a scheme for the landscaping of the site, including the planting of live trees and shrubs and the creation of the species-rich hedgerows shall be submitted to and approved in writing by the Local Planning Authority prior to the development above slab level hereby permitted. 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 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>
8	<p>The tree protection details as shown within the approved Arboricultural Impact Assessment report by WH Landscape, September 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>
9	<p>That the recommendations within paragraphs 5.4.2 and 5.4.10 of the Preliminary Ecological Appraisal in relation to bats and nesting birds shall be fully implemented within the scheme hereby permitted.</p> <p>Reason: To provide habitat for nesting birds and bats and to help mitigate for the loss of potential nesting bird's habitat in accordance with policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.</p>
10	<p>Prior to the commencement of development, a Precautionary Working Method Statement (PWMS) should be submitted to and approved in writing by the Local Planning Authority. This shall outline the measures set out within the Preliminary Ecological Appraisal report by WH Landscape, September 2023 outlining the measures with respect to reptiles, nesting birds and retained habitats.</p>

	Reason to safeguard reptiles on the site in accordance with policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.
11	<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>
12	<p>Prior to the first occupation of the dwelling hereby approved, a scheme to provide the dwelling with Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Electric Vehicle Charging Point shall be implemented prior to the occupation of the dwelling.</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>
13	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), the enlargement, improvement or other alteration of any dwellinghouse as described in Schedule 2, Part 1, Class A of the Order shall not be undertaken without obtaining planning permission from the Local Planning Authority.</p> <p>Reason: To safeguard the openness of the Oxford Green Belt area in accordance with PolicySTRAT6 of the South Oxfordshire Local Plan 2035 and to Government advice within the National Planning Policy Framework.</p>
14	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) the provision within the curtilage of the dwelling of any building, enclosure or swimming pool as described in Schedule 2, Part 1, Class E of the Order shall not be undertaken without obtaining planning permission from the Local Planning Authority.</p> <p>Reason: To safeguard the openness of the Oxford Green Belt area in accordance with PolicySTRAT6 of the South Oxfordshire Local Plan 2035 and to Government advice within the National Planning Policy Framework.</p>
15	<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 solution exploration, BRE 365 percolation 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</p>

	<p>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.</p> <p>A surface water discharge to the foul sewer will not be considered under any circumstances. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Notes</p> <p>The hydraulic model must be run in the latest FEH format. Currently, this is FEH 22.</p> <p>Cv values must be set at 0.95.</p> <p>A 10% increase for urban creep must be provided.</p> <p>An exceedance plan must be provided.</p> <p>Each building must contain a bio retention feature. This could be in the form of a rain water planter.</p> <p>Full construction details of all surface water drainage components including hard standing areas, must be provided.</p> <p>Drainage layout from RWP must be provided.</p> <p>Reason: To prevent pollution and flooding in accordance with Policies ENV12 and EP4 of the South Oxfordshire Local Plan 2035.</p>
16	<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 "Site at the entrance to the track to Warren Farm: Impact plan for great crested newt District Licensing (Version 1)", dated 14th February 2024.</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>
17	<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 following:</p> <p>Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.</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>
	<p>INFORMATIVES</p>
18	<p>It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.</p>

19	<p>It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.</p>
20	<p>It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).</p>
21	<p>Works within the Highway If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:</p> <ul style="list-style-type: none"> · a Section 184 Notice under the Highways Act 1980, or · a s278 legal agreement between the applicant and Oxfordshire County Council <p>Contact: OCC Licencing & Streetworks Team: LicensingandStreetworksTeam@Oxfordshire.gov.uk. OCC Road Agreements Team: RoadAgreements@Oxfordshire.gov.uk</p> <ul style="list-style-type: none"> · It is an offence under Section 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. · No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such obstruction is an offence under Section 137 of the Highways Act 1980.