

APPLICATION NO.	P24/S0911/FUL
SITE	Land Adjoining Park House Park View Sydenham Oxon, OX39 4LQ
PROPOSAL	Erection of a detached dwelling with parking and amenity space (additional photographs received 18th April 2024 and amended documents to revise the design received 28 May 2024).
APPLICANT	Mr Ian Slater
APPLICATION TYPE	FULL APPLICATION
REGISTERED	18.3.2024
TARGET DECISION DATE	7.6.2024
PARISH	SYDENHAM
WARD MEMBERS	Ed Sadler Ali Gordon-Creed
OFFICER	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. The application is referred to planning committee due to the objection from Sydenham Parish Council.
- 1.2 The application site is shown at **Appendix A**. The site is approximately 0.2 acres and adjoins the property Park House, of which it formed part of the curtilage until 2007 when it was subdivided on the sale of the property. The site is currently occupied by three timber constructed outbuildings and these have been used for storage and as a workshop in connection with a carpentry and joinery business. The site lies at the south-eastern end of residential development extending from the junction of Sydenham Road with the Thame to Chinnor B4445. Open farmland associated with the "Slades" adjoins the site to the west. The site lies within an area liable to surface water flooding.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a detached dwelling. The application was updated with amended plans to change the flat roofed design of the dwelling to a pitched roof design with a lower eaves height.
- 2.2 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
South - Highways Liaison Officer (Oxfordshire County Council)	Local Planning Authority should consider accessibility issues. Otherwise, no objection subject to conditions.

3.2 **Council - professional officer comments**

Representation	Comments
Drainage - (South and Vale)	No objection subject to conditions
Ecology – (South and Vale)	No objection subject to conditions
SGN Plant Protection Team	Advice provided

3.3 **Public responses**

Representation	Comments
Sydenham Parish Council	Objects to this revised proposed application as it is still not in keeping with the character of the village and is in contravention of a number of the Neighbourhood Plan policies, the Neighbourhood Plan being made after the Local Plan.
Third Parties – two representations of objection/concern to original plans, one representation of objection/concern to amended plans	<ul style="list-style-type: none"> • Drainage/flooding • Accessibility • Highway safety • Pressure on local services • Design out of character • Overlooking • Loss of light
The comments can be read in full on the council's website.	

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P21/S3405/O	Outline planning application for erection of one dwellinghouse with all matters reserved.	Refused (06/05/2022) - Appeal allowed (27/07/2023)

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)
- ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- EP3 - Waste collection and Recycling
- EP4 - Flood Risk
- H1 - Delivering New Homes
- H11 - Housing Mix
- H16 - Backland and Infill Development and Redevelopment
- INF4 - Water Resources
- STRAT1 - The Overall Strategy
- STRAT5 - Residential Densities
- TRANS2 - Promoting Sustainable Transport and Accessibility
- TRANS5 - Consideration of Development Proposals

6.3 Sydenham Neighbourhood Plan May 2021

- SYD1 – Village Boundary and Infill Development
- SYD2 – Housing Mix
- SYD3 – Design
- SYD6 – Separation of Settlements
- SYD7 – Important Views

6.4 Supplementary Planning Guidance/Documents

- South Oxfordshire and Vale of White Horse Joint Design Guide 2022 – Sections 4 & 5
- South Oxfordshire Landscape Assessment (SOLA) – Character Area 3

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**

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. The development plan currently comprises the SOLP 2035 and the made Sydenham Neighbourhood Plan (SNP).

7.3 The SOLP 2035 Policy STRAT1 sets out the overall strategy for the District. It seeks to focus most major new development on allocated sites and at the growth point of Didcot, with Henley, Thame and Wallingford also being a focus for development and regeneration. The SOLP 2035 Policy H16 states that within smaller villages and other villages, development should be limited to infill and the redevelopment of previously developed land or buildings. Appendix 7 of the SOLP 2035 contains the council's Settlement Hierarchy, which classifies Sydenham as a 'smaller village'. The SNP elaborates further in identifying Sydenham West as a 'smaller village' and Sydenham East as an 'other village'.

7.4 Both the SOLP 2035 Policy H16 and the SNP Policy SYD1 allow for infilling or redevelopment within Sydenham East. Whilst the Highway Liaison Officer's reservations about the accessibility of the location are acknowledged, it is a material planning consideration that outline planning permission [P21/S3405/O](#) for a dwelling was allowed at appeal in July 2023 and this permission remains extant. The principle of development is therefore acceptable.

7.5 **Design and character**

The SOLP 2035 Policy ENV1 seeks to ensure that development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes. 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. The SNP Policy SYD3 explains that proposals for development will be supported, provided they sustain and enhance the distinctiveness of the neighbourhood area. The SNP Policy SYD7 seeks to ensure that development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.

- 7.6 Third parties have raised concerns that the proposed siting, form and design of the proposed dwelling would be out of keeping with the character and appearance of existing built form in the locality and would impinge upon an Important View towards the Chilterns National Landscape (CNL).
- 7.7 Officers consider that the set back of 1.75 metres behind the front elevation of Park House would not result in a significant departure from the overall linear pattern of development along the road. The proposed two storey built form would project about 5.8 metres beyond the two storey rear elevation of Park House, but this would be comparable with the 5.5 metres rear projection of No.2 Park View to the north-east of Park House. The amended plans have introduced a pitch roof to the dwelling, with the main section at 7.7 metres high being set slightly lower than the ridge of Park House and the rear gables being set down by 0.4 metres from the main ridge. In officers' opinion the overall form of the dwelling would be in keeping with the variety of building forms in this part of the village and add to local distinctiveness. The external materials would incorporate slate, render and timber cladding. The main external materials comprising slate and render are to be found on other dwellings to the north-east of the site. Timber cladding is found in Sydenham West and officers consider it to be an appropriate material on the edge of the village in rural surroundings. The window designs would add contemporary elements to the traditional building form and the method of construction in of itself would have no discernible visual impact. In any event, the detailed finishing materials could be secured through a planning condition. There is also scope for soft landscaping to augment any retained hedgerows and trees on the site, which could also be secured through a planning condition.
- 7.8 Concerns have been raised that the proposed development would have a periphery negative impact on one of the Important Views that SNP Policy SYD7 seeks to protect. However, the Neighbourhood Plan Submission Plan Inset B indicates that the view is in a south-east direction from Sydenham Road towards the CNL. However, in officers' opinion, the proposed dwelling would lie to the north-east of this viewpoint and would instead only impinge upon views of the existing line of housing. As such, officers consider that the visual effect of the proposed dwelling on the Important View would not be a significant adverse impact to warrant refusal of planning permission. 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.
- 7.9 **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.

- 7.10 The proposed dwelling would project beyond the rear of the closest part of Park House, an attached garage by about 3.7 metres and the south-west rear corner would be stepped in from the boundary with Park House by 4.4 metres. The proposed dwelling would be about 9.8 metres from the main rear elevation of Park House. Although there would be some impact on light and outlook to the rear aspect and garden of Park House, given the level of separation, officers consider that this would affect a relatively small part of the adjacent plot and would not be so significant to justify refusal of planning permission. Park House has a second-floor south-west facing side window, which would be almost 10 metres from the side wall of the proposed dwelling, sufficient to maintain adequate light and outlook. Although there would be a first-floor window in the north-east facing side elevation of the proposed dwelling, this would serve an en-suite and therefore could be subject to a planning condition to ensure that it would be obscure-glazed and fixed shut to prevent any undue overlooking and loss of privacy to Park House from occurring.
- 7.11 The garden area for the proposed dwelling would exceed the 100 metres recommended minimum standard for a dwelling of this size, as set out in Section 4 of the JDG 2022. Based on the above assessment, officers consider that the application would have an acceptable impact on residential amenity and as such would comply with the above policies and guidance.
- 7.12 **Access and parking**
The SOLP 2035 Policy TRANS5 seeks to ensure that development would not be prejudicial to highway and pedestrian safety. The OCC Highway Liaison Officer has observed that the site itself has an existing vehicular access onto the carriageway, it has been recommended that this access is improved in terms of surfacing. Given the proposal will result in a modest increase in vehicular movements, visibility splays will need to be provided and maintained at 2.4m x 25m. The proposal provides ample parking and turning provision and it is unlikely that vehicles will be displaced onto the adopted highway. These matters could all be secured through planning conditions. As such, the proposal would comply with the aims and objectives of the above policies.
- 7.13 **Housing mix**
The SOLP 2035 Policy H11 explains that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. Policy SYD2 reinforces this by seeking to ensure that new infill residential developments should provide homes which meet local or District wide housing needs and that the development of two- or three-bedroom homes will be particularly supported. Officers acknowledge that there is a greater percentage of larger dwellings in Sydenham than set out in the SHMA 2014 market housing need data. However, it is impossible for a proposal for only a single dwelling to provide a mix of units in conformity with the SHMA 2014. The policy text of Policy SYD2 itself is worded to positively support two- or three-bedroom homes, but does not explicitly exclude four- bedroom homes, for which there is also some need district-wide. Whilst the policy sub-text states that infill Policy SYD1 can be used to correct the local imbalance, officers consider that the policy wording affords insufficient justification to withhold planning permission for the proposed four-bedroom dwelling on these grounds.

7.14 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. A planning condition could be imposed to ensure that any microgeneration system (solar panels and air source heat pumps) would meet the required specification and prevent any noise nuisance. A planning condition to secure an EV charge point is also recommended in accordance with the SOLP 2035 Policy TRANS5 ix).

7.15 Matters related to ecology, external lighting and drainage could be dealt with through planning conditions, to the satisfaction of the relevant specialist officers. Exceptionally, a condition removing permitted development rights for various forms of householder development is considered necessary to allow the council to exercise control over any future additions to the new dwelling that might otherwise result in visual harm and/or loss of residential amenity.

7.16 Community Infrastructure Levy

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

7.17 Pre-commencement conditions

Surface water drainage
Flood alleviation measures

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.

10.0 RECOMMENDATION

Grant Planning Permission subject to the following conditions:

Recommended Conditions (full text):

	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, 01B, 02A and 03A, 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	Demolish existing buildings (all)	<p>That all existing buildings on the site shall be demolished before the new development hereby permitted commences, and any demolished material which is not to be utilised in the new development shall be removed from the land, unless an alternative scheme for the phased demolition of the buildings and removal of materials is first submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure satisfactory comprehensive development in accordance with Policies DES1, DES2 and ENV1 of the South Oxfordshire Local Plan 2035.</p>
4	No change in levels	<p>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.</p>

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		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.
5	Schedule of Materials (prior to slab level)	<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	Obscure glazing *	<p>The first floor en-suite window in the north-east facing elevation of the development 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>
7	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>
8	Energy Statement Verification (prior to occupation) to	<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>

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		<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>
9	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>
10	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 STRAT1, ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
11	Existing vehicular access *	<p>Prior to first occupation of the development, the existing means of access onto Park View shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.</p>

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		Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.
12	Vision splay protection *	<p>The vision splays shown on the approved plan 01b 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>
13	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 01b 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>
14	Cycle Parking Facilities (prior to slab level)	<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>
15	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 hedgerows on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.</p>

		<p>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>
18	External Lighting - (prior to slab level)	<p>Prior the commencement of the development above new slab level, a sensitive lighting strategy for bats shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites or resting places or along important routes used to access key areas of their territory, for example for foraging; and</p> <p>b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites or resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without the prior consent from the local planning authority. If no external lighting is proposed, this should be confirmed in writing to the Local Planning Authority before any works start on site.</p> <p>Reason: To avoid impacts on bats from insensitive external lighting in line with Policy ENV2 of the South Oxfordshire Local Plan 2035.</p>
19	Surface Water Drainage (prior	<p>Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme following the strategy as provided within document Flood Risk Assessment.pdf shall be</p>

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	to commencement)	<p>submitted to, and approved in writing by, the Local Planning Authority. 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>
19	Surface Water Drainage (prior to commencement)	<p>Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme following the strategy as provided within document Flood Risk Assessment.pdf shall be submitted to, and approved in writing by, the Local Planning Authority. 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>
20	Flood alleviation measures	<p>Prior to the commencement of development, with the exception of any demolition, a full flood alleviation strategy following the strategy as provided within document Flood Risk Assessment.pdf 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 flood alleviation measures.</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	Flood alleviation measures	<p>Prior to the commencement of development, with the exception of any demolition, a full flood alleviation strategy following the strategy as provided within document Flood Risk Assessment.pdf 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 flood alleviation measures.</p> <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not</p>

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		exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.
21	Construction phase surface water drainage	<p>Prior to the occupation of the dwelling, a compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This report must evidence that the flood alleviation measures have 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>Inclusion of as-built drawings in AOD. Levels of all flood alleviation measures including the lowering of land, the construction of the offline pond with its associated ancillaries. Asbuilt drawings must be provided in PDF and DWG format.</p> <p>Details of any remediation works required following the initial inspection,</p> <p>Evidence that that remedial works have been completed.</p> <p>Reason: To ensure the proper provision of surface 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 the 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>Sydenham Neighbourhood Plan May 2021</p> <p>SYD1 - Village Boundary and Infill Development</p> <p>SYD2 - Housing Mix</p> <p>SYD3 - Design</p> <p>SYD6 - Separation of Settlements</p> <p>SYD7 - Important Views</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</p>

		<p>the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the 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 http://www.planningportal.co.uk/cil or the council's website http://www.southoxon.gov.uk/cil together with the process for paying CIL.</p>
25	Mud and vehicle obstructions on the Highway	<ul style="list-style-type: none"> · 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> <ul style="list-style-type: none"> · It is an offence under Section 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. · No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such obstruction is an offence under Section 137 of the Highways Act 1980.
25	Mud and vehicle obstructions on the Highway	<ul style="list-style-type: none"> · 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> <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>
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