

Appendix 1 – Full condition wordings

1.	Work to commence within 3 years	<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	In accordance with plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans:</p> <p>GTWY.P30 GTWY.P31A GTWY.P32A GTWY.P33 OP1001 OP1002 OP1003 OP1004</p> <p>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	Drainage scheme - surface water	<p>Prior to the commencement of development, a detailed scheme for the surface water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The design of the surface water drainage system will be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of soakage testing, levels, size, position and construction of 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.</p>

		<p>The approved scheme shall be fully implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP42 of the adopted Local Plan 2031 Part 1).</p>
4	Drainage scheme - foul water	<p>Prior to the commencement of development, a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include details of the method, levels, size, position and construction of the drainage scheme.</p> <p>The approved scheme shall be fully 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 foul water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with Policy (Policy CP42 of the adopted Local Plan 2031 Part 1).</p>
5	Provision of car parking	<p>Prior to the commencement of development, a detailed plan showing provision car parking, together with electric vehicle charging points for the residential dwellings, to be accommodated within the site shall be submitted to and approved in writing by the Local Planning Authority. Such parking facilities 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 interest of highway safety and to ensure the provision of off-street parking and to avoid localised flooding (Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
6	Arboricultural Method Statement and Tree Protection Plan	<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> <ol style="list-style-type: none">(1) 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 of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage. For this scheme a no-dig construction driveway will be required in areas not previously covered by driveway and where within the off-set and extended RPAs of trees T2+T3.(2) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities;(3) 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;(4) 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;(5) The means of demolition of any existing site structures, and of the reinstatement of the area currently occupied thereby;(6) 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'.(7) 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>(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>Reason: To protect the hedgerow/trees which contribute positively to the streetscape and character of the area and in the interest of visual amenity (Policy CP44 of the adopted Local Plan).</p>
7	Schedule of Materials	<p>No development above slab level shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies CP37 and CP39 of the adopted Local Plan 2031 Part 1 and Policy DP37 of the adopted Local Plan 2031 Part 2.</p>
8	Landscaping scheme	<p>No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, 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.</p> <p>The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly</p>

		<p>maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the adopted Local Plan 2031 Part 1).</p>
9	Access and Vision Splays	<p>Prior to the first occupation of the development, details of the vehicular access to each plot, from Harcourt Hill and Stanton Road, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include visibility splays in both directions. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.</p> <p>Reason: In the interest of highway safety (Policies CP35 and CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
10	Provision of cycle parking	<p>Cycle parking facilities shall be provided prior to the occupation of the development hereby approved, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The submitted scheme will be required to demonstrate 10 spaces or stands for each dwelling (2 per room), shown to be covered and secure.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>
11	Biodiversity enhancement	<p>Prior to the occupation of the development, a scheme (proportionate to the scale of development) and scaled plan identifying suitable locations on the site for the erection of bird nesting boxes and bat boxes, together with a timetable for implementation, shall be submitted to and approved in writing by the local planning authority. The approved scheme of nesting and bat boxes shall be installed prior to occupation in accordance with the approved details and timetable.</p> <p>Reason: In the interest of providing biodiversity improvement and enhancement (Policy CP46 of the adopted Local Plan 2031 Part 1)</p>
12	Waste / recycling storage	<p>Prior to the occupation of the development, details of the storage of waste and recycling shall be submitted</p>

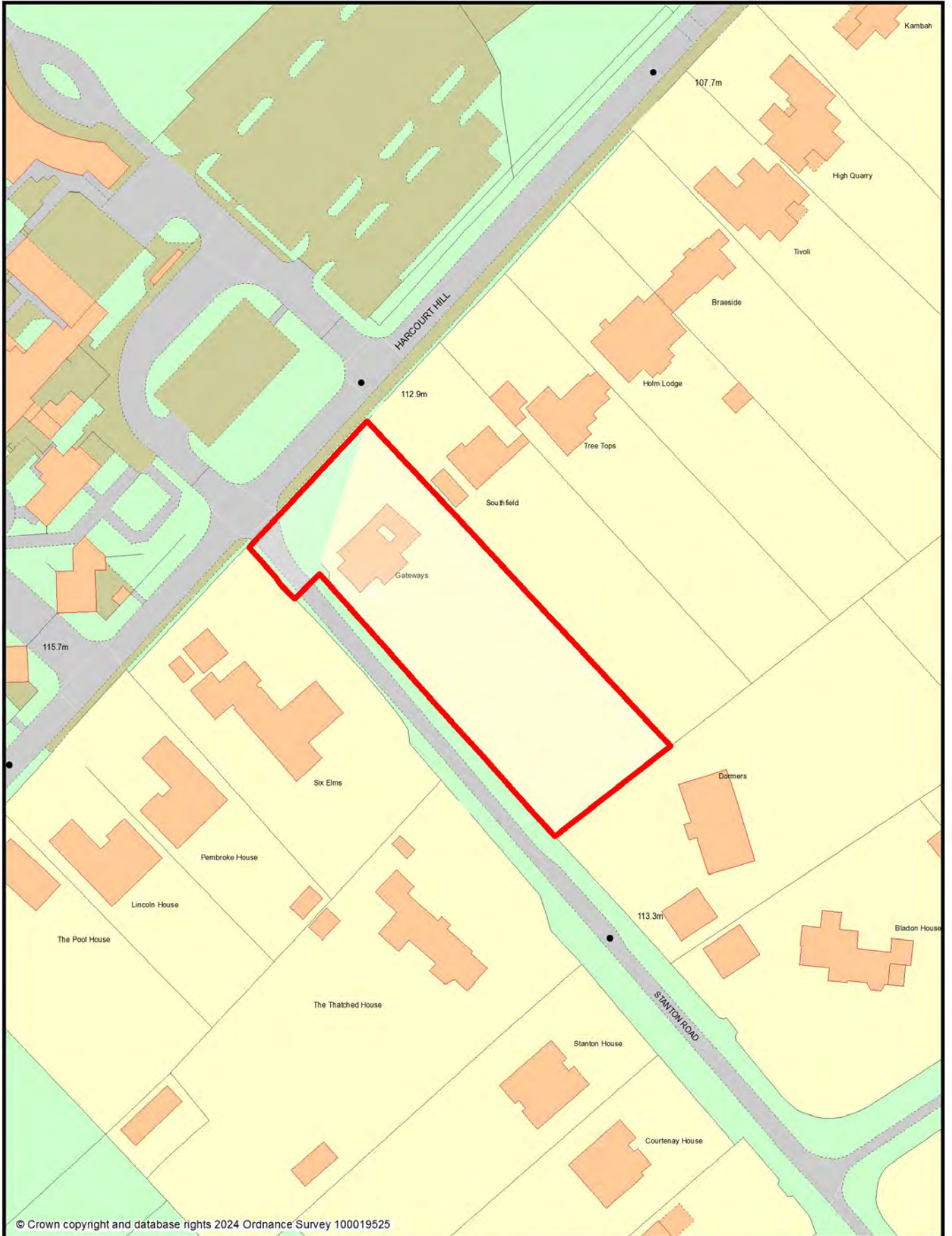
		<p>to and approved in writing by the Local Planning Authority. Thereafter the waste and recycling store shall be implemented prior to the first occupation of the dwellings and shall thereafter be made permanently available for the occupants of the dwellings.</p> <p>Reason: In the interest of securing an effective waste collection strategy and safeguarding the character of the streetscene (Policy CP37 of the Local Plan 2031 Part 1 and Policy DP28 of the Local Plan 2031 Part 2).</p>
13	Window Sill Height (Plot 1)	<p>The first-floor windows on the north-east elevation and roof plane of the new dwelling on Plot 1 (adjacent to Southfield) shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the rooms in which they are fitted and shall be retained as such. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the window sill heights shall not be lowered without the prior grant of planning permission.</p> <p>Reason: To protect the privacy of adjacent dwellings (Policy DP23 of the adopted Local Plan 2031 Part 2).</p>
14	No Windows or Rooflights (Plot 1)	<p>Notwithstanding the provisions of Classes A, B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no other first-floor windows or rooflights shall be installed in the north-east elevation or roof plane of the dwelling on Plot 1 (adjacent to Southfield) without the prior grant of planning permission.</p> <p>Reason: To protect the privacy of adjacent dwellings (Policy DP23 of the adopted Local Plan 2031 Part 2).</p>

Advisory Notes

1	CIL	<p>The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse CIL Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning</p>
---	-----	---

		<p>Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received.</p> <p>FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED.</p> <p>Guidance on CIL is available on the planning portal website http://www.planningportal.co.uk/cil or the council's website http://www.whitehorsedc.gov.uk/cil together with the process for paying CIL.</p>
2	Highway works	<p>Please note: If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council see Dropped kerbs Oxfordshire County Council</p>
3	Bats	<p>There is a small possibility, due to the age, construction and/or location of the property, that bats could be using the existing roof void or parts of the roof structure. If you know your property is used by bats you should seek further advice before commencing work.</p> <p>The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England.</p> <p>Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained.</p> <p>Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main</p>

		hibernation and breeding seasons when bats are most sensitive to disturbance.
--	--	---



© Crown copyright and database rights 2024 Ordnance Survey 100019525



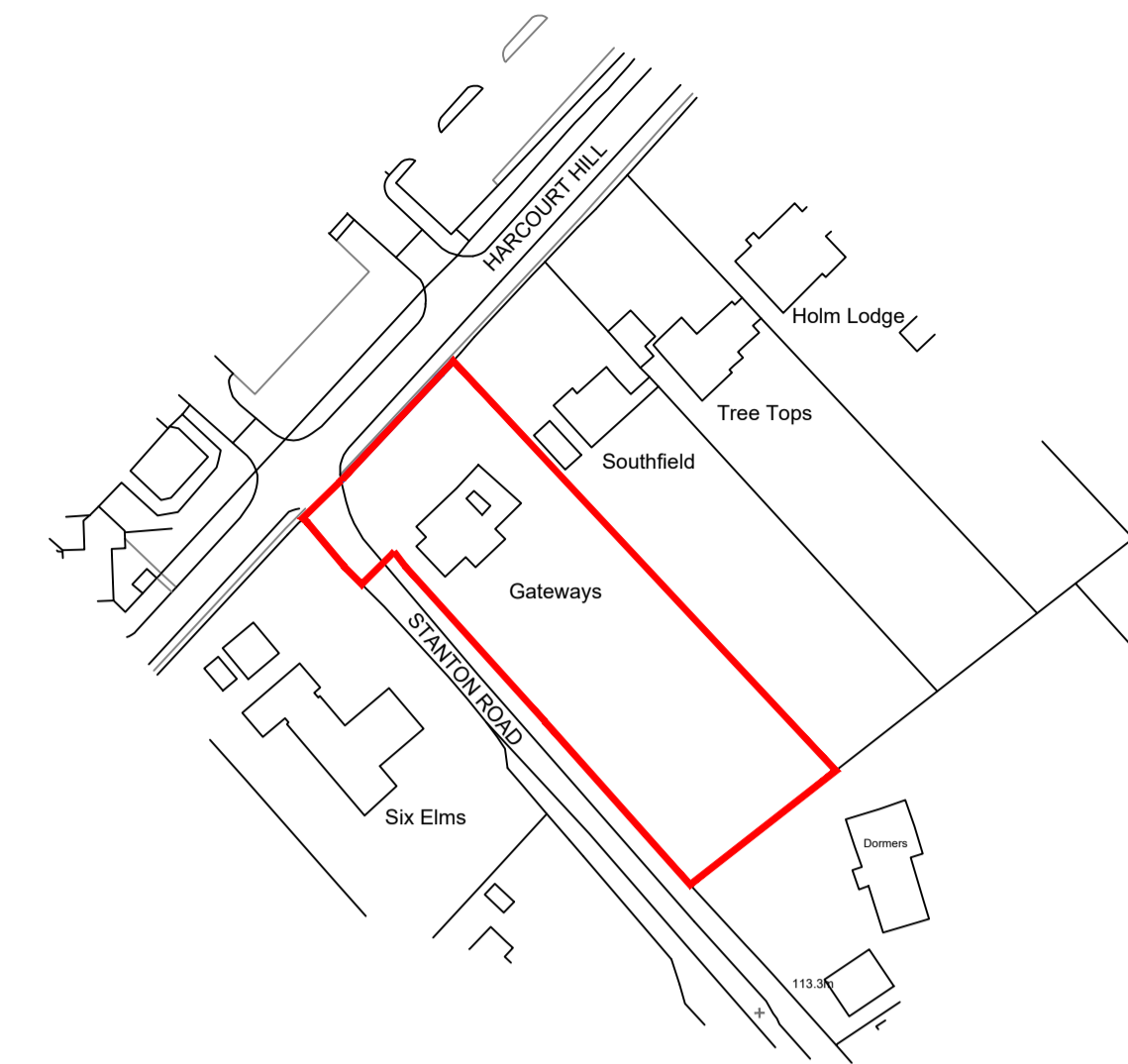
Application No. P23/V2226/FUL

1:1,120 scale

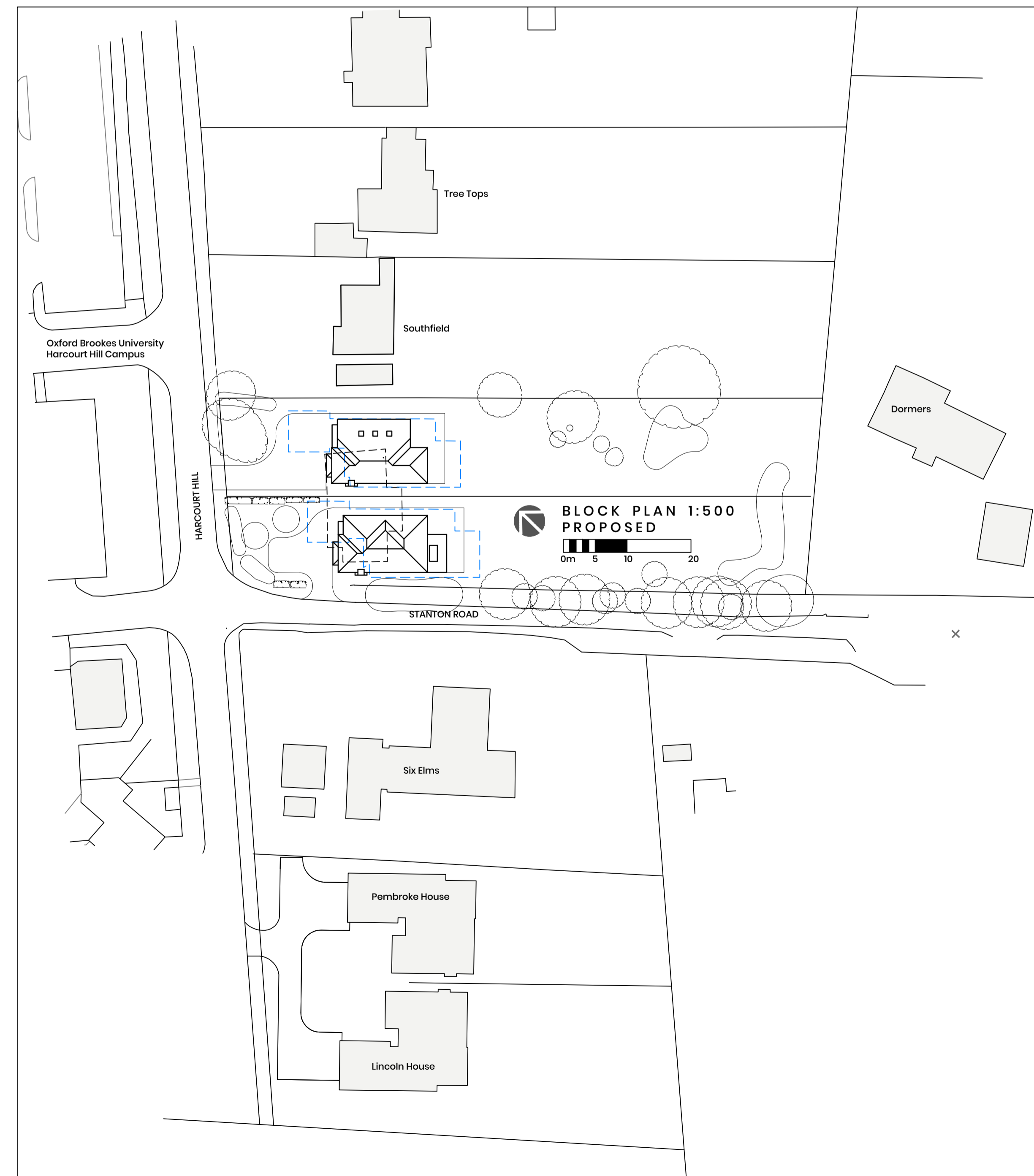
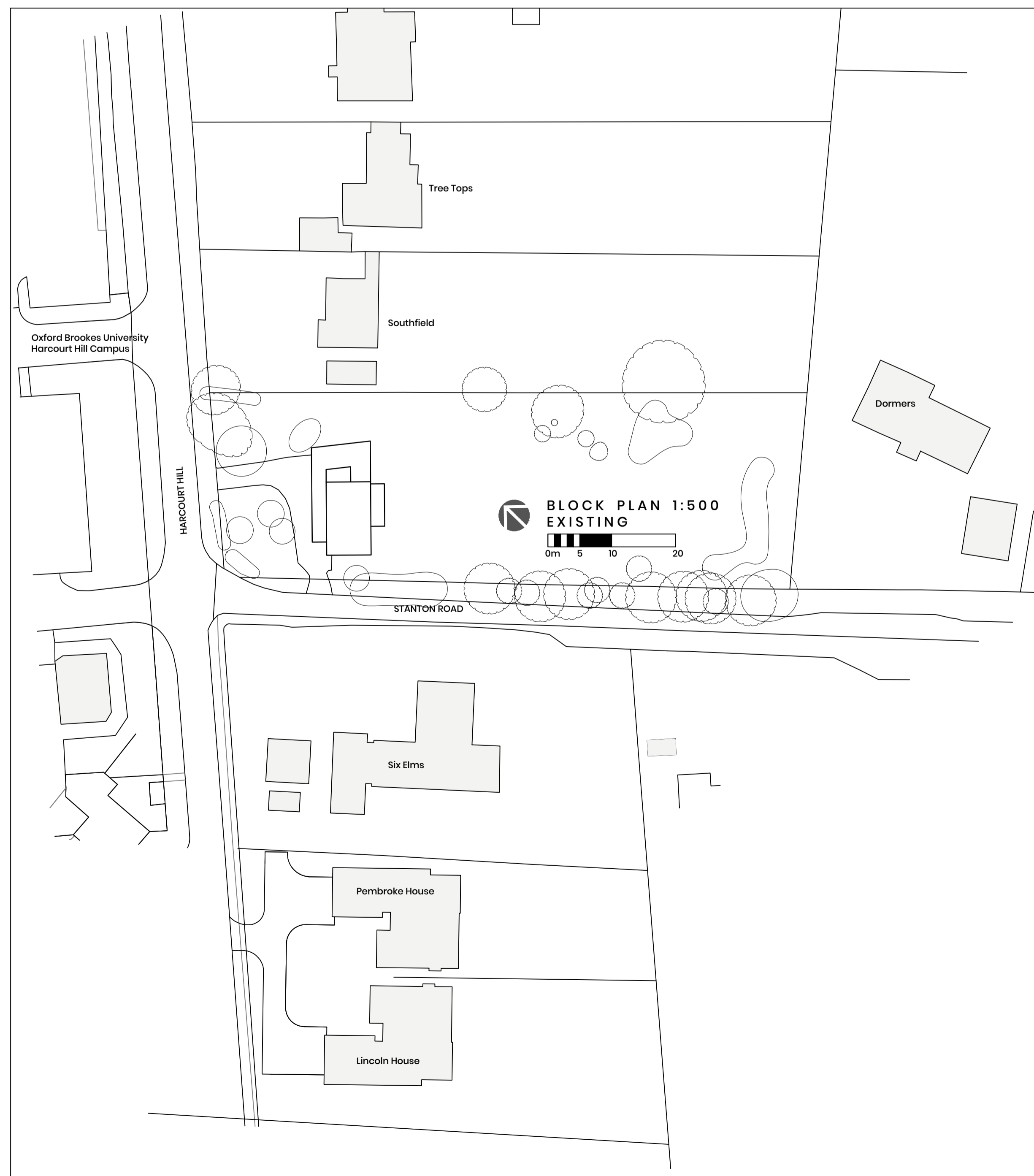
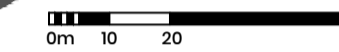


Vale of White Horse District Council is licensed to use Ordnance Survey mapping for its own business use as a member of the Public Sector Mapping Agreement.

Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to use Ordnance Survey mapping for their own use.



SITE LOCATION PLAN 1:1250



Revisions

Project.

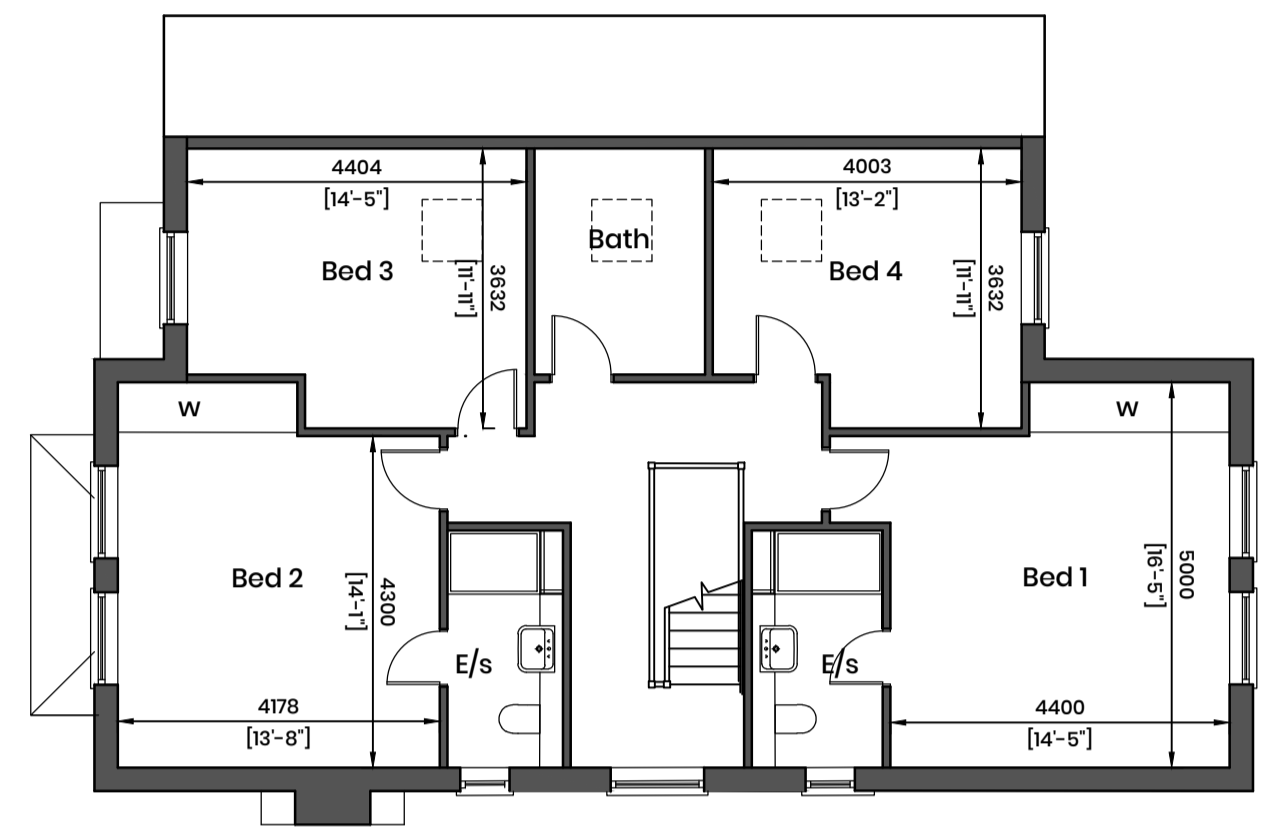
**Development of
"Gateways"
Harcourt Hill
Oxford OX2 9AS**

Drawing title.

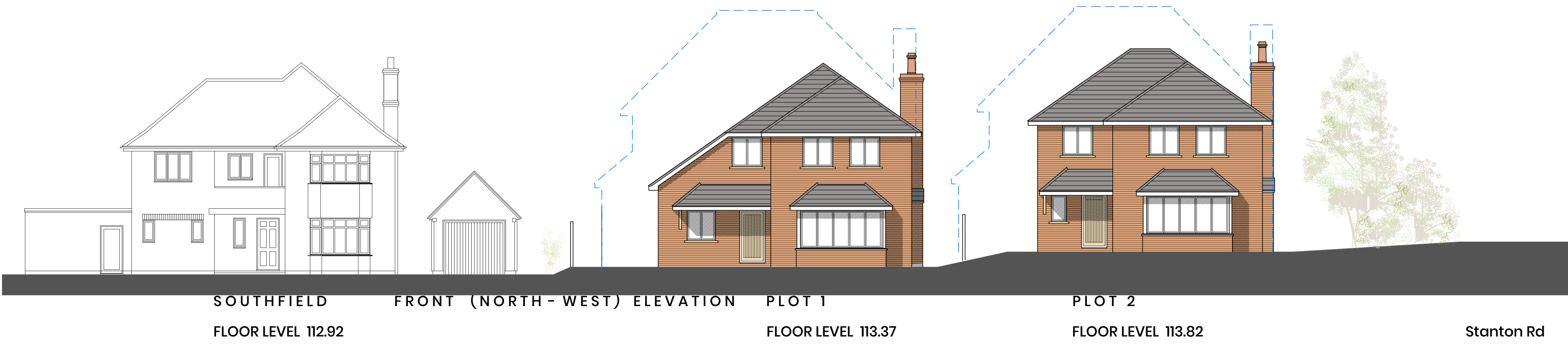
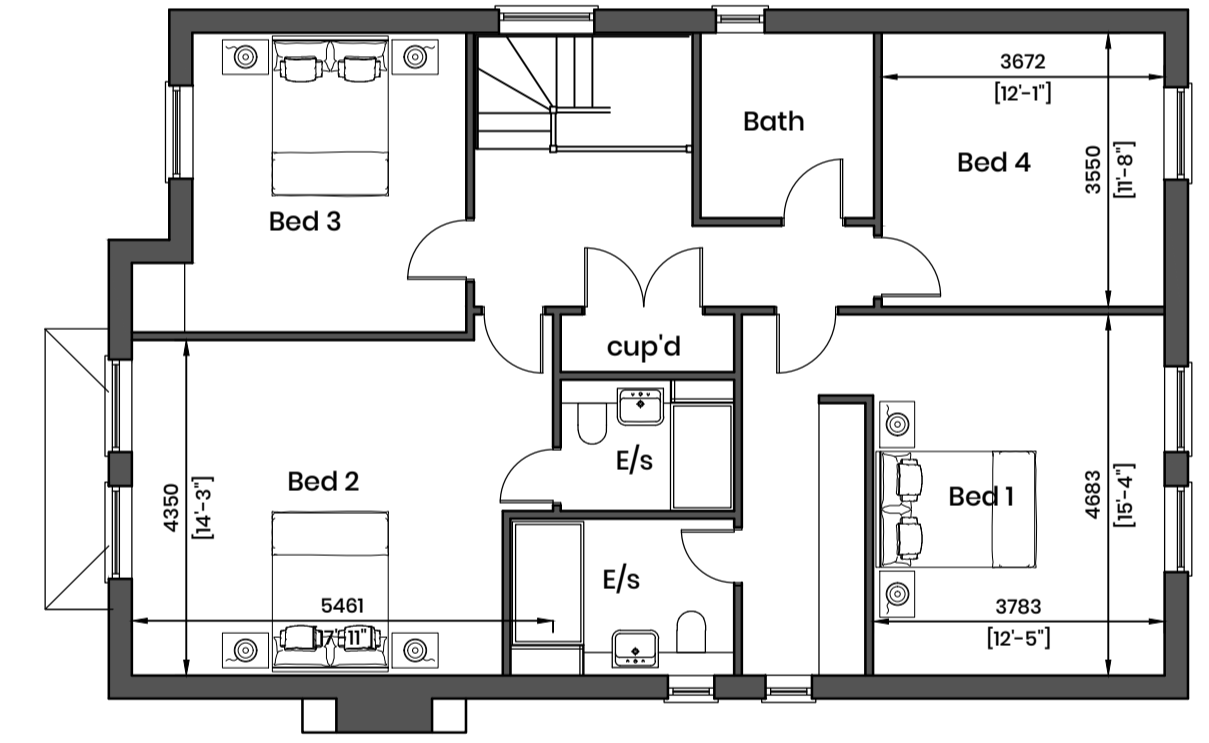
**Planning application
Site Layouts**

Scale: 1:200 / 1250	Revision
Date: Nov 2023	A
Drawn: DW	

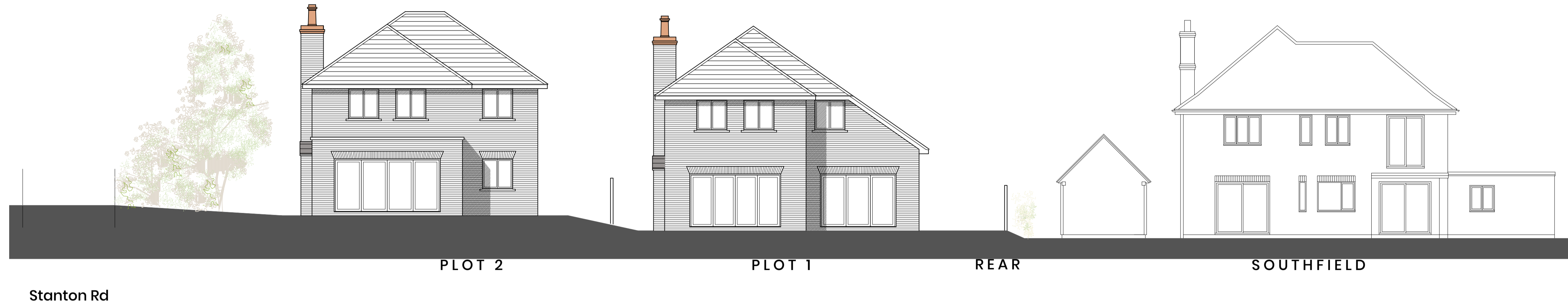
Drawing No. **GTWY.P30**



FIRST FLOOR PLAN



Project.	
Development at "Gateways" Harcourt Hill Oxford OX2 9AS	
Drawing title.	
Planning application	
Floor plans	
Scale: 1:100	Revision
Date: November 2023	A
Drawn: DW	
Drawing No.	GTWY.P31



PLOT 2

PLOT 1

REAR

SOUTHFIELD

Stanton Rd



Rooflights to have sill no lower than 1.7m above floor level.

SIDE ELEVATIONS PLOT 1



SIDE ELEVATIONS PLOT 2

Project.

Development at
"Gateways"
Harcourt Hill
Oxford OX2 9AS

Drawing title.

Planning application
Elevations

Scale: 1:100

Date: November 2022

Drawn: DW

Drawing No. GTWY.P32

Revision

A