

APPLICATION NO.	P23/S2889/FUL
SITE PROPOSAL	The Mole Inn Toot Baldon, OX44 9NG Demolition of existing building and erection of replacement building to provide B&B accommodation to be used in connection with adjacent public house (As amended by plans removing dormer window and conference room and amplified by additional ecological and parking information received 10 January 2024)
AMENDMENTS	Removal of dormer window and conference room.
APPLICANT	The Mole Inn Rooms
APPLICATION TYPE	FULL APPLICATION
REGISTERED	31.8.2023
TARGET DECISION DATE	8.3.2024
PARISH	TOOT BALDON
WARD MEMBER	Sam Casey-Rerhaye
OFFICER	Paul Bowers

1.0 INTRODUCTION

- 1.1 This report sets out the officer’s recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application site comprises a modern agricultural building abutting the rear intervening boundary of the Grade II listed public house at The Mole Inn and within the Toot Baldon Conservation Area.

A plan identifying the site can be found at **Appendix 1** to this report.

- 1.3 The building was the subject of application P22/S4589/N4B which sought prior approval under permitted development rights to convert the existing building to a 12-bedroom bed and breakfast.

Prior approval was granted and remains extant. The ability therefore to create a 12-bedroom bed and breakfast through the conversion of the existing building is a material planning consideration in the determination of this application for planning permission.

- 1.4 Reduced copies of the plans accompanying the application are attached as **Appendix 2** to this report. All the plans and representations can be viewed on the council’s website www.southoxon.gov.uk under the planning application reference number.

2.0 PROPOSAL

2.1 This application seeks full planning permission to demolish the existing agricultural building and replace it with a purpose-built structure to create a bed and breakfast facility associated with the existing public house business. The building provides for 12 ensuite bedrooms - 8 on the ground floor and 4 on the first floor.

2.2 The application has been amended removing a previously proposed dormer window and a conference room at first floor level. It has also been amplified by additional ecology and parking information.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Publicity

The application was advertised by way of a site notice and neighbour letters.

3.2 Consultee responses

Toot Baldon Parish Council – Object to the development.

Comments on the application as originally submitted;

- Supportive of the development of local business.
- Concern over the increase in height above the height of the existing building and the impact of the design and appearance of the flat roof dormer.
- Concern over the proposed conference room and the increased traffic and parking impacts from the development.
- Concern over the drainage for the development given local historic problems in the area.

Comments on the application as amended removing the dormer window –

- Welcomes the revised plan to remove the dormer windows but all previous comments regarding the design and size of the building remain as objections.

Comments on the application as amended removing conference room and providing parking surveys and ecological surveys –

- The council maintains its objection to the development in its current form. They acknowledge the removal of the conference room and the dormer windows, however, object to the increase in overall height of the proposed new building vs the existing agricultural barn remains for the reasons previously stated. They also maintain that the proposed glazed doors to each ground floor bedroom are out of character with the adjacent conservation area and grade 2 listed buildings.

County Archaeological Services (SODC) – The site is located in an area of archaeological interest. However, the development is of a limited scale and contained within the footprint of existing buildings that are likely to have already

impacted any potential below ground archaeological remains. As such there are no archaeological constraints to this scheme.

Highways Liaison Officer (Oxfordshire County Council) – No objection following the submission of the parking information. The proposal provides ample parking and turning provision and it is unlikely that vehicles will be displaced onto the adopted Highway so as to cause an obstruction. They propose a condition requiring the retention of the parking and manoeuvring areas.

3.3 Council - professional officer comments

Representation	Comments
Heritage Officer	No objection following the removal of the dormer window from the development.
South and Vale Ecologist	No objection following receipt of the surveys. Proposed conditions relating to bird and nesting boxes.
Drainage Engineer	No objection subject to conditions relating to foul and surface water drainage schemes being submitted to the council and approved.

3.4 Public responses

Representation	Comments
15 X letters of objections to the original plans	<ul style="list-style-type: none"> - Too large for the site - 12 rooms is excessive. - Concern about traffic and parking from the numbers of rooms and events held in the conference room. - Parking on the public highway. - Concern about sewage and waste due to the drainage impacts of the development. - The building will dwarf the listed building. - The building will be out of keeping and harmful to the area.
9 X letters of objection to the amended plans and information removing the dormer window	<ul style="list-style-type: none"> - Welcome the removal of the dormer window. - Concerns remain about the impact of the height of the building on the listed building. - Concern remains about parking.

	<ul style="list-style-type: none"> - The number of rooms is too many.
<p>2 X letters of objection to the amended plans removing conference room and providing parking surveys</p>	<ul style="list-style-type: none"> - Concerns remain about the impact of the height of the building on the listed building. - Concern about the validity and accuracy of the parking survey. - Concern remains about drainage.

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P22/S4589/N4C	Change of use of redundant grain store to bed and breakfast rooms for the adjacent public house.	Approved (08/02/2023)
P19/S1019/N4C	Prior approval under Schedule 2, Part 3, Class R of the GPDO for the change of use of redundant grain store to bed and breakfast rooms for the adjacent public house.	Approved (29/05/2019)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 N/A

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
- DES3 - Design and Access Statements
- DES4 - Masterplans for Allocated Sites and Major Development
- DES6 - Residential Amenity
- DES8 - Promoting Sustainable Design
- DES10 - Carbon Reduction
- EMP10 - Development in Rural Areas
- EMP11 - Tourism
- ENV1 - Landscape and Countryside
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- ENV6 - Historic Environment
- ENV7 - Listed Buildings
- ENV8 - Conservation Areas
- EP4 - Flood Risk
- INF4 - Water Resources
- STRAT1 - The Overall Strategy
- STRAT6 - Green Belt

TRANS5 - Consideration of Development Proposals

6.3 Emerging Joint Local Plan 2041

The Council is preparing a Joint Local Plan covering South Oxfordshire and Vale of White Horse, which when adopted will replace the existing local plan. Currently at the Regulation 18 stage, the Joint Local Plan Preferred Options January 2024 has limited weight when making planning decisions. The starting point for decision taking will remain the policies in the current adopted plan.

6.4 Neighbourhood Plan

The Baldons Neighbourhood Plan (BNP) policies;

Policy 1 – General principles

Policy 3 – Local gaps

Policy 5 – Design guide

Policy 7 – Community facilities

Policy 9 - Business

6.5 Supplementary Planning Guidance/Documents

Joint South and Vale Design Guide (JSVDG)

7.0 PLANNING CONSIDERATIONS

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

The development plan comprises the South Oxfordshire Local Plan 2035 (SOLP) and The Baldons Neighbourhood Plan (BNP).

7.2 The main issues to consider in relation to this proposal are as follows;

- **The principle of development.**
- **Impact on the Green Belt.**
- **Impact on heritage assets.**
- **Impact on highway safety.**
- **Impact on the amenities of nearby properties.**
- **Carbon reduction.**
- **Drainage.**
- **Ecology.**

7.3 The principle of development.

Policy EMP10 of SOLP relates to development in rural areas and states that proposals for sustainable economic growth in rural areas will be supported. It also states that the Council will support the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings in addition to supporting sustainable rural tourism and leisure

developments that benefit businesses, communities and visitors in rural areas and which respect the character of the countryside. This will include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

- 7.4 Policy EMP11 of SOLP relates specifically to tourism and states that the council encourages new development to advance the visitor economy for leisure and business purposes. Proposals for such purposes will be supported as follows within the built-up areas of the larger and smaller villages – smaller and proportionately scaled developments that are in keeping with the character of the settlement, including hotels, guest houses, self-catering accommodation and associated facilities for visitors.
- 7.5 Policy 7 of the BNP relates to community facilities within the parish and identifies The Mole as one of the five community facilities. The policy seeks to support the improvement and renewal of the existing community facilities provided that the development conforms with policies within the development plan.
- 7.6 Policy 9 of the BNP relates to the enhancement of employment facilities and supports planning proposals that generate new employment opportunities and support existing ones subject to the following criteria;
- The proposals do not severely and negatively impact on traffic.
 - The proposal respects the built character and landscape character of the villages.
 - The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and
 - The proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of Oxfordshire County Council.
- 7.7 In my view the overall thrust of these policies is to support local businesses in rural locations. The proposal seeks to enhance and add to the existing established business of the Mole Inn both as a supporting, ancillary service to this essential community facility but also as an employer and contributor to the rural and tourist economy.
- 7.8 In addition, a fundamental material factor is the material planning consideration of the previously agreed prior approval to create the same 12-bedroom bed and breakfast facility through the conversion of the building which could still occur should this application fail.
- 7.9 I am therefore of the view that the combination of the policy position and the fall-back position afforded by the conversion possibility establishes that the principle of the proposed development is acceptable.

7.10 **Impact on the Green Belt.**

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is set out in Section 13 of the advice from Central Government in the National Planning Policy Framework (NPPF).

The advice contained within the NPPF is filtered down on a more local level in the development plan specifically Policy STRAT6 of the SOLP

7.11 Paragraph 143 of the NPPF sets out the five purposes of the green belt;

- to check the unrestricted urban sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In addition, there is a presumption against inappropriate development.

Paragraph 152 states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 requires that substantial weight should be given to any harm to the Green Belt. It goes on to say that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 154 advises that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt except for the following purposes;

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 7.12 The existing building measures some 6 metres high to the ridge of the roof, 13.8 metres wide and 18.6 metres long with an additional 3 metres deep lean to on the northeast end of the building.

The proposed building will measure 7.4 metres to the ridge of the roof, 13.9 metres wide and 18.6 metres long with an additional 3.2 metre deep, lean-to which forms an entrance reception on the northeast elevation.

- 7.13 Whilst the new building will be 1.4 metres higher than the one it replaces it is comparable in terms of width and depth. In my view this would not be materially larger than the building it replaces. It is not therefore an inappropriate form of development in the Green Belt and meets an exception for new building as set out in paragraph 154 d).

The development is therefore acceptable in Green Belt terms and complies with both national and local planning policy in this regard.

7.14 Impact on heritage assets.

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 212 of the NPPF requires local planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

This is followed through into the development plan by Policies ENV6, ENV7 and ENV8 of the SOLP.

- 7.15 The application site lies within the setting of Toot Baldon conservation area and within the setting of Grade II listed The Crown Public House (now the Mole Inn). These are the designated heritage assets that need to be considered in relation to this development.
- 7.16 The village and conservation area was historically predominantly agricultural with close associations with Queens College, Oxford; comprising manor, inn

and farms. Buildings are traditional, vernacular, predominantly detached and semi-detached dwellings and agricultural buildings.

- 7.17 The building proposed for replacement is a modern agricultural unit of no historic value therefore there is no objection to its demolition and replacement in principle.
- 7.18 In your officer's view there is no objection to the proposed agricultural-style building which would reflect the existing building and be in keeping with the character of the area. However as originally submitted the building included a large flat roof dormer which the conservation officer objected to. This has been removed resulting in an improved design.
- 7.19 The distance, juxtaposition and clear differing appearance in terms of design and materials to the host listed building are sufficient to ensure that the new building will not cause a harmful impact to the setting of the listed building.
- 7.20 Overall, the impact to heritage assets is considered to be acceptable and in compliance with the development plan.
- 7.21 **Impact on highway safety.**

With respect to highway safety matters the advice from Central Government set out in the National Planning Policy Framework (NPPF) is as follows:

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

The term severe is locally interpreted as situations, which have a high impact, likely to result in loss of life, or a higher possibility of occurrence with a lower impact.

Policy TRANS5 of the SOLP seeks to ensure that development does not harm highway safety and provides for sufficient parking and turning areas.

- 7.22 The site itself has an existing vehicular access onto the adopted highway. The proposal will result in an increase in vehicular movements accessing and egressing the site.
- 7.23 There is concern locally that the increased pressures for parking at the site will result in the displacement of parked vehicles on to the highway and cause highway safety issues. Noting this concern, the Oxfordshire County Council Highways Officer requested that the applicant provide parking information.
- 7.24 A parking survey has been provided which took place over a seven day period.
- The application demonstrates that there are two available unallocated parking areas which can approximately accommodate 46 vehicles both of which are within the applicants control.

- 7.25 The survey data provided demonstrates that there is sufficient space to accommodate users of the public house and the proposed bed and breakfast accommodation. The Highway Authority are satisfied that the bed and breakfast accommodation is unlikely to result in vehicles displaced on to the adopted highway.
- 7.26 In addition, given the nature of the bed and breakfast usage these would generally be used outside of peak traffic periods.
- 7.27 In response to initial concerns the applicant also amended the plans to remove a previously proposed conference room within the first floor.
- 7.28 The Highway Authority is satisfied that there will be no material impact to highway safety. In addition, and of significant relevance, is the fact that the same number of bedrooms and therefore associated and directly comparable vehicle movements and parking implications has been accepted in the extant prior approval to convert the building to a 12-bedroom bed and breakfast.
- 7.29 Your officers are satisfied that the development will accord with Policy TRANS5 in conjunction with a condition that requires that the parking and manoeuvring areas are retained.

7.30 Impact on the amenities of nearby properties.

Policy DES6 of the SOLP 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, day light and sunlight, dominance or visual intrusion, noise or vibration, smell dust, heat, odour or other emissions, pollution and external lighting.

- 7.31 The proposed replacement building is a significant distance from the nearest residential property. The difference in height between the existing and the proposed building is not material in this context and I am satisfied that the proposed development is not unneighbourly and accords with Policy DES6 of the SOLP.

7.32 Carbon reduction.

Policy DES8 of the SOLP seeks to promote sustainable design. It requires all new development to minimise the carbon and energy impacts of their design and construction.

Policy DES10 of the SOLP seeks to reduce carbon emissions and requires non-residential development proposals to meet the BREEAM excellent standard (or a recognised equivalent assessment methodology).

- 7.33 As a non-residential building it will need to be designed and constructed to achieve the BREEAM Excellent standard. This can be secured by condition

which requires evidence to be provided that this has been achieved. Thereby ensuring compliance with Policy DES10 of the SOLP.

7.34 Drainage.

Policy EP4 of the SOLP relates to matters of flooding and states that the risk of flooding will be minimised through;

- i) directing new development to areas with the lowest probability of flooding;
- ii) ensuring that all new development addresses the effective management of all sources of flood risk;
- iii) ensuring that development does not increase the risk of flooding elsewhere; and
- iv) ensuring wider environmental benefits of development in relation to flood risk.

Policy INF4 of the SOLP relates to water resources and requires that all new development proposals must demonstrate that there is or will be adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve the whole development.

7.35 The Council's Drainage Engineers have carefully considered the impacts of the development in terms of both foul water and surface water drainage and the impact this will have in the locality.

7.36 Your specialist officers have concluded that in conjunction with three proposed conditions they are satisfied that the development will be acceptable.

The first two conditions require surface water and foul water drainage schemes to be submitted to and approved in writing by the council prior to the new building being erected but after the existing building is demolished. The third condition requires evidence to be submitted that the sustainable drainage system has been installed and completed prior to the building being occupied.

7.37 I am satisfied along with the Drainage Engineers that in conjunction with the conditions the proposal will comply with the development plan in respect of drainage matters.

It is also worth noting that the impact on drainage from the 12 bedrooms will be the same as the extant prior approval scheme which can be still be implemented.

7.38 Ecology.

Policy ENV2 of the SOLP seeks to protect important ecological receptors (designated sites, protected species, priority habitats, etc.). Where adverse impacts on important ecological receptors are likely, development must meet the criteria outlined under the policy to be acceptable.

Policy ENV3 of the SOLP seeks to secure net gains for biodiversity and requires that applications are supported by a biodiversity metric assessment. Net loss of biodiversity will not be supported.

Policies ENV2 and ENV3 of the SOLP are wholly consistent with paragraphs 180, 185 and 186 of the NPPF.

- 7.39 During the course of the application the Councils Ecologist recommended the structure is subject to a Preliminary Roost Assessment (PRA) to assess the structure for evidence of, and potential to support, roosting bats. The structure should additionally be assessed for evidence of, and potential to support, nesting birds (including barn owl).
- 7.40 The applicant provided the requested surveys which have been considered by the council ecologist which has identified that a minimum 2 x integrated bird boxes (Schwegler 10 swallow nest or similar woodstone nest boxes) should be provided within the new structure. In addition, the installation of a minimum 2 x integrated nest boxes should be secured as a planning condition.
- 7.41 Due to potential presence of nesting birds, any works which affect the building should ideally be undertaken outside the period March to August inclusive. If this time frame cannot be avoided, a pre-mobilisation check should be undertaken by a suitably qualified ecologist. This can be secured as a planning condition which is proposed as part of this recommendation.
- 7.42 On the basis that the demolition of the building and the impact this will have can be mitigated by conditions and taking in to account that the building is surrounded by hardstanding the development in conjunction with the condition will ensure a net gain in biodiversity in compliance with Policies ENV2 and ENV3 of the SOLP.

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/will not undermine crime prevention or the promotion of community safety.

9.0 **PLANNING BALANCE AND CONCLUSION**

9.1 The proposed development supports both an existing established business, the rural and tourism economy for which there is clear support in the development plan.

The extant prior approval for the creation of the same number of bedrooms for a bed and breakfast through the conversion of the building would create the same level of impact on parking, highway safety and drainage.

The new building, whilst taller than the one it replaces will be of a similar appearance in terms of design that it will not cause a materially harmful impact on the setting of the listed building and character and appearance of the conservation area. The proposal will also result in a far more sustainable building than the one it replaces, and which could be converted to create the same development.

In conjunction with the attached conditions the proposal will accord with the development plan.

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full in **Appendix 3**.

10.0 **RECOMMENDATION**

10.1 **That Planning Permission is granted subject to the following conditions;**

10.2 **Standard conditions -**

- 1 : Commencement 3 years - Full Planning Permission
- 2 : Approved plans *

Prior to commencement of development (other than demolition) –

- 3 : Surface Water Drainage
- 4 : Foul drainage works (details required)
- 5 : Parking & Manoeuvring Areas Retained *

No development above slab level conditions –

- 6 : Schedule of Materials

Prior to occupation conditions –

- 7 : Construction phase – surface water drainage
- 8 : Bird Boxes
- 9 : Demolition - Nesting birds
- 10 : Parking and manoeuvring areas retained

Compliance condition -

- 11 : BREEAM Design Stage Certificates

Appendix 3

Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	<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	Approved plans *	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 309-PL 01 A, 309-PL 03B, 309-PL 04C, 309-PL 06A, 309-PL 07A, 309-PL 02 and 309-PL 05, 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	Surface Water Drainage	<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 will 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. 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> <p>Notes</p> <p>A contributing areas plan must be provided.</p> <p>The network must be designed using the latest FEH software available. Currently, this is FEH22.</p> <p>Cv values must be set at 0.95.</p> <p>A full manhole schedule must be provided.</p> <p>Maintenance strategy.</p>
4	Foul drainage works (details required)	<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 be designed including details of method, levels, size, position and construction of the drainage scheme. Thereafter the development shall be carried out in accordance with the approved details.</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>
5	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>
6	Construction phase - Surface Water Drainage	<p>Prior to the occupation of the development, a SUDS compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This report must evidence</p>

		<p>that a 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> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings in AOD. Levels of all drainage works and FFL must be included. As built drawings must be provided in PDF and DWG format. 2) Inspection details of 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, 3) Maintenance responsibilities, 4) Details of any remediation works required following the initial inspection, 5) Evidence that that remedial works have been completed. 6) Full CCTV survey of the whole network. <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>
7	Bird Boxes	<p>That prior to the occupation of the building hereby approved a minimum 2 x integrated bird boxes (Schwegler 10 swallow nest or similar woodstone nest boxes) shall be provided within the new structure in addition to the installation of a minimum 2 x integrated nest boxes.</p> <p>Reason: To secure biodiversity enhancements onsite, in accordance with Policy ENV3 of the South Oxfordshire Local Plan 2035 and paragraphs 174 and 180 of the NPPF.</p>
8	Demolition - Nesting birds	<p>That, the demolition of the existing building will take place outside of the period of March to August inclusive. If this time frame cannot be avoided, a pre-mobilisation check shall be undertaken by a suitably qualified ecologist and a report submitted to and approved in writing by the local planning authority prior to the demolition of the building.</p>

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		Reason: To secure biodiversity enhancements onsite, in accordance with Policy ENV3 of the South Oxfordshire Local Plan 2035 and paragraphs 174 and 180 of the NPPF.
9	Parking and 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 309 PL 06 A 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	BREEAM Design stage certificates	<p>The development hereby approved shall achieve a minimum BREEAM Rating of Excellent.</p> <p>Prior to completion of building a Design Stage Certificate for the building (prepared by an accredited Building Research Establishment Assessor) shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance.</p> <p>Within 3 months of occupation of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by Building Research Establishment qualified assessor) to demonstrate full compliance with the specified BREEAM standard for the building[s] and site.</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>

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