

Case Officer: Bob Neville **Ward(s):** Banbury Ruscote

Applicant: Cherwell District Council - 'Build!'

Ward Member(s): Councillor Barry Richards
Councillor Sean Woodcock
Cllr Mark Cherry

Proposal: Variation of Condition 2 of 13/01372/CDC - Revised design and siting of plots 10 and 11 only

Committee Date: 19/05/2016 **Recommendation:** Approval subject to conditions and completion of an appropriate legal agreement securing the units as affordable in perpetuity

Reason for Referral: Major Development, and Cherwell District Council is the applicant

1 Application Site and Locality:

1.1 The application site is a triangular parcel of land situated to the rear of The Methodist Church on The Fairway; itself currently being rebuilt following approval of 13/01153/CDC. The site is in a predominantly residential area in Banbury with access being taken from the Fairway.

2 Description of Proposed Development:

- 2.1 Permission was granted in December 2015 for the 'Erection of 11no. residential units, upgrading the existing vehicular access and parking for the church facility as well as extending this access for the purpose of the proposed residential units', under reference 13/01372/CDC. This application seeks permission for the variation of condition 2 of 13/01372/CDC to allow for the re-siting and redesign of two of the plots (10 and 11) of the approved scheme, following it becoming apparent that there was an error in the site ownership boundary between the development site and the retained building ('The Manse', 99 The Fairway) adjacent to the west.
- 2.2 The application was initially submitted with a scheme showing amended plots 10 and 11 to be three storey in their nature, with two full floors of accommodation and rooms in the roof space. The units were subsequently reduced back down to two storey height during the course of the application, following concerns being raised by officers with regard to the impact that proposals would have on the amenity of neighbouring properties. Further amendments were also made to the fenestration detailing during the course of the application, again in response to concerns relating to detrimental impacts on neighbour amenity through loss of privacy.
- 2.3 The scheme now before Committee for determination proposes the revised design of plots 10 and 11 to be a pair of semi-detached properties two storey in height with a hipped roof arrangement, as opposed to the gabled end arrangement originally permitted. The properties would be of timber construction with a render finish, under a fibre cement slate roof; as with the previously approved scheme. The units would occupy a similar size footprint and be of a similar height to the units previously approved, however they would be relocated eastwards into the site, away from The Manse. The relationship between the proposed units and

neighbouring residential properties is discussed in more detail in the 'Neighbour Amenity' section of this report below.

3 Relevant Planning History:

<u>App Ref</u>	<u>Description</u>	<u>Status</u>
01/02437/F	Relaxation of condition 1 of 97/00162/F to allow the retention of The Banbury Family Centre permanently	PER
97/00162/F	New single storey prefabricated system building with flat roof to the rear of the existing Methodist Church. To be used as family centre for children under eight years old and their families.	PER
04/01608/F	Relaxation of condition no. 2 of application no. 01/02437/F, to allow Community Resource Centre operated by the Methodist Church within class use D1.	PER
13/01153/CDC	Demolish existing single-storey church facility and provide a new-build two storey church building with a two bedroom residential unit on the first floor.	PER
13/01372/CDC	Erection of 11no. residential units, upgrading the existing vehicular access and parking for the church facility as well as extending this access for the purpose of the proposed residential units	PER

4 Publicity:

4.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment was the 31.03.2016. Two letters of objection have been received from local residents as a result of this consultation process. Full details of all the representations received are viewable on the Council's web-site. As noted above the proposals were amended during the course of the application; it was not considered necessary to carry out any re-publicity or re-consultations following the submission of revised details, as the amendments had the effect of reducing the scale of the proposed development and did not introduce any new considerations.

4.2 Planning issues raised in the correspondence received include:

- Over domination
- Loss of light
- Loss of privacy
- Out-of-keeping with existing surrounding properties
- Drainage and floodrisk at the site
- Highway safety

- 4.3 The planning issues raised in the objections will be addressed within the relevant sections of the main body of this report. As noted earlier the full contents of all the representations received are viewable on the Council's web-site.
- 4.4 Further issues were raised with regard to the transparency and fairness of the application process, the engagement with the community and the availability of information associated with the application.
- 4.5 With regard to these matters: the application is before the democratically elected Planning Committee for determination, in line with existing working practices for applications of this nature; the application is for amendments to a previously approved scheme and was publicised in accordance with statutory requirements; and full details of all application documents are available online and available to view at the Council offices.

5 Consultations:

Parish/Town Council:

Banbury Town Council: No comments received

Cherwell District Council:

Private Sector Housing: No comments received

Oxfordshire County Council:

Major Planning Applications Team: No comments received

6 Relevant National and Local Planning Policy and Guidance

6.1 Development Plan Policies:

The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the Development Plan. Planning legislation requires planning decisions to be made in accordance with the Development Plan unless material planning considerations indicate otherwise. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

Cherwell Local Plan 2011 - 2031 Part 1

BSC 3: Affordable Housing

ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment

ESD15: The Character of the Built and Historic Environment

Banbury 10: Bretch Hill Regeneration Area

Cherwell Local Plan 1996 (Saved Policies)

C28: Layout, design and external appearance of new development

C30: Design of new residential development

6.2 Other Material Planning Considerations:

National Planning Policy Framework (The Framework) - National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Planning Practice Guidance (NPPG) – This sets out regularly updated guidance from central Government to provide assistance in interpreting national planning policy and relevant legislation.

7 Appraisal

7.1 Officers' consider the following matters to be relevant to the determination of this application:

- Principle of Development;
- Visual Amenity;
- Neighbouring Amenity;
- Highway Safety and Parking.

Principle of Development

- 7.2 In determining the acceptability of the principle of new dwellings regard is paid to Government guidance contained within the Framework. This explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 7.3 Policy PSD1 contained within the CLP 2031 echoes the Framework's requirements for 'sustainable development' and that planning applications that accord with the policies in the Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.
- 7.4 Cherwell District Council has an up-to-date Local Plan which was adopted on 20th July 2015 and can demonstrate a 5.6 year housing land supply. The presumption in favour of sustainable development, as advised by the Framework, will therefore need to be applied in this context.
- 7.5 The site sits within a residential area of Banbury, one of the most sustainable settlements in the District, and is within walking distance of local shops and a leisure centre and is also served by a regular bus service. It is considered that locating residential development in highly sustainable locations such as this is consistent with the Government's aims to create sustainable communities.
- 7.6 The principle of development has been established through the granting of permission 13/01372/CDC; this current application seeks to vary the conditions of this permission to allow for the amendment of the design and layout of plots 10 and 11 only. The amendments now sought would not result in a form of development that should no longer be considered acceptable in principle, subject to further considerations discussed below.

Visual Amenity

- 7.7 The Government attaches great importance to the design of the built environment within the Framework. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. These aims are also echoed within Policy ESD15 of the CLP 2031 and Saved Policy C28 of the CLP 1996 which looks to promote and support development of a high standard which contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and being sympathetic to the context.
- 7.8 The previous scheme (13/01372/CDC) was considered acceptable in terms of visual impact and its integration with the existing residential development in the area, with the officers commenting:

“The properties in the surrounding area were constructed c.1960’s. They are predominantly pairs of two storey, semi-detached buildings. In design terms, they are typical of residential housing of the time.

The proposed development replicates the surrounding housing in terms of scale but proposes a modern design for the site. This approach allows the applicant to use modern methods of construction and enables the site to be promoted for ‘self-build’.

The approach to design is considered to be appropriate for the site; the surrounding architecture is ordinary and simply replicating is not necessary. The housing on this site would be set back from the main road, therefore the change in architectural style would not appear abrupt in the main street scene”.

This application does not propose a significant change to the general principle of development and design approach, to that which has previously been assessed and considered acceptable; just an amendment to the design detail and siting of plots 10 and 11.

- 7.9 As noted above, the scale and design of the plots 10 and 11 have been amended during the course of the application reducing the units down from three storey units to two storey, amending fenestration detailing, and revising the roof from a gable end to a hipped design; therefore lessening the impact on neighbouring properties. Whilst the proposed units have a different roof design, it is considered that the general approach is still one of a modern design and is still consistent with the design approach previously considered acceptable. The development of plots 10 and 11 would still employ similar finish materials and would not appear out-of-place within the context of the wider scheme.
- 7.10 Conditions were applied to permission 13/01372/CDC with regards to materials and landscaping. Whilst this application only seeks amendments to plots 10 and 11, it is considered appropriate to re-apply all conditions to ensure the satisfactory appearance of the completed development and in the interests of visual amenities.
- 7.11 The proposed amendments to the previously approved scheme assessed within this application are not considered to be to the detriment of the visual amenities of the site or wider residential area. As such the proposal is considered to comply with government guidance on requiring good design contained within the National Planning Policy Framework, Policy ESD 15 of the CLP 2031 and Saved Policy C28 of the CLP 1996.

Neighbour Amenity

- 7.12 Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the Local Planning Authority. These provisions are echoed in Policy ESD15 of the CLP 2031 which states that: ‘new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space’.
- 7.13 The amendments to the approved scheme sought within this application relate to plots 10 and 11 only, and as such it is considered that the only properties that would likely be affected by the proposals, above the extent which was previously assessed and considered acceptable, would be The Manse 99 The Fairway (west) and properties along Miller Road (36-44) (south).
- 7.14 The proposals would result in a reduction in the overall width of the two units (~4.1m) whilst increasing the depth (~2.1m) and ridge height (~0.1m). The units would be sited some 4.5m further away from the rear of the Manse than the units previously approved, but would bring the built form some ~2.25m closer to the rear elevations of properties along Miller Road.
- 7.15 With regard to the potential impacts on the Manse it is considered that the proposed re-siting of units 10 and 11 would result in an improved relationship between the properties, compared to that which was previous considered acceptable with the approval of 13/01372/CDC. Fenestration detailing has been amended to avoid any direct over-looking between the properties and is considered acceptable in this regard.

- 7.16 Whilst the proposals would result in the built form being sited closer to properties along Miller Road, due to their long gardens, the properties would be situated more than 24.5m from the proposed dwellings. Therefore, it is not considered that the proposed development would result in harmful overlooking or over-dominance of these properties or affect their general outlook.
- 7.17 On balance, it is considered that given the context of the site, and the nature and design of the proposed new dwellings on plots 10 and 11 and their relationship with existing neighbouring properties, the proposed development would not result in any significant detrimental impact on the neighbour amenity above that which had previously been considered acceptable, and is therefore acceptable in this regard.

Highway Safety and Parking

- 7.18 Whilst no comments have been received from the County Council with regard to the current application, the Highways Authority did not object to the previously approved scheme (13/01372/CDC), following the submission of further and revised details and the addition of conditions relating to access, parking and manoeuvring areas to the permission.
- 7.19 The amended scheme proposes no change to the access or level of provision of parking for the site as previously assessed and considered; only a reorientation and re-siting of two parking spaces to the front of units 10 & 11. It is considered that subject to the conditions previously imposed on permission 13/01372/CDC being re-applied to any new permission, that the proposed development would not be to the detriment of the safety and convenience of highway users and would therefore be acceptable in this regard.

Other Matters

- 7.20 Permission 13/01372/CDC was also subject to a legal agreement securing the units as affordable in perpetuity. It is considered appropriate that any such further permission should be the subject to the same requirements. A deed of variation to the existing legal agreement has therefore been sought and is being progressed at the time of writing this report.
- 7.21 Proposed drainage, and floodrisk, have been raised as issues in an objection to the application. The site is not in an area at high risk of flooding. These matters were assessed and the scheme considered acceptable by the County Council's Drainage Engineers during the determination of 13/01372/CDC. The proposals would not result in a significant change to the previously approved layout and it is considered that the proposed amendments to units 10 and 11 are unlikely to significantly exacerbate the likelihood of flooding on site. Also in this regard the proposals would also require a separate Buildings Regulations approval in which building standards, including adequate drainage, will be assessed.

8. Conclusion

- 8.1 It is considered that the proposed amendments to plots 10 and 11, of the previously approved scheme (13/01372/CDC), assessed within this application are an acceptable form of development that introduce no new considerations that would result in the overall scheme being no longer considered acceptable. The proposals cause no significant harm to neighbour amenity; the design and scale is sympathetic to the character of the context of the wider scheme and would provide much needed affordable housing within the district. As such, it is considered to comply with the above mentioned policies and is recommended for approval as set out below.

9. Recommendation - Approval subject to conditions (as detailed below) and completion of an appropriate legal agreement securing the dwelling units as affordable in perpetuity.

1. The works to which this consent relates shall be begun not later than the 14th December 2018.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms and drawings numbered: 300 Rev. A, 303 Rev. B, 304 Rev. D, 323 Rev. A and 324.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, samples of tiles to be used in the construction of the roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, samples of render to be used to finish the external walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- i). details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- ii). details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- iii). details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the

completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. Prior to the commencement of the development hereby approved, full details of the enclosures along all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first occupation of any dwelling.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. 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 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the walls or roof of the northwest elevations of Plot 1 and Plot 2 without the prior express planning consent of the Local Planning Authority.

Reason - To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the occupants of the adjoining dwellings in accordance with saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and its subsequent amendments, the approved dwelling(s) shall not be extended, nor shall any structures be erected within the curtilage of the said dwelling(s), without the prior express planning consent of the Local Planning Authority.

Reason - To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the occupants of the adjoining dwellings in accordance with saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and its subsequent amendments, no gate, fence, wall or other means of enclosure shall be erected, constructed or placed between the dwelling(s) and the highway without the prior express planning consent of the Local Planning Authority.

Reason - To retain the open character of the development and the area in accordance with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

11. Prior to the commencement of the development hereby approved, the proposed means of access between the land and the highway shall be widened to a minimum of 4.8m plus a 1.5m footway, formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

12. Prior to the commencement of the development hereby approved, full specification details of the estate accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, vision spays, surfacing, and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details.

Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

13. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, vision splays, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

14. Prior to the first use or occupation of the development hereby approved, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

15. Prior to the commencement of the development hereby approved, full details of signage/markings to be used to indicate allocated and unallocated parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

16. Retained Tree

a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.

b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the completion of the development.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government

guidance contained within the National Planning Policy Framework.

17. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837 and in line with the recommendations put forward in the submitted Arboricultural Impact Report, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

Reason - To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

18. The development hereby approved shall be carried out strictly in accordance with the recommendations and specifications set out in the Tree Protection Plan prepared by Marishal Thompson Group on 12/10/11.

Reason - To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES:

1. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
2. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777
3. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

4. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
5. Birds and their nests are fully protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally take, damage or destroy the eggs, young or nest of a bird whilst it is being built or in use. Disturbance to nesting birds can be avoided by carrying out vegetation removal or building work outside the breeding season, which is March to August inclusive.
6. The applicant is advised to refer to the principles and standards of the Association of Chief Police Officers (ACPO) crime prevention initiative for the built environment, Secured by Design (SBD). If you have any specific questions, please contact Ian Carmichael (Crime Prevention Design Advisor) at Thames valley Police.
7. If the permission hereby given requires work within the public highway, the applicant is advised that he/she should not commence such work before formal consent is secured from the Highway Authority by way of either (a) a Section 184 Highways Act 1980 notice, or (b) the completion of a formal agreement between the applicant and the Highway Authority. Details of the form of both a) and b) above may be obtained direct from Oxford County Council, the Highway Authority on Tel. (01865) 844300.
8. Oxfordshire Fire and Rescue Service recommends that new dwellings should be constructed with sprinkler systems.
9. With reference to condition 11, the guidance referred to is available at <http://www.oxfordshire.gov.uk/cms/content/dropped-kerbs>.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way to achieve an acceptable scheme, as set out in the application report.

CONTACT OFFICER: Bob Neville

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