

Recommended Conditions

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	<p>The development to which the full planning 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 under the full planning permission shall be carried out in accordance with the details shown on the following approved plans, 2023_706.01B, 1675 02a, 1679 01a, 1647 04a, DRL-001, SIP-001 and 1647 02d, 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	Commencement - Outline with Reserved Matters	<p>Development hereby approved under the outline planning permission shall not commence until details of the reserved matters [appearance, landscaping, layout, scale] have been submitted to and approved in writing by the Local Planning Authority.</p> <p>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.</p> <p>Thereafter the development hereby approved under the outline planning permission shall commence</p>

		<p>not later than whichever is the later of the following dates:</p> <p>(a) the expiration of three years from the date of the outline planning permission; or</p> <p>(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.</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>
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> <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>
5	Schedule of Materials	<p>No development above slab level in respect of any plot shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted on that plot has been submitted to and approved in writing by the Local Planning Authority.</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.
6	Obscure glazing	<p>The first floor en-suite windows in the south-west facing elevations of Plots 2 and 4 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 - Hard Surfacing in front of the dwellings shall be undertaken in respect of Plots 2 and 4 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	<p>Prior to first occupation of Plots 2 and 4, 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 (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	Details of Microgeneration System (prior to installation)	<p>Details of the location and specification of any external heating or energy generation system to be used in Plots 2 and 4 hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to installation.</p> <p>Reason: To ensure high standards of sustainable design and construction and an acceptable visual and amenity impact in accordance with Policies DES1, DES2, DES6, DES10, ENV1 and ENV12 of the South Oxfordshire Local Plan 2035.</p>
10	Energy Statement - Details Required	<p>Concurrent with the submission of any reserved matters related to appearance, an Energy Statement for Plots 1 and 3, 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.</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>
11	Roads and footpaths prior to occupation	<p>No building shall be occupied until the whole of the roads and footpaths shown on the layout plan accompanying the application, and all surface water drainage works have been laid out, constructed and completed in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.</p> <p>Reason: In the interests of highway safety and convenience in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
12	Plan of Car Parking Provision (unspecified number of spaces)	<p>Prior to the construction of Plots 2 and 4 hereby approved above slab level, a detailed plan showing provision of car parking spaces to be provided within the site in accordance with the District Council's adopted car parking standards shall be submitted to and approved in writing by the Local Planning Authority and the parking spaces shall be laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles in strict accordance with the approved details prior to the first occupation of the development hereby permitted. Thereafter the car parking spaces 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 to ensure the provision of off-street car parking in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>

13	Cycle Parking Facilities	<p>Prior to the construction of Plots 2 and 4 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>
14	Landscaping (incl hardsurfacing and boundary treatment)	<p>Prior to the construction of Plots 2 and 4 hereby approved above slab level a scheme for the landscaping of the site (with the exception of the landscaping within the garden areas of Plots 1 and 3) including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment consistent with the submitted Biodiversity Net Gain Assessment (BNGA) by Arbtech dated 17th October 2024 and retention and management of the Green Infrastructure Corridor labelled 'G' on the approved site plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. The management of any of the trees or shrubs so planted within the area shown labelled "g3c - other neutral grassland" at Appendix 4: Post Development Plan of the BNGA, shall be for a minimum 30 year period in accordance with the details of a LEMP, in</p>

		<p>accordance with Condition 15. In the event of any of the other 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>
15	Landscape and Ecology Management Plan (LEMP)	<p>Prior to the first occupation of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) for the management of an area of species rich grassland containing at least six trees, shown labelled "g3c - Other neutral grassland" and native hedgerows labelled "h2a - Native hedgerow" at Appendix 4: Post Development Plan of the submitted Biodiversity Net Gain Assessment by Arbtech dated 17th October 2024 for a minimum period of 30 years shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The content of the LEMP shall include the following:</p> <ol style="list-style-type: none"> 1. Description and evaluation of features to be managed. 2. Ecological trends and constraints on site that might influence management. 3. Proposals for ecological enhancements for habitats and species. These shall be in line with the Biodiversity Net Gain Assessment (Arbtec, dated 17th October 2024), biodiversity net gain metric calculation (Arbtec, dated 9th October 2024) as

		<p>submitted with the planning application. They shall include planting of new trees, hedgerow and species rich grassland and enhancement of existing species-rich grassland to improve its condition.</p> <ol style="list-style-type: none">4. Aims and objectives of management.5. Appropriate management options for achieving aims and objectives.6. Prescriptions for management actions. These shall include detailed specifications, planting/sowing directions and method statements for ongoing management of the trees, species rich grassland and hedgerows.7. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period).8. Details of the body or organization responsible for implementation of the plan.9. Ongoing monitoring and remedial measures. <p>The LEMP shall include details of the mechanism by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details and management prescriptions implemented across the site for the plan period.</p> <p>Reason: To ensure that there is a net gain in biodiversity, in accordance with Policy ENV3 of the</p>
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		South Oxfordshire Local Plan 2035 and Policy GP2 of the Chinnor Neighbourhood Plan 2011-2035.
16	Integrated Biodiversity Enhancements (prior to slab level)	<p>Prior to the commencement of the development above new slab level, details (including specification, position, height, orientation) of a scheme of biodiversity enhancements to be provided in line with the recommendations at 4.2 of the submitted Biodiversity Net Gain Assessment by Arbtech dated 17th October 2024 and to include bird boxes, shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes shall be integrated into the fabric of the development. 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 2035 and Policy GP2 of the Chinnor Neighbourhood Plan 2011-2035, the South and Vale Joint Design Guide 2022 and paragraphs 187d and 193d of the NPPF.</p>
17	External Lighting - Basic	<p>No external lighting shall be installed on the site other than in accordance with details, which have first been submitted to and approved in writing by the Local Planning Authority. Details shall include location of the external lights and product specification.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policies ENV1, ENV2, ENV3 and ENV12 of the South Oxfordshire Local Plan 2035.</p>

18	Surface water drainage	<p>Prior to the commencement of development, a full surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the surface water drainage system shall be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of levels, size, position and construction of all drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property. 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	Easement condition	<p>Prior to the commencement of development, an easement between the developer and owner of the existing surface water drainage system traversing beneath the site and shown on document Site Layout and Topo Overlay drwgn SIP-001.pdf shall be submitted to, and approved in writing by, the Local Planning Authority. The easement shall cover the entirety of the existing surface water drainage system. 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</p>

		exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.
20	Construction phase surface water management	<p>Prior to the commencement of development, with the exception of any demolition, a construction phase surface water management strategy scheme shall be 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 the development hereby approved 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>
21	Construction phase surface water drainage	<p>Prior to the occupation of any dwellings, 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> <p>1) Inclusion of as-built drawings in DWG or DXF format,</p> <p>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,</p>

		<p>3) Details of any remediation works required following the initial inspection,</p> <p>4) Evidence that that remedial works have been completed.</p> <p>5) CCTV survey.</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>
22	Construction phase foul water drainage	<p>Prior to the occupation of any dwellings, a 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 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> <p>1) Inclusion of as-built drawings in DWG or DXF format,</p> <p>2) Inspection details of key features such as manholes, pipe runs undertaken, with appropriate photographs and evidence of inspections incorporated,</p> <p>3) Details of any remediation works required following the initial inspection,</p> <p>4) Evidence that that remedial works have been completed.</p> <p>5) CCTV survey.</p> <p>Reason: To ensure the proper provision of foul water drainage and to ensure flooding and pollution is not</p>

		exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.
23	Electric Vehicles Charging Point (implementation)	<p>An Electric Vehicle Charging Point shall be installed for each dwelling prior to its first occupation 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>