

<b>APPLICATION NO.</b>	<a href="#">P23/S2980/FUL</a>
<b>SITE</b>	Land at Newtown Road, Henley on Thames, RG9 1HG
<b>PROPOSAL</b>	Erection of terrace of 4 dwellings (amended tree planting plan, contaminated risk assessment and drainage design received 1st February 2024)
<b>APPLICANT</b>	Knole Homes Ltd.
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	22.9.2023
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Stefan Gawrysiak Ken Arlett Kellie Hinton
<b>OFFICER</b>	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.
- 1.2 The application site is shown at **Appendix A**. It comprises an area of hardstanding and residential garden land on the north-west side of Newtown Road, close to the junction with Reading Road, within the built-up confines of the town of Henley. It forms an area of hardstanding used for parking previously in association with 309 Reading Road, opposite the site to the south-east, which has now been converted and extended into residential use. The remaining part of the site is the end part of the rear garden of 307 Reading Road, an end of terrace late 1800's dwelling. There are other long narrow gardens to the north. The site lies partly within the industrial area of Newtown Road that is identified as an Employment Site in the South Oxfordshire Local Plan 2035 (SOLP 2035) and the Joint Henley and Harpsden Neighbourhood Plan Review 2022 (JHHNP Review 2022). There are no other special designations on this site.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission for the erection of a terrace of four 2-storey dwellings, as shown on the current plans and supporting documents submitted with the application.
- 2.2 The site plan was amended to address the Tree Officer's concerns and additional information was provided to address drainage issues. 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 **Statutory consultee responses**

Representation	Comments
<b>South -Highways Liaison Officer (Oxfordshire County Council)</b>	<b>No objection subject to conditions</b>

3.2 **Council - professional officer comments**

Representation	Comments
<b>Drainage - (South and Vale) Contaminated Land</b>	<b>No objection subject to conditions</b>
<b>Forestry Officer (South and Vale)</b>	<b>No objection subject to conditions</b>
<b>Contaminated Land Officer</b>	<b>No objections</b>
<b>Waste Management Officer (District Council)</b>	<b>No objection</b>

3.3 **Public responses**

Representation	Comments
<b>Henley-on-Thames Town Council</b>	<b>Recommend refusal due to the unneighbourly nature of the proposed development, proximity to neighbouring boundaries and the overdevelopment of the site. The site is not appropriate for housing development.</b>

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 <a href="#">P23/S0034/PEM</a>	Erection of terrace of 3 dwellings.	Advice provided (08/02/2023)
<a href="#">P22/S2545/FUL</a>	Erection of terrace of 3 dwellings, 1 x 2 bed, 1 x 3 bed & 1 x 4 bed.	Refused (14/10/2022) - Appeal dismissed (27/06/2023)
<a href="#">P22/S1006/LDE</a>	Confirmation that the building works comprising a trench and concrete foundation forming part of the development under planning permission P17/S2858/FUL have	Approved (26/04/2022)

been lawfully carried out and that the development authorised by that planning permission has accordingly been lawfully implemented within the timescale prescribed by condition no. 1 thereof.

<a href="#">P21/S4428/DIS</a>	Discharge of conditions - 3 (Landscaping & fenestration), 4 (Levels) & 5 (External materials) in application P17/S2858/FUL (Erection of 2 x two bedroom houses together with landscaping and parking).	Details Agreed (09/12/2021)
<a href="#">P17/S2858/FUL</a>	Erection of 2 x two-bedroom houses together with landscaping and parking	Refused (29/01/2018) - Appeal allowed (09/04/2019)

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 Impact Assessment 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  
ENV11 - Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)  
ENV2 - Biodiversity - Designated sites, Priority Habitats and Species  
ENV3 - Biodiversity  
EP4 - Flood Risk  
H1 - Delivering New Homes  
H11 - Housing Mix  
HEN1 - The Strategy for Henley-on-Thames  
STRAT1 - The Overall Strategy  
STRAT5 - Residential Densities  
TRANS5 - Consideration of Development Proposals

6.3 **Joint Henley & Harpsden Neighbourhood Plan Review 2022**

SD1: Minimising Carbon Emissions  
SD1a: Fabric First Approach  
SD1b: Other Methods

SD3 – Local Character  
H4 – Infill and self-build dwellings  
ENV2 - Biodiversity  
ENV3 – Trees  
T1 – Impact of Development on the Transport Network  
T4 – EV Charging Points  
T6 – Parking and Standards

**6.4 Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022 –  
Sections 4 & 5

**7.0 PLANNING CONSIDERATIONS**

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

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

**7.2 Principle of development**

The site lies within the built-up confines of Henley, where residential development is acceptable in principle under the SOLP 2035 Policy H1 that allows for development within the existing built-up areas of Towns and 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. Policy H4 of the JHHNP Review 2022 explains that “Infill housing developments and proposals for the construction of self-build dwellings within the built-up areas of Henley and Harpsden will be supported where it is demonstrated that the proposed development is in accordance with other relevant policies of the development plan.

**7.3** The proposal partly involves the development of existing gardens in an established built-up area and so would not impact on any open space of value. The change of use of part of the land from employment to residential has already been established through planning permission [P17/S2858/FUL](#), where the lawful development certificate [P22/S1006/LDE](#) confirms that development has commenced and therefore this remains a live permission capable of being implemented.

**7.4 Design and character**

The SOLP 2035 Policy DES1 seeks to ensure that all new development is of a high-quality design. The SOLP 2035 Policy DES2 requires all new development to be designed to reflect the positive features that make up the character of the local area and it should both physically and visually enhance and complement the surroundings. These requirements are reinforced by the JHHNP Review 2022 Policy SD3 and Section 5 of the Joint Design Guide 2022 (JDG 2022).

- 7.5 The application site is situated at the entrance to Newton Road Industrial Site, which consists of several large commercial and industrial buildings. 309 Reading Road, situated on the opposite side of Newtown Road, is a large detached flat roofed structure, a former commercial building and since converted to residential flats. The brick-built terrace along Reading Road is also seen in the immediate context of the appeal site.
- 7.6 The height of the proposed development, given the large scale of the existing and former commercial buildings that the proposal would be seen in the context of, would be appropriate to its immediate setting. It would also be of a similar height to the residential properties along Reading Road. Consequently, officers consider that the height of the proposal would be appropriate in the street scene. Furthermore, the presence of the existing terrace along Reading Road would ensure that the bulk of the small terrace of four dwellings would be respectful of the character and appearance of the area.
- 7.7 The dwellings would be staggered forward of the building known as 'Broadway House' to the northeast. However, due to the variation in the existing building line of the buildings on either side of Newtown Road, in officers' opinion, the height, siting and bulk of the proposal would not be incongruous to the area. The siting of the proposed dwellings and their relationship with 'Broadway House' would also be acceptable, as a gap would remain between the proposal and Broadway House, allowing the spatial character of the area to be unharmed. Whilst it is acknowledged that the side elevation of the proposed Unit 1 would be close to the boundary with No 307, it is considered that the layout has made the most efficient use of space on a fairly constrained site. The building depth relative to the plot depth would not be materially harmful to the local context.
- 7.8 Officers are mindful that the extant permission for 2 dwellings, for which implementation has commenced, would be sited slightly closer to the road than the proposal would be. Officers consider that there is a real prospect that this fallback scheme would be implemented and therefore attach material weight to it. Officers are also mindful that at the appeal against the council's refusal of planning permission [P22/S2545/FUL](#), for a terrace of three dwellings on this site, the Inspector concluded that the appeal scheme would not cause harm to the character and appearance of the area. In comparison, the application proposal compares favourably with the appeal scheme, because it would be set further back into the site and has greater plot depth to the rear.
- 7.9 The council's Tree Officer has raised no objections to the proposed tree protection and revised landscaping details, which would ensure the development would be appropriately softened and could be secured through planning conditions. In the light of the above assessment, officers consider that the proposal would have an acceptable visual impact and comply 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. The SOLP 2035 Policy DES5 requires satisfactory outdoor amenity space in line with the guidance under Section 4 of the JDG 2022.
- 7.11 Figure 26 of the JDG 2022 states that there should be a minimum of 10m between the rear elevation of a dwelling and a neighbouring garden boundary for private amenity. Unlike the appeal scheme, the proposed development includes additional land at the rear, meaning that this distance can be achieved to the rear garden boundaries with No.301. In officers' opinion, this would address the Inspector's concerns that led to the appeal being dismissed.
- 7.12 Officers agree with the Inspector's conclusions that the distance from the boundary would be sufficient to ensure that the outlook currently enjoyed by No.301 would not be materially harmed. Similarly, there would be adequate separation between the proposed dwellings and rear garden aspect of No's 301, 303 and 305. Given the siting of the main first floor windows on Unit 1, and its relationship with No 307, any overlooking would be at such an obscure angle, officers consider that the privacy of No 307 would not be materially harmed. The rear first floor en-suite window to Unit 1 could be secured as obscure-glazed and fixed shut via a planning condition. The proposal would introduce two-storey elevations near the revised boundary with No 307. However, officers agree with the Inspector's conclusions, where the appeal proposal had a similar relationship, that given the distance from the rear of No 307 and the size of the garden that would be retained, the proposal would not be materially harmful to the outlook currently enjoyed by No 307, from either the rear garden, or the dwelling itself. No representations of objection have been received from neighbours.
- 7.13 The reduced garden areas for No's 303, 305 and 307 would continue to meet the 50 square metres recommended minimum standard for 2-bedroom dwellings, as set out in Section 4 of the JDG 2022. The garden areas for Units 2 and 3 would also meet this standard. The garden areas for Units 1 and 4 would be marginally 5-10 square metres below the 100 square metres recommended minimum standard for 3-bedroom dwellings. However, given the location within a town with good access to public open space, such a shortfall would be acceptable in this instance.
- 7.14 Based on the above assessment, officers consider that the current application would have an acceptable impact on residential amenity and as such would comply with the above policies and guidance.

**7.15 Access and parking**

The SOLP 2035 Policy TRANS5 seeks to ensure that development would not be prejudicial to highway and pedestrian safety. This is supplemented by the JHHNP 2022 Policies T1 and T6. The Highway Liaison Officer has raised no objection to the proposal, subject to planning conditions to secure the provision vision splays and parking. As such, the proposal would comply with the aims and objectives of the above policies.

**7.16 Housing mix**

The application would provide two 2-bedroom dwellings and two 3-bedroom dwellings. Officers consider that such a housing mix would provide the dwelling sizes in greatest need and therefore be in general conformity with the SHMA. As such, the proposal would accord with the provisions of the SOLP 2035 Policy H11.

**7.17 Other material planning considerations**

The SOLP 2035 Policies DES8 & DES10 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 a verification planning condition could require implementation details. Details of any microgeneration system (air source heat pumps) are required to be submitted for approval prior to occupation. A planning condition to secure an EV charge point for each dwelling is also recommended in accordance with the SOLP 2035 Policy TRANS5 ix).

7.18 Due to the low biodiversity value of the site, sufficient ecological mitigation and biodiversity net gain would be possible through the replacement landscaping and the installation of bat and bird boxes, to be secured through planning conditions. Matters relating to surface water and foul water drainage could be dealt with through planning conditions.

**7.19 Community Infrastructure Levy**

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

**7.20 Pre-commencement conditions**

Surface Water Drainage  
Surface Water Management  
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 in accordance with relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance. Subject to the following conditions, it is considered that the proposal would not result in significant visual harm, the relationship with adjacent residential properties would be acceptable and the proposal would provide adequate living conditions for future occupiers. It would also not result in conditions prejudicial to highway safety or harm to important trees.

10.0 **RECOMMENDATION**

**Grant Planning Permission subject to the following conditions:**

**Recommended Conditions (full text):**

	Description	Details
1	Commencement 3 yrs - 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 amended by section 51 of the Planning and Compulsory Purchase Act 2004.
2	Approved plans *	That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 1392-P4A, 1392-P1, 1392-P2 and 1392-P3, except as controlled or modified by conditions of this permission.  Reason: To secure the proper planning of the area in accordance with Development Plan policies.
3	No change in levels	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.



**South Oxfordshire District Council - Planning Committee – 3 April 2024**

		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.
4	Schedule of Materials	<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 en-suite window in the north-west elevation of Unit 1 hereby permitted shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be 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) *	<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 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</p>

**South Oxfordshire District Council - Planning Committee – 3 April 2024**

		<p>(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>
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	Vision splay dimensions *	<p>Prior to the first occupation of the development, vision splays measuring 2.0 metres 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>
10	Access and Vision Splays	<p>The development hereby permitted shall not be occupied until the existing redundant sections of dropped kerb access onto 'Newtown Road' are permanently and effectively closed in accordance with a scheme to be first submitted to and approved in writing by the</p>

**South Oxfordshire District Council - Planning Committee – 3 April 2024**

		<p>Local Planning Authority.</p> <p>Reason: In the interests of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
11	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 1391/P1 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>
12	Cycle Parking Facilities	<p>Prior to the construction of the development hereby approved above slab level, details of cycle parking facilities shall be submitted to 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>
13	Landscaping Scheme (trees and shrubs only)	<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 be planted and properly</p>

**South Oxfordshire District Council - Planning Committee – 3 April 2024**

		<p>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>
14	Tree protection (implementation as approved)	<p>The tree protection details as shown on the approved Arboricultural Report and Tree Protection Plan (GHA Trees ref: GHA/DS/162230:23) 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>
15	Integrated Biodiversity Enhancements (prior to slab level)	<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. 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 ENV3 of the South Oxfordshire Local Plan 2035.</p>
16	External Lighting	<p>No external lighting shall be installed on the site other than in accordance with details, which have first been submitted to and approved in writing by the Local Planning Authority. Details shall include location of the external lights and product specification.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policies ENV1, ENV2, ENV3 and ENV12 of the South Oxfordshire Local Plan 2035.</p>
17	Surface Water Drainage prior to commencement	<p>Prior to the commencement of development, except for 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</p>

		<p>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. A surface water discharge to a Thames Water recorded foul sewer will not be permitted under any circumstance. 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 Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
18	Surface Water Management scheme prior to commencement	<p>Prior to the commencement of development, except for any demolition, a construction phase surface water management strategy scheme shall be submitted to and approved in writing by the Local Planning Authority. The strategy must demonstrate how surface water will be managed throughout the construction phase. The approved scheme shall be implemented in accordance with the approved details prior to the commencement of the development hereby approved and thereafter remain in place for the duration of the development.</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 Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
19	SUDS compliance report prior to occupation	<p>Prior to the occupation of any dwellings, a SUDS compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <p>1) Inclusion of as-built drawings in DWG or DXF format,</p>

		<p>2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated,</p> <p>3) Details of any remediation works required following the initial inspection,</p> <p>4) Evidence that that remedial works have been completed.</p> <p>5) CCTV survey.</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 Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
20	Foul Water Drainage prior to commencement	<p>Prior to the commencement of development, except for 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 method, levels, size, position and construction of the drainage scheme. If the foul water drainage is to be adopted by the Water Authority, then it must be designed in accordance with the latest Water Authority design and construction guidance. If the foul water drainage is to remain private, then it must be designed to accord with Part H of the Building Regulations requirements 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>
21	Foul Water Drainage compliance report prior to occupation	<p>Prior to the occupation of any dwellings, a foul water drainage compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the foul water drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <p>1) Inclusion of as-built drawings in DWG or DXF format,</p>

		<p>2) Inspection details of key foul water drainage features such as the manhole chambers, and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated,</p> <p>3) Details of any remediation works required following the initial inspection,</p> <p>4) Evidence that that remedial works have been completed.</p> <p>5) CCTV survey.</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>
22	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>
23	OPTIONAL STANDARD INFORMATIVE (Neighbourhood Plan Policies)	<p>Henley and Harpsden Neighbourhood Plan Policies:</p> <p>SD1: Minimising Carbon Emissions</p> <p>SD1a: Fabric First Approach</p> <p>SD1b: Other Methods</p> <p>SD3 – Local Character</p> <p>H4 – Infill and self-build dwellings</p> <p>ENV2 - Biodiversity</p> <p>ENV3 – Trees</p> <p>T1 – Impact of Development on the Transport Network</p> <p>T4 – EV Charging Points</p> <p>T6 – Parking and Standards</p>
24	CIL-Planning permission or reserved matters approval (South)	<p>The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the</p>

		<p>person/company liable for CIL when the Commencement Notice is received. FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED. Guidance on CIL is available on the planning portal website <a href="http://www.planningportal.co.uk/cil">http://www.planningportal.co.uk/cil</a> or the council's website <a href="http://www.southoxon.gov.uk/cil">http://www.southoxon.gov.uk/cil</a> together with the process for paying CIL.</p>
25	Mud and vehicle obstructions on the Highway	<p>- 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.</p> <p>- 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.</p> <p>- Works within the Highway</p> <p>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"> <li>- a Section 184 Notice under the Highways Act 1980, or</li> <li>- a s278 legal agreement between the applicant and Oxfordshire County Council</li> </ul> <p>Contact:</p> <p>OCC Licencing &amp; Streetworks Team:  <a href="mailto:LicensingandStreetworksTeam@Oxfordshire.gov.uk">LicensingandStreetworksTeam@Oxfordshire.gov.uk</a>.</p> <p>OCC Road Agreements Team:  <a href="mailto:RoadAgreements@Oxfordshire.gov.uk">RoadAgreements@Oxfordshire.gov.uk</a></p>
26	Drainage Informative	<p>SWD Notes:</p> <p>The hydraulic model must be run in the latest FEH format. Currently, this is FEH 22.</p> <p>BRE 365 percolation testing in log format must be provided. Logs must show ground level, location and full dimensions of the test pits.</p> <p>Cv values must be set at 0.95.</p> <p>A 10% increase for urban creep must be provided.</p> <p>A contributing areas plan 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>A coloured key highlighting responsibilities for the entire system must be provided.</p> <p>Drainage layout from Rain Water Pipe must be provided.</p> <p>FWD Notes:</p> <p>Full construction details of all foul water drainage components must be provided.</p> <p>A coloured key highlighting responsibilities for the entire system must be provided.</p> <p>Drainage layout from Soil Vent Pipe must be provided.</p>

This page is intentionally left blank