

APPLICATION NO.	P24/S0998/S73
SITE	Stable Yard to East of Chinnor Road Chinnor Road Towersey, OX9 3QY
PROPOSAL	Variation of conditions 2 (Approved plans), 4 (Surface water drainage works (details required), 5 (Surface water management plan (details required) and 7 (Foul drainage works (details required) on application P23/S2754/FUL. (as amended by Plans and information received 29 April and 20 May 2024). (Proposed demolition of existing equestrian buildings and erection of two detached three bedroom houses with associated parking and amenity space provision. Creation of new shared vehicular access).
APPLICANT	Chalix Ltd
APPLICATION TYPE	SECTION 73
REGISTERED	25.3.2024
TARGET DECISION DATE	28.6.2024
PARISH	TOWERSEY
WARD MEMBER(S)	Ed Sadler Ali Gordon-Creed
OFFICER	Caitlin Phillpotts

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee as the officers' recommendation to approve the application conflicts with the views of Towersey Parish Council.
- 1.2 The application site shown at **Appendix A** contains four single storey buildings granted planning permission under application P63/M0343, approved and built in connection with the private equestrian uses across the wider site. The site lies immediately south of Croft Cottage, opposite a line of residential development to the west of Chinnor Road and adjacent to the existing built-up area of the 'Smaller Village' of Towersey. The site lies inside of the 'village boundary' as identified within the 'Policies Map' of the Towersey Neighbourhood Plan. A watercourse runs north south between the site and adjoining highway.

2.0 PROPOSAL

- 2.1 The site already has planning permission for the demolition of existing equestrian buildings and erection of two detached three bedroom houses with associated parking, amenity space and shared vehicular access granted under application reference P23/S2754/FUL. This application was granted subject to

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a number of drainage conditions requiring the submission of details prior to the commencement of the development.

- 2.2 This application seeks a material minor amendment to the planning permission and is submitted with revised plans for plot 1 and additional information to see a number of the originally attached drainage conditions removed or revised to implementation conditions. The plans can be found at **Appendix B**. Other supporting documents can be found on the council's [website](#). Copies of the most relevant approved plans associated with application P23/S2754/FUL are attached at **Appendix C**.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Publicity

Not applicable

3.2 Statutory Consultee responses

Representation	Comments
None	

3.3 Council - professional officer comments

Representation	Comments
Drainage - (South&Vale)	02.05.2024 Holding objection requesting further details of hydraulic calculations, a manhole schedule, finished slab levels, pipe runs and tanked gravel structure and ownership responsibilities for drainage across the site
	19.06.2024 Holding objection requesting full details of the ownership responsibilities for drainage across the site
	26.06.2024 Recommends approval in accordance with the submitted details

3.4 Public responses

Representation	Comments
Towersey Parish Council	15.04.2024 Objects to the increased scale and massing of plot 1, considering that it would have negative impacts on the character of the street and result in

	harm to the light and privacy of neighbours
	06.06.2024 Notes, the revision to the design of the Plot 1 house include a new high ridge to the rear of the dwelling which replaces the lower and sloping rear wing of the approved design. The street facing ridge is also higher, by 600mm (i.e.>0.5m) and finds that the revised design would have negative impacts on the character of the street and result in harm to the light and privacy of neighbours
Neighbours Original plans (9)	Object on the grounds that the increased scale and massing of plot 1 would have negative impacts on the character of the street, that increased height of the rear roofline will directly impact the adjoining neighbours and reduce the amount of light they get, especially in Autumn and Winter and that the additional side facing windows would result in issues of overlooking
Amended plans (8)	Previous concerns reiterated

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
4.1 P23/S2754/FUL	Proposed demolition of existing equestrian buildings and erection of two x detached three bedroom houses with associated parking and amenity space provision. Creation of new shared vehicular access.	Approved (09/11/2023)
P63/M0343	Stables and store room.	Approved (19/06/1963)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 Not applicable

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

STRAT1 - The Overall Strategy

H1 - Delivering New Homes

H8 - Housing in the Smaller Villages

H16 - Backland and Infill Development and Redevelopment

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES3 - Design and Access Statements

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

DES9 - Renewable Energy

DES10 - Carbon Reduction

ENV1 - Landscape and Countryside

ENV2 - Biodiversity - Designated sites, Priority Habitats and Species

ENV3 - Biodiversity

ENV4 - Watercourses

ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

EP2 - Hazardous Substances

EP4 - Flood Risk

TRANS5 - Consideration of Development Proposals

6.3 Towersey Neighbourhood Plan policies

TOW1 - Village boundaries and infill development

TOW2 - Housing mix

TOW3 - Climate change mitigation - zero carbon buildings

TOW4 - Design

TOW7 - Green infrastructure and biodiversity

TOW9 - Managing Traffic

TOW10 - Supporting water infrastructure

6.4 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

7.0 **PLANNING CONSIDERATIONS**

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

- **Policy context**
- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Biodiversity and protected species**
- **Drainage**
- **Contaminated Land**
- **Carbon reduction**

7.2 **Policy context**

Towersey is defined as a ‘smaller village’ as set out in Appendix 7 of the adopted South Oxfordshire Local Plan (SOLP) 2035. South Oxfordshire Local Plan 2035 (SOLP) policies STRAT1 and H1 set out the council’s strategy for the distribution, range, size and mix of new housing, *recognises the role that smaller sites can play in achieving quicker housing delivery* and in this context, looks to support *residential development of previously developed land within and adjacent to the existing built-up areas of Smaller Villages* across the district. Smaller villages as defined in the settlement hierarchy have no defined requirement to contribute towards delivering additional housing (beyond windfall, infill and redevelopment proposals) to meet the overall housing requirement of South Oxfordshire in accordance with policy H8 of the SOLP. Policy H8 of the adopted Local Plan supports developments within the smaller villages in accordance with Policy H16.

7.3 Policy H16 of the adopted Local Plan relates to backland, infill development and redevelopment. This states that with regard to ‘smaller villages’, development should be limited to infill and the redevelopment of previously developed land or buildings.

7.4 **Principle of development**

Annex 2 of the NPPF defines previously developed land as, ‘*land which is or was occupied by a permanent structure, including the curtilage of the developed land ... and any associated fixed surface infrastructure. This excludes: ... land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape*’. In this context I consider the application site should be considered ‘previously developed land’ for the purposes of decision making.

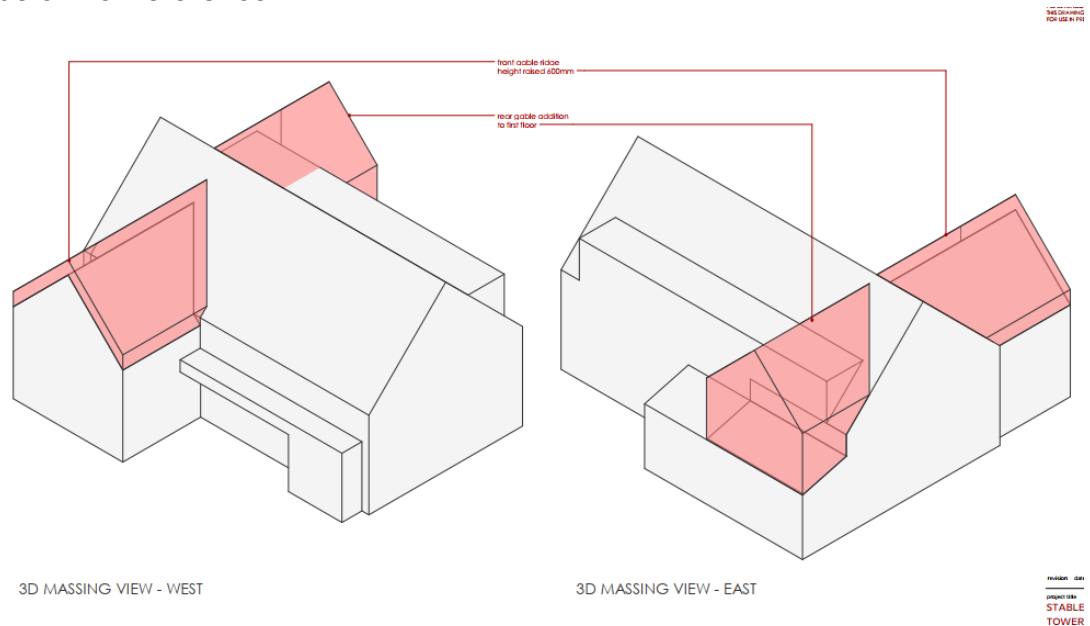
7.5 As discussed above, policy H1 of the SOLP allows for the *residential development of previously developed land within and adjacent to the existing built-up areas of ... Smaller Villages* and also *supports appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land*. In accordance with policies H8 and H16 of the SOLP, redevelopment proposals for the provision of housing is supported in and

immediately adjacent to the built up limits of ‘smaller villages’ such as Towersey. The site lies inside of the ‘village boundary’ as identified within the ‘Policies Map’ of the emerging Towersey Neighbourhood Plan. In accordance with the council’s strategic approach to the delivery of a sufficient supply of homes, I consider the site suitable for redevelopment and in principle, find the scheme for the two new housing units proposed acceptable.

- 7.6 When considering the development proposed under the host permission (P23/S2754/FUL) officers found that the overall scale, form and contemporary agricultural appearance of the scheme made good reference to the surrounding residential development in the area and the landscape edge of the village through the use of traditional pitched roof forms and building materials. The site was considered to be of a size and scale able to accommodate the two new dwellings proposed in an arrangement which is consistent with the existing pattern of development in the immediate surrounding area. The proposed dwelling at Plot 1 has a side to front relationship with the immediate neighbour to the north (Croft Cottage), and on full review of the proposed plans officers were satisfied that the proposed development would not result in any significant harm to the amenity of the host and / or surrounding neighbouring properties in terms of light, outlook or privacy in accordance with policy DES6 of the SOLP.

7.7 Design and Character

This application seeks a material minor amendment to the host planning permission under section 73 of the Town and Country Planning Act 1990 and is submitted with revised plans for plot 1 and additional information to see a number of the originally attached drainage conditions removed or revised to implementation conditions. Proposed amendments to the approved plans include an increase in ridge height of the rear projecting gable by 600mm and the addition of a forward facing gable to the front of the property, as shown on the 3D comparison drawings submitted in support of the application and pasted below for reference.



- 7.8 Overall, I am satisfied that the suggested amendments would not significantly alter the approved form, scale, massing and character and appearance of Plot

1 or the scheme as a whole when viewing it from the wider public vantage points and that the introduction of the forward facing gable would be in keeping with the arrangement across Plot 2, and the wider character of the street. Subject to the submission of full details of all hard and soft landscaping, I consider the site to be of a size and scale able to accommodate the two new dwellings proposed in an arrangement which is consistent with the existing pattern of development in the immediate surrounding area. In my opinion, the proposed development would go no way to harm the existing green and semi-rural character of the site, wider character of the village and landscape edge of the settlement, in accordance with policies STRAT1, H1, H8, H16, ENV1, DES1 and DES2 of the SOLP 2035 and technical guidance set out in the South Oxfordshire and Vale of White Horse Joint Design Guide 2022 (SO&VWHJDG).

7.9 Residential amenity

Plot 1 has a side to front relationship with the immediate neighbour to the north. The proposed dwelling within plot 1 is set well back within the site and is positioned no less than 4.5 metres from the shared boundary at any point. The development lies to the south of Croft Cottage and as such will likely have some impact on the natural sunlight currently afforded to the property. However, given the relatively modest heights of the proposed dwellings, and the separation and spacing between properties I do not consider the development proposed would result in any significant and measurable harm to the amenity of the existing neighbouring property in terms of light or outlook.

7.10 This application is supported by the submission of computer modelled sun path studies, attached at **Appendix B** which demonstrate the differing effects of the approved and proposed schemes on the natural sunlight reaching the dwelling and private gardens of the adjoining neighbour to the north (Croft Cottage). Given the relatively modest heights of the proposed dwellings, separation and spacing between the proposed dwellings and neighbouring properties, I am satisfied that the revised scheme would have no measurable increased impact of the amenity of the neighbouring properties in terms of light and / or outlook.

7.11 Both, plots 1 and 2 include the provision of windows and / or rooflights across the northeast elevations looking out across the neighbouring property to the north. As a way to protect the amenity of the existing property and the amenity of plot 1 from overlooking from plot 2 these windows are conditioned to be obscure glazed and fixed shut below 1.7 metres from finished floor level of the rooms in which they are to be inserted.

7.12 Subject to the attached conditions, I do not consider that the proposed development would result in any significant harm to the amenity of the host and / or surrounding neighbouring properties in terms of light, outlook or privacy in accordance with policy DES6 of the SOLP.

7.13 Access and parking

No changes are proposed to the approved access and parking arrangements across the site. After reviewing the supplied information as part of the host permission, the Highway Authority raised no objections subject to a number of suggested conditions.

- 7.14 The local highway authority did raise concerns over the proposal on the basis that the location of the site is unsustainable in transport terms because they consider that the accessibility of the site is poor with future residents being highly dependent upon car use due to there being no practical opportunity to use public transport. The local highway authority has justified this stance having regard to the county's Local Transport and Connectivity Plan (LTCP), which sets out the County Council's aims, policies and objectives for more sustainable travel across the County. Whilst the LTCP is a material consideration it does not form part of SODC's development plan, and planning applications in South Oxfordshire have to be decided in line with this development plan, unless there is a very good reason not to do so.
- 7.15 The site is within a "smaller" village as defined within the SOLP and the council's overarching development strategy as set out within Policy STRAT1 of the SOLP specifically allows for limited new housing development in Smaller and Other Villages to help secure the provision and retention of services. Policies H1 and H16 of the SOLP allow residential development where it represents infilling, or the redevelopment of brownfield land or buildings, within Smaller and Other Villages as defined in the settlement hierarchy. Therefore, whilst the local highway authority has raised concerns, these do not align with the relevant housing policies set out within the council's development plan, and having regard to these the principle of the proposed development is acceptable.
- 7.16 **Biodiversity and protected species**
The ecological survey work undertaken and submitted in support of the host permission is up to date for decision making purposes and is included within the supporting documents for this application. This application is supported by a Preliminary Ecological Appraisal (PEA) with indicative measures for the protection and mitigation of existing species and their habitats, alongside proposed ecological enhancement features across the site. Having reviewed the plans and supporting information when submitted in support of the host permission the council's ecologist raised no objections to the development proposed subject to the attached conditions.
- 7.17 The amendments proposed as part of this application do not affect the previously proposed mitigation and enhancement measures. I am satisfied that the development proposed may be implemented without harm to any existing protected species or their habitats across the site and overall may provide a net gain of biodiversity across the site, in accordance with policies STRAT1, ENV2 and ENV3 of the SOLP, policy TOW7 of the TNP and technical guidance set out in the SO&VWHJDG.
- 7.18 **Drainage**
A watercourse runs north south between the site and adjoining highway, with the site known to be at risk of surface water flooding. This application seeks a material minor amendment to the host planning permission under section 73 of the Town and Country Planning Act 1990 and is submitted with additional information to see a number of the originally attached drainage conditions removed or revised to implementation conditions.

Having reviewed the plans and supporting information the council's drainage engineer raises no objections to the development proposed subject to the attached compliance conditions. In light of this, I am satisfied that subject to final design and detail the development will include the proper provision of foul and surface water drainage as a way to ensure flooding and pollution is not exacerbated in the locality in accordance with policies ENV12 and EP4 of the SOLP, policy TOW10 of the TNP and technical guidance set out in the SO&VWHJDG.

7.19 Contaminated land

The host permission was supported by a Contaminated Land Questionnaire. This is resubmitted as part of this application. Having reviewed the application from a contaminated land perspective, the council's Environmental Protection Officer raised no objection. For the absence of doubt, I have recommended an unsuspected contaminated land condition to the permission requiring the developer to inform the LPA of any contamination found at the site during the course of construction.

7.20 Sustainability and carbon reduction

All new development should seek to minimise the carbon and energy impacts of their design and construction. Policy DES10 of the South Oxfordshire Local Plan 2035 requires all new dwellings to achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This application is supported by an Energy Statement and SAP calculations demonstrating the proposed dwellings are compliant with this requirement. This reduction is to be secured through renewable energy and other low carbon technologies and / or energy efficiency measures in accordance with policies DES7, DES8 and DES10 of the SOL, policy TOW3 of the TNP and technical guidance set out in the SO&VWHJDG.

7.21 Community Infrastructure Levy

The proposed development will be liable to pay CIL.

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 proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the green and semi rural character of the existing site, the landscape edge of the small village and the wider surrounding countryside. It is also acceptable in terms of its impact on neighbouring amenity, protected species and their habitats, existing landscape features across the site, drainage and highways safety.

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

10.0 RECOMMENDATION

Grant Planning Permission subject to the following conditions:

- 1 : Time Limit - Variation of Condition**
- 2 : Approved plans ***
- 3 : Levels (details required)**
- 4 : Surface Water Drainage implementation**
- 5 : Foul Water drainage implementation**
- 6 : Ecology - Biodiversity Management Plan (details required)**
- 7 : Integrated Biodiversity Enhancements (prior to slab level)**
- 8 : Landscaping (incl hardsurfacing and boundary treatment)**
- 9 : Energy Statement Verification**
- 10 : Tree protection (implementation as approved)**
- 11 : Wildlife Protection (construction phase as approved)**
- 12 : First floor windows and rooflights (specified cill level)**
- 13 : Materials as on plan**
- 14 : Natural stonework - traditional construction**
- 15 : Rooflights (flush fitting)**
- 16 : Cycle Parking Facilities**
- 17 : New vehicular access ***
- 18 : Vision splay protection ***
- 19 : Parking & Manoeuvring Areas Retained ***
- 20 : Electric Vehicles Charging Point (implementation)**
- 21 : Domestic Solar panels**
- 22 : Unsuspected Contaminated Land Condition**
- 23 : INFORMATIVE - Drainage**
- 24 : INFORMATIVE - Works within the Highway**
- 25 : UNIQUE INFORMATIVE - Highways**
- 26 : EPS Licence Informative**
- 27 : INFORMATIVE - Towersey Neighbourhood Plan policies**

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Appendix

Recommended Conditions (full text):

Sequence	Description	Details
1	Time Limit - Variation of Condition	<p>The development to which this permission relates must be begun not later than 9 November 2026.</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, 21_032-P03-A, TW-80 T1, 21_032-P02-B, 21_032-P01-A, 21_032-P06-D, 21_032-P07-D, 21_032-C01, 21_032-L01, 43486-1, 2698_CSD_ZZ_DR_S_SBL_00-90_C3, 2698_CSD_ZZ_DR_S_SBL_00-91_C2, 2698_CSD_ZZ_DR_S_SBL_00-92_C2, 2698_CSD_ZZ_DR_S_SBL_00-93_C2, 21-032-INFO01, 21-032-INFO02, 21-032-INFO03, 21-032-INFO04, 21-032-INFO05 and 2698_CSD_ZZ_DR_S_SBL_00-94_C1, 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	Levels (details required)	<p>Prior to the commencement of development detailed plans showing the existing and proposed ground levels of the site together with the slab and ridge levels of the proposed development, relative to a fixed datum point on adjoining land outside of the application site, shall be submitted to and</p>

		<p>approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</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	Surface Water Drainage implementation	<p>The surface water drainage scheme shall be implemented in strict accordance with the details set out in document Drainage Calculations ref 2698 CSD ZZ CIV P2.pdf (6Mb) and plans Drainage Layout Sheet 1 drwgn 2698 CSD ZZ DR S SBL 00-90 C3.pdf (401Kb), Drainage layout Sheet 2 drwgn 2698 CSD ZZ DR S SBL 00-91 C2.pdf (96Kb), Drainage layout Sheet 3 drwgn 2698 CSD ZZ DR S SBL 00-92 C2.pdf (62Kb), Drainage layout Sheet 4 drwgn 2698 CSD ZZ DR S SBL 00-93 C2.pdf (318Kb), OCC Ordinary Watercourse Land Drainage Consent ref S001 05 2024.pdf (126Kb) and Drainage layout Sheet 5 drwgn 2698_CSD_ZZ_DR_S_SBL_00-94_C1 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>
5	Foul Water drainage implementation	<p>The foul water drainage scheme shall be implemented in strict accordance with the details set out in document Drainage Calculations ref 2698 CSD ZZ CIV P2.pdf (6Mb) and plans Drainage Layout Sheet 1 drwgn 2698 CSD ZZ DR S SBL 00-90 C3.pdf (401Kb), Drainage layout Sheet 2 drwgn 2698 CSD ZZ DR S SBL 00-91 C2.pdf (96Kb), Drainage layout Sheet 3 drwgn 2698 CSD ZZ DR S SBL 00-92 C2.pdf (62Kb), Drainage layout Sheet 4 drwgn 2698 CSD ZZ DR S SBL 00-93 C2.pdf (318Kb), OCC Ordinary Watercourse</p>

		<p>Land Drainage Consent ref S001 05 2024.pdf (126Kb) and Drainage layout Sheet 5 drwgn0 2698_CSD_ZZ_DR_S_SBL_00-94_C1 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>
6	<p>Ecology - Biodiversity Management Plan (details required)</p>	<p>Prior to the commencement of the development above slab level a Biodiversity Management Plan (BMP) shall be submitted to and approved in writing by the Local Planning Authority, which shall provide full details of how biodiversity will be implemented, managed and monitored for a minimum 30 year period.</p> <p>Reason: To protect the important species and secure biodiversity enhancements on the site, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.</p>
7	<p>Integrated Biodiversity Enhancements (prior to slab level)</p>	<p>Prior to the commencement of the development above slab level an Ecological Enhancement Plan (EEP) outlining specifications, position, height, orientation and locations of bird and bat boxes, swallow nesting feature, ecological landscape planting and hedgehog highways, 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. All ecological mitigation and enhancement features shall be delivered on site prior to first use and retained as such thereafter. Any variation shall be agreed in writing by the Local Planning Authority before such change is made.</p>

		Reason: To secure biodiversity enhancements onsite, in accordance with Policy ENV3 of the South Oxfordshire Local Plan 2035.
8	Landscaping (incl hardsurfacing and boundary treatment)	<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, the treatment of the access road and hard standings, and the provision of boundary treatment 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 development 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>
9	Energy Statement Verification	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

		<p>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>
10	Tree protection (implementation as approved)	<p>The tree protection details as set out within the report produced by Venners Arboriculture dated July 2023 hereby approved 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>
11	Wildlife Protection (construction phase as approved)	<p>The construction of the development, including demolition should be undertaken in strict adherence with Sections 6.2.1, 6.3.1, 6.3.3, 6.3.4.3, 6.3.4.6 and 6.3.5 of the PEA report (Windrush Ecology, August 2023). Any variation shall be agreed in writing by the Local Planning Authority before such change is made.</p> <p>Reason: To protect the important species on the site, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.</p>
12	First floor windows & rooflights (prevention of overlooking)	<p>The first floor windows and rooflights in the northeast elevations of the dwellings across plots 1 and 2 hereby permitted shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be fixed shut below 1.7 metres from finished floor level of the rooms in which they are to be inserted prior to the first occupation of the</p>

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		<p>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>
13	Materials as on plan	<p>The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans and 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>
14	Natural stonework - traditional construction	<p>The natural stone on the exterior of the development hereby permitted shall be constructed using Natural Cotswold Stone, individually laid as part of the construction or in details which shall first have been submitted to and agreed 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>
15	Rooflights (flush fitting)	<p>The rooflights hereby approved shall be set flush with the plane of the roof in which they are to be inserted.</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>
16	Cycle Parking Facilities	<p>Cycle parking facilities shall be provided prior to the occupation of the development hereby approved, in accordance with details which have first been submitted to and approved in writing by the Local Planning</p>

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		<p>Authority and retained as such unless otherwise agreed in writing by the Local Planning Authority.</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>
17	New vehicular access	<p>Prior to occupation of the development hereby permitted the proposed means of access onto 'Chinnor 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>
18	Vision splay protection *	<p>The vision splays shown on drawing no. 21_032 - P02 - B, 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, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
19	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 drawing no. 21_032 - P02 - B, 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>

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		Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.
20	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>
21	Domestic Solar panels	<p>The solar PV equipment hereby approved shall not protrude more than 0.2 metres beyond the plane of the wall / roof slope when measured perpendicular to the external surface of the wall / roof slope; and shall be removed as soon as reasonably practicable when no longer required.</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>
22	Unsuspected Contaminated Land Condition	<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. 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' and submitted to and</p>

		<p>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 accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
23	INFORMATIVE - Drainage	The proposed access will require S23 Land Drainage Consent from SODC
24	INFORMATIVE - Works within the Highway	<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"> · a Section 184 Notice under the Highways Act 1980, or · a s278 legal agreement between the applicant and Oxfordshire County Council <p>Contact:</p> <p>OCC Licencing & Streetworks Team: LicensingandStreetworksTeam@Oxfordshire.gov.uk.</p> <p>OCC Road Agreements Team: RoadAgreements@Oxfordshire.gov.uk</p>
25	UNIQUE INFORMATIVE - Highways	<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

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		offence under Section 137 of the Highways Act 1980.
26	EPS Licence Informative	Your attention is drawn to the need to obtain a European Protected Species (EPS) Licence before certain development or demolition works can proceed. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.
27	INFORMATIVE - Towersey Neighbourhood Plan policies	Towersey Neighbourhood Plan policies TOW1 - Village boundaries and infill development TOW2 - Housing mix TOW3 - Climate change mitigation - zero carbon buildings TOW4 - Design TOW7 - Green infrastructure and biodiversity TOW9 - Managing Traffic TOW10 - Supporting water infrastructure