

APPLICATION NO.	P24/S0503/FUL
SITE	Land East of Dinckley Court Abingdon Road Burcot
PROPOSAL	Works to existing access to allow suitable access, erection of three dwellings with parking and garaging and related works including landscaping. (As amended by plan received 4 April 2024 showing the bin stores and archaeological evaluation report received 24 May 2024).
AMENDMENTS	Updated plans to show bin store received 4 April, and archaeological evaluation report received 24 May 2024
APPLICANT	St Peter Development Limited & A Godfrey
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.2.2024
TARGET DECISION DATE	19.7.2024
PARISH	CLIFTON HAMPDEN
WARD MEMBER(S)	Sam Casey-Rerhaye
OFFICER	Andy Heron

1.0 INTRODUCTION

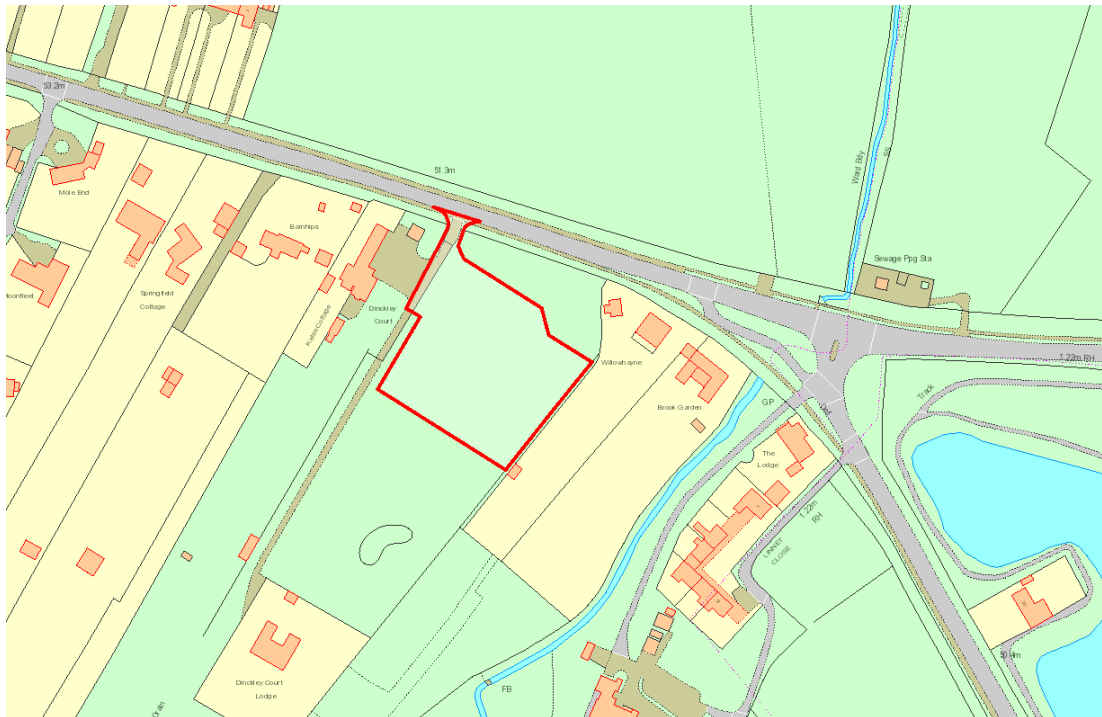
- 1.1 This report sets out the officer’s recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application is referred to planning committee because the recommendation conflicts with the views of the parish council. Clifton Hampden Parish Council have raised concerns with the impact of the development on the openness of the Green Belt and consider it will merge Burcot with the neighbouring village of Dorchester on Thames. A map extract identifying the site is **attached** at Appendix 1.
- 1.3 The site is situated to the east of the built area of Burcot. It consists of a 0.4 hectare parcel of land to the south of Abingdon Road. The site is situated within the Green Belt.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the erection of three, 5 bedrooed dwellings. Each dwelling will be served by a detached car port or garage, whilst the access will be taken via a single access point, the existing access to the south of Abingdon Road.
- 2.2 Each dwelling will be situated in a spacious plot which is set-behind the Abingdon Road building line. Although similar in size and scale, each dwelling will be designed differently, incorporating hipped roofs with a mix of different

materials. Each dwelling will have a contemporary design. The tallest dwelling will be 9.4 metres with the other two measuring 9.1 metres.

- 2.3 Vehicle access will remain as existing via Abingdon Road to the north, with three car parking spaces on the front driveway for each dwelling. The dwellings will be finished with a range of different materials consisting of brick, timber cladding, and clay tiles.
- 2.4 A plan showing the site and surrounding area is shown below.



- 2.5 Copies of the plans accompanying the application are **attached** at appendix 2 to this report. All the plans, supporting information and representations can be viewed on the council's website www.southoxon.gov.uk under the planning application reference number.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Publicity

Neighbours and consultees were notified of the application on 28 May 2024.

3.2 **Statutory Consultee responses**

Representation	Comments
Clifton Hampden Parish Council	Object. The development will impact on the openness of the Green Belt and will merge Burcot with the neighbouring village of Dorchester on Thames.

3.3 **Council - professional officer comments**

Representation	Comments
Ecology	No objection , subject to conditions requiring a landscape ecological management plan, a scheme for biodiversity enhancements, and biodiversity mitigation.
Drainage	No objection , subject to surface water and foul water drainage conditions.
Tree officer	No objection , subject to tree protection and landscaping conditions.
Oxfordshire County Council Highways	No objection , subject to access and car and cycle parking conditions.
Contaminated land	No objection.
Newt officer	No objection.
Waste management	No objection.
Oxfordshire County Council Archaeology	No objection , subject conditions requiring a written scheme of investigation and archaeological mitigation.

3.4 **Public responses**

Representation	Comments
1 letter of objection	Light pollution

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P23/S1858/PEM	Pre-application for residential infill dwellings.	Advice provided (20/07/2023)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development is not EIA development.

6.0 **POLICY & GUIDANCE**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The

statutory Development Plan comprises:

- The Local Plan 2035
- Adopted neighbourhood plans

6.2 The South Oxfordshire Local Plan (SOLP) 2035 policies which are relevant to the proposed development consist of:

- 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
- ENV1 - Landscape and Countryside
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- ENV5 - Green Infrastructure in New Developments
- 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)
- EP3 - Waste collection and Recycling
- EP4 - Flood Risk
- H1 - Delivering New Homes
- H8 - Housing in the Smaller Villages
- H11 - Housing Mix
- H16 - Backland and Infill Development and Redevelopment
- INF4 - Water Resources
- STRAT1 - The Overall Strategy
- STRAT6 - Green Belt
- TRANS2 - Promoting Sustainable Transport and Accessibility
- TRANS5 - Consideration of Development Proposals

6.3 Neighbourhood Plan

On Monday, 24 June, the Council decided to progress the Burcot and Clifton Hampden Neighbourhood Plan to referendum. The referendum is planned to take place on the week commencing 2 September 2024. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires local planning authorities to have regard to a post-examination draft neighbourhood plan, so far as material to the application. **Policies in neighbourhood plans at this stage carry significant weight in decision making.** The relevant policies consist of;

- BCH3 - design principles in Burcot
- BCH8 - energy efficient buildings
- BCH10 - landscape character seem particularly relevant

- 6.4 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (NPPF)
 - The National Planning Practice Guidance (NPPG)
 - National Design Guide Planning practice guidance for beautiful, enduring, and successful places (NDDG)
 - South Oxfordshire and Vale of White Horse Joint Design Guide 2022
 - South Oxfordshire Infrastructure Delivery Plan (April 2020)
 - South Oxfordshire Developer Contributions Supplementary Planning Document (3 January 2023)

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- **Principle of development**
- **Green Belt**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Biodiversity**
- **Trees**
- **Drainage**
- **Sustainable design**

7.2 Principle of development

Burcot is designated as a smaller village within the district's settlement hierarchy. Policy STRAT1 of the SOLP allows for limited amounts of housing in the built area of smaller villages.

7.3 Policies H1 and H16 of the SOLP permit infill development within smaller villages such as Burcot. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The policy adds that the scale of infill should be appropriate to its location. There are buildings to either side of the site and this instance, officers consider that the principle of 3 detached dwellings is acceptable.

7.4 In view of the above the principle of the proposed residential development is acceptable.

7.5 Green Belt

Policy STRAT6 of the SOLP seeks to protect the Green Belt from harmful development. The five purposes of the Green Belt are to:

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

other urban land.

- 7.6 To ensure the Green Belt continues to serve its key functions, it will be protected from harmful development. Within its boundaries, development will be restricted to those limited types of development which are deemed appropriate by the NPPF, unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.7 Paragraph 154 of the NPPF states that the construction of new buildings should be regarded as inappropriate development in the Green Belt unless identified within the strictly defined criteria. Paragraph 154e states that an exception to this is limited infilling in villages.
- 7.8 The development would infill a small gap between housing adjacent to the south of Abingdon Road. The site can accommodate 3 dwellings, and it is not considered these would harm the openness of the Green Belt as they would be similar in size and scale to neighbouring dwellings. Furthermore, the dwellings would fit seamlessly into the ribbon of development which runs alongside Abingdon Road.
- 7.9 The development would represent infill development and is therefore considered appropriate development. The development would therefore comply with policy STRAT6 of the SOLP and paragraph 154 of the NPPF.
- 7.10 **Design and character**
- Policy DES2 of the SOLP states that all new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.
- 7.11 Policy DES1 of the SOLP requires all new development to use land efficiently while respecting the existing landscape character. It adds that development must respect local context working with and complementing the grain of the surrounding area.
- 7.12 The layout of the proposed dwellings would follow the existing ribbon development along Abingdon Road whilst the dwellings have been purposely designed to appear different to avoid a uniform appearance. This is achieved with the use of different finishing materials. The contemporary design of the dwellings helps the dwellings blend into the surrounding built environment whilst existing landscaping adjacent to the south of Abingdon Road will help screen the development from views to the north.
- 7.13 The residential garden areas also comply with policy DES5 of the SOLP in providing amenity space which is above the 100 square metre minimum size requirement advised in the council's design guide SPD.

7.14 External lighting and glazing conditions are recommended to minimise visible light transmittance. Any external lighting will require a lighting scheme and plan to be submitted to and approved by the local planning authority prior to the first occupation of the development. Any such lighting must be directed to a low level. A landscaping condition is also recommended to help to assimilate the development into its surroundings.

7.15 In view of the above the development is considered to accord with policy DES1, DES2 and DES5 of the SOLP.

7.16 Residential amenity

Policy DES6 of the SOLP aims to protect the amenity of neighbouring uses from loss of privacy or day/sunlight, visual intrusion, noise, or external lighting. There is unlikely to be any loss in privacy caused by the proposed dwellings.

7.17 The development would unlikely create any harmful impact towards neighbouring residents due to the distance of the site from neighbouring properties. The layout of the development has also ensured there will be no harmful loss in sunlight to neighbouring occupants.

7.18 The development will not result in significant adverse impacts on the amenity of neighbouring uses and is therefore considered to comply with policy DES6 of the SOLP.

7.19 Access and parking

Policy TRANS5 of the SOLP requires development to provide safe and convenient access for all users to the highway.

7.20 Oxfordshire County Council's highway liaison officer has no objection to the proposed development, subject to access and parking compliance conditions. Visibility splays from the new access onto Abingdon Road are considered acceptable. The parking and manoeuvring areas are considered adequate and acceptable and are unlikely to result in displaced vehicles onto the highway.

7.21 In view of the above the development accords with policy TRANS5 of the SOLP.

7.22 Biodiversity

Policy ENV2 of the SOLP seeks to avoid adverse impacts on ecological receptors (protected species, priority habitats, designated sites, etc.). Where adverse impacts are predicted, justification must be provided against the tests outlined in the policy.

7.23 Policy ENV3 of the SOLP supports development that will conserve, restore, and enhance biodiversity. It requires all development to provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity. All proposals should be supported by evidence to demonstrate a

biodiversity net gain using a recognised biodiversity accounting metric. Where possible, ecological enhancements should be provided on site, such as bird and bat boxes.

- 7.24 To secure biodiversity enhancements on site a condition requiring submission of a landscape biodiversity management plan prior to commencement of development is recommended. A scheme of biodiversity enhancements as recommended in the PEA report must also be submitted to the council prior to commencement of development. Finally, a biodiversity compliance condition is also recommended to ensure the ecological enhancement and mitigation work stated in the ecological reports will be carried out.
- 7.25 In view of the above the development is not considered to harm local wildlife or create a net loss in biodiversity and is therefore in compliance with policies ENV2 and ENV3 of the SOLP, and paragraph 180 and 185 of the NPPF.

7.26 Trees

Several trees on and adjacent to this site make a positive contribution to the character and appearance of the area. The tree officer has reviewed the proposed development and confirmed they have no objections, subject to conditions requiring a tree protection plan and a landscaping scheme to replace the existing trees which will be lost. The landscaping scheme will ensure that the existing trees will be replaced with good quality species.

7.27 Drainage

Policy INF4 of SOLP aims to ensure that development proposals demonstrate that there is or will be adequate water supply, surface water, foul drainage, and sewerage treatment capacity to serve the whole development. Policy EP4 of SOLP aims to minimise flood risk directing new development to areas of the lowest probability of flooding and also aims to achieve sustainable drainage systems.

- 7.28 The council's drainage officer has been consulted and has advised that they have no objection to the proposed development, subject to several surface water and foul water drainage conditions to ensure the proper provision of drainage and to ensure flooding is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.

7.29 Sustainable design

Policy DES10 of the SOLP seeks to reduce carbon emissions and requires all new build residential dwellings to incorporate renewable energy and other low carbon technologies and / or energy efficiency measures. To comply with the policy an energy statement and SAP calculations have been submitted in support of the planning application. The energy statement demonstrates the dwellings can achieve a 9% reduction in carbon emissions compared with 2022 Building Regulations compliant base case.

7.30 A condition is recommended requiring a verification report to be submitted prior to occupation to demonstrate all carbon reduction energy efficiency measures have been implemented in accordance with the energy statement.

7.31 Conditions

Paragraph 55 of the NPPF is clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. The NPPF goes on to state at paragraph 56 that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

7.32 A condition is necessary relating to the plans approved, in order to ensure the satisfactory appearance of the completed development. Time frame conditions will also be attached to secure the proper planning of the area in accordance with development plan policies. Material samples will also need to be submitted to ensure the development fits in with the surrounding area.

7.33 A condition restricting occupation of the dwelling until electric vehicle charging points have been installed is also recommended to ensure sustainable forms of transport are provided in accordance with Policy DES8 of the SOLP. All other conditions have been discussed in the relevant sections of the committee report.

7.34 Community Infrastructure Levy (CIL)

The development is CIL liable to the amount of £279,879.38.

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 application has been assessed against relevant policies in the development plan, the NPPF, PPG, the adopted SPD's and all other material planning considerations.

- 9.2 The application will provide an economic and social role via the creation of additional jobs during construction and the deliverability of three dwellings within the small village of Burcot. The development is also CIL liable and will contribute towards local infrastructure.
- 9.3 In terms of the environmental role, the development would create a net gain in biodiversity.
- 9.4 Overall, in the planning balance, the benefits of the development outweigh any potential harm. As such, the application is recommended for approval.
- 9.5 Abbreviated versions of the recommended conditions are listed below and shown in full in Appendix 3.

10.0 **RECOMMENDATION**

To grant Planning Permission subject to the following conditions

1 : Commencement 3 years - Full Planning Permission

2 : Approved plans

3 : WSI

4 : Archaeological mitigation

5 : Tree Protection (Detailed)

6 : Landscaping

7 : Landscape Management Plan

8 : Surface water drainage

9 : Foul water drainage

10 : Construction phase surface water management

11 : Material samples

12 : Boundary treatment

13 : Cycle parking

14 : Scheme of biodiversity enhancements

15 : Glazing

16 : Construction phase foul water drainage

17 : Construction phase surface water drainage

18 : Electric vehicle charging points

19 : Parking & Manoeuvring Areas Retained

20 : Existing vehicular access

21 : Energy statement compliance

22 : Vision splay protection

23 : External lighting

24 : Biodiversity compliance

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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, 1073.101 rev F, 1073.116, 1073.115, 1073.102, 1073.103, 1073.104, 1073.100, 1073.113, 23219-J, 1073.105 and 1073.112, 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	WSI	<p>Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an archaeological written scheme of investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason - To safeguard the recording of archaeological matters within the site in accordance with policy ENV9 of the the South Oxfordshire Local Plan 2035 and paragraph 200 of the NPPF.</p>
4	Archaeological mitigation	<p>Following the approval of the written scheme of investigation referred to in condition 3, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed written scheme of investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological</p>

		<p>organisation in accordance with the approved written scheme of investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.</p> <p>Reason To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with policy ENV9 of the South Oxfordshire Local Plan 2035 and paragraph 200 of the NPPF.</p>
5	Tree Protection (Detailed)	<p>Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Arboricultural Method Statement must include the following:</p> <p>(1) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities;</p> <p>(2) The specification and location of temporary tree protective fencing and any ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design, demolition and construction", and details of the timing and duration of its erection;</p> <p>(3) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;</p>

		<p>(4) The means of demolition of any existing site structures, and of the re-instatement of the area currently occupied thereby;</p> <p>(5) The route and method of installation of drainage or any underground services in the vicinity of retained trees; Consideration will be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.</p> <p>(6) The details and method of construction of any other structures such as boundary walls in the RPA of retained trees and how these relate to existing ground levels;</p> <p>(7) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'No Dig' construction method, in accordance with the principles with in Arboricultural Association Guidance Note 12 "The use of cellular confinement systems near trees" and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage.</p> <p>(8) Provision for the supervision of ANY works within the RPA of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.</p> <p>Thereafter the development shall be carried out in accordance with the approved details</p>
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		<p>with the agreed measures being kept in place during the entire course 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>
6	Landscaping	<p>No development shall commence above slab level until a scheme for the landscaping of the site, including the planting of live trees and shrubs and the treatment of the access drive and hard standings has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme 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 approved scheme shall be implemented prior to the first occupation or use as approved within 12 months of the commencement of the 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>
7	Landscape Management Plan	<p>No development shall commence until a maintenance schedule and a long term management plan (for a minimum period of 30 years) for soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:</p> <p>a) Details of long term design principles and objectives.</p>

		<p>b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme.</p> <p>c) A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site.</p> <p>d) Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, tree planting native or ornamental hedgerows.</p> <p>The schedule and plan shall be implemented in accordance with the agreed programme.</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, and to deliver a biodiversity net gain in accordance with policy ENV3 of the South Oxfordshire Local Plan.</p>
8	Surface water drainage	<p>No development shall commence, except for any demolition and site clearance, until a full surface water drainage scheme has been submitted to and approved by the local planning authority. The surface water drainage scheme shall include details of the size, position and construction of drainage works. The drainage scheme shall be designed to accommodate a 1:100 year storm + 40% Climate Change. Thereafter, the development shall be implemented in accordance with the approved details prior to occupation of the development.</p> <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</p>
9	Foul water drainage	<p>No development shall commence, except for any demolition and site clearance, until a full foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position, and construction of the drainage scheme with</p>

		<p>calculations to evidence this. Thereafter, the development shall be implemented in accordance with the approved details prior to occupation of the development.</p> <p>Reason: To ensure the proper provision of foul 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>
10	Construction phase surface water management	<p>No development shall commence, except for any demolition and site clearance, until a construction phase surface water management strategy scheme has been submitted to and approved in writing by the Local Planning Authority. The strategy must demonstrate how surface water will be managed throughout the construction phase. The approved scheme shall be implemented in accordance with the approved details prior to the commencement of above ground development and thereafter remain in place for the duration of the development.</p> <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</p>
11	Material samples	<p>No above ground development shall commence until samples of all materials to be used in the external construction and finishes of the development hereby permitted have 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>
12	Boundary treatment	<p>No above ground development shall commence until details of all boundary walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All such approved means of enclosure shall be erected prior to the first occupation of the development.</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.
13	Cycle parking	<p>No above ground development shall commence until details of cycling parking facilities have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cycling parking facilities shall be provided prior to the occupation of the development.</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>
14	Scheme of biodiversity enhancements	<p>No above ground development shall commence until details (including specification, position, height, orientation) of a scheme of biodiversity enhancements as recommended in the PEA report (Windrush Ecology, dated February 2024) have been 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. A minimum number of biodiversity enhancement features shall be provided onsite as follows: Two integrated bird boxes, two integrated bat boxes, and two hedgehog fence tunnels per residential plot (connecting each plot to two separate adjacent plots, or to one other plot and open/public space as appropriate). Thereafter, the development shall be implemented in accordance with the approved details and all features provided prior to first use.</p> <p>REASON: To secure biodiversity enhancements onsite, in accordance with policy ENV2 of the South Oxfordshire Local Plan and paragraphs 180 and 186 of the NPPF.</p>
15	Glazing	No windows shall be installed until details of the specification of the external glazing have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this condition requires the provision of a scheme to minimise visible light

		<p>transmittance from inside to out. Thereafter, the glazing approved shall be installed and maintained in perpetuity in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.</p>
16	Construction phase surface water drainage	<p>Prior to the occupation of any dwelling, a SUDS Compliance report prepared by an appropriately qualified engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings in DWG or DXF format, 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 4) Evidence that that remedial works have been completed. 5) CCTV survey. <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>
17	Construction phase foul water drainage	<p>Prior to the occupation of any dwelling, a foul water drainage compliance report prepared by an appropriately qualified engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the foul water drainage system has been installed and completed in accordance with the approved scheme (or</p>

		<p>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 DWG or DXF format, 2) Inspection details of key foul water drainage features such as the manhole chambers, and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 4) Evidence that that remedial works have been completed. 5) CCTV survey. <p>Reason: To ensure the proper provision of foul water drainage and to ensure flooding is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</p>
18	Electric vehicle charging points	<p>Prior to the first occupation of the dwelling hereby approved an Electric Vehicle Charging Point shall be installed.</p> <p>Reason: To ensure sustainable forms of transport are provided in accordance with Policy DES8 of the South Oxfordshire Local Plan 2035.</p>
19	Parking & Manoeuvring Areas Retained	<p>Prior to the first occupation of the dwelling hereby approved, the parking and turning areas shall be provided in accordance with the approved plan 1073.101, Rev F 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>
20	Existing vehicular access	<p>Prior to the first occupation of the development, the existing means of access onto 'Abingdon Road', shall be improved and laid out and constructed strictly in accordance with the local highway authority's</p>

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		<p>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>
21	Energy statement compliance	<p>Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Statement and SAP calculations (produced by Blew Burton Limited dated December 2023) hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>
22	Vision splay protection	<p>The vision splays shown on drawing no. 1073.101, Rev F, 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>
23	External lighting	<p>No external lighting shall be provided on site other than that which has first been permitted in accordance with a lighting scheme submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting. Any external lighting provided shall be implemented only in accordance with the approved details and directed downwards to prevent undue light spread/spillage and shall thereafter be retained as such.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local</p>

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		residents from light pollution in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.
24	Biodiversity compliance	<p>The development hereby approved shall be implemented in full accordance with the method statements for mitigating construction impacts on reptiles and great crested newt set out in Section 6.3.3 of the EclA report submitted with the application (Windrush Ecology, dated February 2024) Any variation shall be agreed in writing by the Local Planning Authority before such change is made.</p> <p>REASON: To ensure adverse construction effects on protected species are avoided in line with policy ENV2 of the South Oxfordshire Local Plan.</p>

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