

PLANNING

ELECTRONIC
VERSION

Planning Decision

P21/S0917/O

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c/o Nexus Planning
3rd Floor, Suite 3
Apex Plaza
3 Forbury Road
Reading
RG1 1AX

PLANNING PERMISSION

Application No : **P21/S0917/O**

Application proposal, including any amendments :

Outline application for access only for the construction of up to 57 dwellings (Class C3) with associated landscaping and open space.

Site Location : **Reserve Site C Thame**

South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. Development shall not commence until details of the reserved matters: Appearance, Landscaping, Layout and Scale have been submitted to and approved in writing by the Local Planning Authority. In the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission. Thereafter the development shall commence not later than whichever is the later of the following dates:
 - (a) the expiration of three years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.



Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans,

- Location Plan: 34930 EOA_01-003 Rev C
- Parameter Plan: 34930 PP_01-002 Rev F
- Site Access: 10636-SK-003 Rev C
- Cycle Route: 10636-SK-004 Rev C

except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. Reserved matters in respect of Appearance, Landscaping, Layout and Scale shall be submitted and details of the following shall be included with the reserved matters, for approval in writing:

- a) details of a mix of dwelling types and sizes to meet the needs of current and future households based on the most up-to-date evidence and the requirements of condition 6
- b) cycle parking for each residential property and visitors
- c) refuse and recycling storage
- d) boundary treatments
- e) garden sizes
- f) active electric charging points to serve each residential property in perpetuity
- g) proposed subterranean drainage and services in relation to existing and proposed trees and tree pits
- h) sites for play areas
- i) 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
- j) samples of all materials to be used in the external construction and finishes of the development
- k) An area of 1.56 hectares shall be provided as publicly accessible natural green space adjacent to the Cuttle Brook; an area of 1.18 hectares shall be retained as agricultural land with defined pedestrian routes for use by the public; and an area of 0.94 hectares provided as public open space. A scheme shall be submitted identifying those areas of the site which are publicly accessible natural greenspace and open space, including the details of the management and maintenance for those areas
- l) Details of the measures to be incorporated into the development demonstrating how 'Secured by Design (SBD)' Part 2 principles & standards on

physical security of dwellings will be integrated.

The above details shall be submitted to and approved in writing prior to the commencement of development. All development shall be carried out in accordance with the approved details/plans and retained thereafter. No dwelling shall be occupied until details required elements b) c) d) e) and f) for that dwelling have been implemented in accordance with the approved details.

Reason: As the application is in outline only and is not accompanied by detailed plans and 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 and Policies H11, ENV1, CF5, TRANS5, DES1 and DES 2 of the South Oxfordshire Local Plan 2035.

4. The total number of dwellings hereby permitted shall not exceed fifty seven.

Reason: In the interests of appropriate residential density in accordance with policies STRAT5 of the South Oxfordshire Local Plan 2035 and policy HA7 of the Thame Neighbourhood Plan.

5. The dwelling(s) hereby permitted on the frontage of Wenman Road shall be no higher than two-storeys or 10 metres maximum.

Reason: To safeguard the character of the area in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

6. The dwellings hereby approved shall meet the following requirements:

- i) all affordable housing and at least 15% of market houses shall be designed to meet the standards of Part M(4) Category 2: accessible and adaptable dwellings (or any replacement standards);
- ii) at least 5% of affordable dwellings shall be designed to meet the standards of Part M (4) Category 3: wheelchair accessible dwellings; and
- iii) all affordable housing and 1 and 2 bed market housing dwellings shall be designed to meet the Nationally Described Space Standards.

The development shall be carried out in accordance with the above requirements and maintained thereafter.

Reason: To ensure that there is an adequate stock of properties to meet the needs of people with disabilities, to provide adequate living conditions for future residents and in accordance with Policy H11 of the South Oxfordshire Local Plan 2035.

7. Prior to occupation of the dwellings hereby permitted the proposed means of access onto Hode Garth 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.

Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

8. Prior to the occupation of each dwelling hereby permitted, the proposed vision splay to serve that dwelling shall be formed, laid out and constructed in accordance with detailed plans which shall be submitted to and approved in writing by the Local Planning Authority and the vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9metres as measured from carriageway level.

Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

9. Prior to the occupation of each dwelling hereby permitted, the proposed vehicular accesses, driveways and turning areas that serve that dwelling shall be constructed, laid out, surfaced and drained in accordance with the specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety and to ensure a satisfactory standard of construction and layout for the development in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

10. Prior to commencement of development, a detailed plan showing the layout of all the roads and footpaths and all highway drainage works shall be submitted to and approved in writing by the Local Planning Authority. The roads, footpaths and surface water drainage works shall be laid out, constructed and completed in accordance with the approved specification.

Reason: In the interests of highway safety and convenience in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

11. Prior to the commencement of development a detailed plan showing provision of private and visitor car parking spaces to be provided within the site in accordance with Oxfordshire County Council's adopted car parking standards shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of each dwelling hereby permitted, the private car parking spaces to serve that dwelling shall be laid out, surfaced, drained and completed to be compliant with the approved details. All visitor parking spaces shall be implemented prior to occupation of the 55th dwelling and carried out in accordance with the approved details. Thereafter the car parking spaces shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of highway safety and to ensure the provision of off-

street car parking in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

12. Prior to commencement of development, the following documents shall be submitted to for approval in writing by the Local Planning Authority:

1) A Construction Traffic Management Plan (CTMP). The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.

2) A Construction Management Plan (CMP) detailing measures to be taken to protect nearby residents from noise and dust. The approved CMP shall be implemented prior to the commencement of any construction or demolition works on the site. The hours of operation for such works shall be restricted to 08:00 am - 18:00 Monday to Friday and 08:00 - 13:00 pm on a Saturday. No work shall take place on Sundays or Public Holidays without the prior written authority of the Local Planning Authority.

the development shall be carried out in accordance with the approved Plans.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times to avoid pollution in accordance with Policies TRANS5 and ENV12 of the South Oxfordshire Local Plan 2035.

13. No surface water from the development shall be discharged onto the adjoining highway.

Reason: In the interests of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

14. No development shall commence until a detailed sustainable drainage scheme has been submitted to and approved in writing by the local planning authority. This shall be based on Brookbanks Flood Risk Assessment reference 10636 FRA01 Rv3, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

The approved scheme shall be implemented in full and maintained across the whole site.

The scheme to be submitted shall include:

- Drainage Catchment Plans;
- Interpretive site investigation to include infiltration testing to BRE 365;
- Information on proposed greenfield discharge rates;
- Design calculations including node information for the proposed SuDS

features, for all relevant return periods (1 in 1 year, 1 in 30 year and 1 in 100 year + 40% climate change) demonstrating the critical duration used for design using FEH hydrology with Cv values set to 1;

- Compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event;
- Fully detailed sustainable surface water drainage layouts;
- Proposed site levels, floor levels and an exceedance plan;
- SUDS features and sections;
- Demonstration of suitable freeboards to attenuation or infiltration features (1m between base and peak groundwater level and 0.3m between worst case 1:100+40% water level and top of bank);
- Landscape plans with sustainable drainage features integrated and co-ordinated as appropriate;
- Drainage Construction Details;
- Maintenance and Management Plan covering all drainage and SUDS features;
- An exceedance flow route plan for the entire site should be provided with levels to indicate that all surface water falls away from buildings and that exceedance flows are contained within the site boundary;
- Water quality improvement measures to mitigate the risk of surface water run-off polluting waters.

No dwelling shall be occupied until the drainage works to serve that dwelling have been carried out and completed in accordance with the approved details.

Reason: To prevent flooding and pollution in accordance with Policies EP4 and ENV12 of the South Oxfordshire Local Plan 2035 .

15. Prior to occupation of the final dwelling a SUD's Compliance report shall be prepared by an appropriately qualified Engineer to confirm that the sustainable drainage system has been installed and completed in accordance with the approved submission. This report should as a minimum cover the following;

- 1) Inclusion of as-built drawings,
- 2) Inspection of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework with appropriate evidence of inspections incorporated,
- 3) Details of any remediation works required following the initial inspection,
- 4) Evidence that that remedial works have been completed.

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.

16. No development shall commence until a detailed adoptable foul drainage scheme has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the foul drainage works to serve that dwelling has been carried out and completed in accordance with the approved details.

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.

17. Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are shown to be retained in the Arboricultural Assessment (February 2021), and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.

18. The existing hedges on the land shall be protected whilst development operations are in progress, in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of the development and kept in place during the entire course of development.

Reason: To safeguard hedges which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.

19. Prior to the commencement of the development (including vegetation clearance or other ground works), a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Update ecological surveys for relevant habitats and species, update surveys shall follow national good practice guidelines.
- b) Risk assessment of potentially damaging construction activities.
- c) Identification of biodiversity protection zones , including a minimum 10 metre buffer around the Cuttle Brook.
- d) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction.
- e) The location and timing of sensitive works to avoid harm to biodiversity

features.

- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise the ecological impact of development on biodiversity, in accordance with Policies ENV2, ENV3 and ENV4 of the South Oxfordshire Local Plan 2035 and paragraphs 170 and 175 of the NPPF.

20. Concurrent with the submission of the layout and landscaping reserved matters applications associated with this outline planning permission, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority.

The BEP should be in accordance with the outline details of habitat enhancements stated in section 6 of the supporting Ecological Appraisal (Baker Consultants, 04/01/2021, Ref: 334.05_01_rpt_jl). The BEP should include:

- a. Details of habitat creation or enhancements (this could cross reference relevant landscape plans) and include suitably detailed drawings and cross sections as required;
- b. Details of species enhancements including relevant scale plans and drawings showing the location, elevation and type of features such as bat and bird boxes etc. as appropriate;
- c. Selection of appropriate strategies for creating / restoring target habitats or introducing target species;
- d. Selection of specific techniques and practices for establishing vegetation;
- e. Sources of habitat materials (e.g. plant stock) or species individuals;
- f. Method statement for site preparation and establishment of target features;
- g. Extent and location of proposed works;
- h. A minimum 10 metre undeveloped buffer to protect the Cuttle Brook from harm;
- i. Full details of a biodiversity metric assessment to demonstrate a biodiversity net gain.

Thereafter, the biodiversity enhancement measures shall be developed on site and retained in accordance with the approved details. All enhancements shall be delivered prior to the final occupation.

Reason: To secure tangible biodiversity net gains on site, in accordance with Policies ENV2, ENV3 and ENV4 of the South Oxfordshire Local Plan 2035 and

paragraphs 170 and 175 of the NPPF.

21. Prior to the commencement of the development hereby approved 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 all boundary treatments 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), design of tree pits, 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 as approved within 12 months of the commencement of the approved 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.

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.

22. Prior to commencement of development a detailed plan showing the route, construction details and timing of delivery of the permissive paths across the retained agricultural land shall be submitted to and approved in writing by the Local Planning Authority. The paths shall be implemented in accordance with the approved plan and maintained thereafter in accordance with the approved details.

Reason: To meet the need for public open spaces in accordance with Policies INF1 and DES1 of the South Oxfordshire Local Plan 2035.

23. Concurrent with the submission of comprehensive details of the proposed landscape works required under condition 21 above and prior to commencement of the development hereby permitted, a maintenance schedule and a long term management plan (including ecology) for the soft landscaping works, the publicly accessible natural green space adjacent to the Cuttle Brook and the public open space shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan/Landscape and Ecology Management Plan shall include:

- a) Details of long term design principles and objectives.
- 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 including hard surfaces, street furniture within open spaces and any play areas
- 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
- d) Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, native or ornamental hedgerows
- e) Management plan for permissive paths
- f) Details of biodiversity enhancements and future management of habitats throughout the development site including details of the area of land to the south-east of the site adjacent to Cuttle Brook

The schedule and plan shall be implemented in accordance with the agreed details.

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.

24. Prior to commencement of development, a specific landscaping plan shall be submitted to and approved in writing by the Local Planning Authority showing the full boundary details along the western boundary of the site and to include a formal access point for the farmer to have permanent access from Field 2 into Field 3. These details shall be implemented and maintained in accordance with the approved plans and the farmers access retained in perpetuity.

Reason: In order to ensure that appropriate access is provided at all times and secured landscaping maintained in accordance with policies ENV1, DES1, DES6 and TRANS5 of the South Oxfordshire Local Plan 2035.

25. A scheme for the landscaping of the area adjacent to the Cuttle Brook including a fenced off area with no public access and including the planting of live trees and shrubs to support local wildlife, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. The scheme shall be implemented as approved within twelve months of the commencement of the approved development and thereafter maintained in accordance with the approved scheme. In the event of the trees or shrubs planted dying or being seriously damaged or destroyed within five years of the completion of the new development, a new tree or shrub or the equivalent number of trees and shrubs, as the case maybe, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or position first approved in writing by the Local Planning Authority.

Reason: To help assimilate the development into its surroundings and to provide bio-diversity improvements in accordance with policies ENV1, ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.

26. Any external lighting, including street lighting, will only be permitted in accordance with a lighting scheme to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. Any such lighting shall be implemented in accordance with the approved details and directed downwards to prevent light spillage.

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policies ENV1 and ENV12 of the South Oxfordshire Local Plan 2035.

27. Prior to the commencement of the development hereby approved, an Energy Statement, including SAP calculations in line with the recognised methodology set by Government, demonstrating how the development will achieve at least a 40% reduction in carbon emissions compared with code 2013 Building Regulations and details of how this will be monitored shall be submitted to the local planning authority and approved in writing. All approved carbon reduction energy efficiency measures to serve that dwelling shall be implemented prior to the first occupation of each dwelling hereby permitted, and in accordance with the approved Energy Statement.

Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.

28. Prior to occupation of the 55th dwelling hereby permitted, 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 as set out in the approved Energy Statement have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.

Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.

29. Details of the tree species and the tree pits shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site. The tree(s) must be planted into site specific tree pits. The tree pits are to be a crated pit design that incorporates technology that will enable tree/s to successfully grow in hard surface environments. The pits must provide the significant quantities of growing medium required to allow the trees to become established and grow on to maturity, sustaining the trees in a healthy condition and allow for ease of maintenance. In the event of any of the trees so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree of a species first approved by

the Local Planning Authority, be planted and properly maintained.

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.

30. The area of land identified for play area(s) shall be used exclusively for children's play and shall be provided in accordance with a detailed layout and management plan which shall be submitted to and approved in writing by the Local Planning Authority before development commences, such details to include:
- a) Landscape treatment, and any boundary treatment
 - b) Details of proposed play equipment, including a range for varying ages and equipment for disabled children
 - c) Street furniture including seats, bins etc.

The development shall be implemented in accordance with the approved details.

Reason: To meet the need for children's play space in accordance with Policy INF1 and CF5 of the South Oxfordshire Local Plan 2035.

31. Prior to occupation of the first dwelling hereby permitted, a Green Travel Plan shall be drawn up, and submitted to and approved in writing by the Local Planning Authority; such plans to include proposals for all travel by modes other than the private car for journeys to and from site.

Reason: To promote the use of non- car modes of transport in accordance with Policy TRANS4 of the South Oxfordshire Local Plan 2035.

32. All gas-fired boilers shall meet a minimum standard of <40 mgNO_x/kWh.

Reason: To ensure satisfactory standards of air quality for the residents of the development and surrounding residential properties in accordance with policies ENV12 of the South Oxfordshire Local Plan 2035.

33. Prior to the commencement of development a scheme of specific sound insulation measures shall be submitted to and approved in writing by the Local Planning Authority. The new housing shall be built in accordance with the approved details.

Reason: In the interest of the resident's amenity in accordance with policy EP2 of the adopted South Oxfordshire Local Plan 2035.

- NB: No private drainage is to discharge onto any area of existing or proposed adoptable highway. The drainage proposals will be agreed at the Section 38 Agreement stage once the drainage calculations and detailed design are

presented.

- NB: Foul and surface water manholes should not be placed within the middle of the carriageway, at junctions, tyre tracks and where informal crossing points are located.
- NB: Trees must not conflict with streetlights and must be a minimum 10 metres away. Trees that are within 5m of the carriageway or footway will require root protection. Trees within the highway will need to be approved by OCC and will carry a commuted sum. No private planting to overhang or encroach the proposed adoptable areas.
- NB: No property should be within 500mm to the proposed highway. No doors, gates, windows, garages or gas/electric cupboards should open onto the proposed highway.
- NB: No Highway materials, construction methods, adoptable layouts and technical details have been approved at this stage. The detailed design will be subject to a full technical audit.
- NB: The Highway boundary needs to be checked with Oxfordshire County Council Highway Records (highway.records@oxfordshire.gov.uk) to determine whether or not it coincides with the site boundary at the proposed access junction. The highway boundary is usually identified along the roadside edge of the ditch.
- NB: Oxfordshire County Council require saturated CBR laboratory tests on the sub-soil likely to be used as the sub-formation layer. This would be best done alongside the main ground investigation for the site but the location of the samples must relate to the proposed location of the carriageway/footway.
- NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy as set out in the South Oxfordshire Charging Schedule. Please refer to the CIL Regulations 2010 (as amended). A Liability Notice will be issued to the relevant person on the day on which a planning permission first permits development.
- NB: This planning permission needs to be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990 between South Oxfordshire District Council, Oxfordshire County Council, Commercial Estates Projects Limited, Elizabeth Geraldine Baty and Olivia Anne McGuffie dated 15 September 2022. This Agreement will take effect when the planning permission is implemented.
- NB: With regard to Secure by Design and Crime Prevention, any reserved matters application relating to this development would need to consider;
- Appropriate and sustainable natural surveillance to/from the dwellings and across the site, and along any footpaths.
 - Adequate lighting for entrance route and parking to recommended standards.

- Provision of defensible space where the front aspect of the dwellings adjoins public/semi public space.
- Installation of appropriate boundary treatments with toppings that help to prevent climbing.
- A holistic approach to landscaping and lighting to ensure the latter is not compromised during the lifetime of the development.
- Utility meters installed where access can be gained without entering private spaces.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Key Policies

CF3	New Open Space, Sport and Recreation Facilities
CF5	Open Space, Sport and Recreation in New Residential Development
DES10	Carbon Reduction
DES1	Delivering High Quality Development
DES2	Enhancing Local Character
DES3	Design and Access Statements
DES4	Masterplans for Allocated Sites and Major Development
DES5	Outdoor Amenity Space
DES6	Residential Amenity
DES7	Efficient Use of Resources
DES8	Promoting Sustainable Design
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)
ENV1	Landscape and Countryside
ENV2	Biodiversity - Designated sites, Priority Habitats and Species
ENV3	Biodiversity
ENV4	Watercourses
ENV5	Green Infrastructure in New Developments
ENV9	Archaeology and Scheduled Monuments
EP1	Air Quality
EP3	Waste collection and Recycling
EP4	Flood Risk
H1	Delivering New Homes
H11	Housing Mix
H3	Housing in the towns of Henley-on-Thames, Thame and Wallingford
H9	Affordable Housing
INF1	Infrastructure Provision
STRAT1	The Overall Strategy
STRAT2	South Oxfordshire Housing and Employment Requirements
STRAT5	Residential Densities
TH1	The strategy for Thame
TRANS2	Promoting Sustainable Transport and Accessibility
TRANS5	Consideration of Development Proposals

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

Adrian D. Field

Head of Planning
21st September 2022

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>