

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P23/V2385/RM

Feltham Properties  
c/o DMS Architecture  
The Old Post Office  
20B Ropergate  
Pontefract  
WF8 1LY

## APPROVAL OF RESERVED MATTERS

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Application No : **P23/V2385/RM**

Application proposal, including any amendments :

**Reserved Matters application for the details of appearance, landscaping, scale, and layout following Outline Approval P21/V0679/O(Outline application for access for residential development of up to 5 dwellings).(Amended plans and information received 21 March 2024 as set out in accompanying agent cover letter)**

Site Location : **25 Orchard Way Harwell Didcot OX11 0LQ**

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Vale of White Horse District Council hereby gives notice that **approval is GRANTED** in respect of the Reserved Matters referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments referred to above) subject to any conditions imposed on the outline planning permission and to the conditions hereby imposed :

1. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: By virtue of Section 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, except as controlled or modified by conditions of this permission.



1819-DMS-XX-01-M2-A-(20)001H\_SITE PLAN  
1819-DMS-XX-01-M2-A-(20)002G\_BOUNDARY TREATMENT PLAN  
1819-DMS-XX-00-M2-A-(20)003A\_LOCATION PLAN AND BLOCK PLAN  
1819-DMS-XX-01-M2-A-(20)005F\_SITE DEVELOPMENT AREAS  
1819-DMS-H1-ZZ-M2-A-(03)001C\_PROPOSED HOUSE TYPE 1  
1819-DMS-H2-ZZ-M2-A-(03)002A\_PROPOSED HOUSE TYPE 2  
1819-DMS-H3-ZZ-M2-A-(03)003C\_PROPOSED HOUSE TYPE 3  
1819-DMS-G1-00-M2-A-(20)017A\_GARAGE PLANS AND ELEVATIONS  
1819-DMS-XX-ZZ-M2-A-(20)016G\_STREET SCENES  
1278-03.1 Rev A Orchard Way Soft Landscape Plan  
1278-03.2 Rev A Orchard Way Soft Landscape Plan  
1819-DMS-XX-00-A-(20)015F - PROPOSED VEHICLE ACCESS PLANS

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

3. No development shall commence unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling a minimum of 0.85 area habitat units has been submitted to and agreed in writing by the Local Planning Authority. The written approval of the Council shall not be issued before the certificate has been issued by the Offset Provider. The details of biodiversity enhancements shall be documented by the Offset Provider and issued to the Council for their records.

Thereafter, the development shall be implemented in accordance with the approved Biodiversity Enhancement Plan (Aluco Ecology Ltd Amended Report March 2024) and all ecological mitigation and enhancement features shall be delivered on site prior to first occupation and retained as such thereafter.

Reason: To ensure that there is no net loss of biodiversity (Policy CP46 of the adopted Local Plan 2031 Part1)

4. Prior to the first occupation of the new development, secure and covered provision for storing bicycles for each dwelling on the site shall be made in accordance with the details which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).

5. Prior to the first occupation of the new development, the visitor car parking space shall be constructed, surfaced and marked out as shown approved drawing 1819-DMS-XX-01-M2-A-(20) 001H. Thereafter, the visitor parking space shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety (Policies CP35, CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

6. Prior to the occupation of each dwelling, the car parking spaces for that dwelling as shown on approved drawing number 1819-DMS-XX-01-M2-A-(20) 001H shall be constructed, surfaced and marked out. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety (Policies CP35, CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

7. 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 garage accommodation forming part of plot 3 shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

Reason: To retain adequate on-site parking provision in the interest of highway safety (Policies CP35 and CP37 of the adopted Local Plan 2031 Part 1).

8. All soft landscape works shall be carried out in accordance with the details and programme as shown on approved plans 1278-03.1 A and 1278-03.2A. All landscaping works shall be implemented prior to the occupation of the last dwelling on site. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.

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).

9. All of the sites internal and external boundaries shall be enclosed in accordance with the details shown on approved drawing number 1819-DMS-XX-01-M2-A-(20) 002G. The approved boundary treatments for each dwelling shall be completed prior to the occupation of that dwelling, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order) the erection or construction of gates, fences, walls or other means of enclosure as described in Schedule 2, Part 2, Class A of the Order, other than that shown on the approved plans, shall not be undertaken along the south

external boundary with the recreation ground and west external boundary with the countryside without obtaining planning permission from the Local Planning Authority.

Reason: In the interests of visual amenity and residential amenity (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).

10. The development shall be built using only the external materials specified on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1).

11. Prior to the occupation of the development a maintenance schedule and a long term management plan for all public soft landscaped areas of the site (to include the hedge along the southern boundary with the recreation ground) shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:
  - Management responsibilities, maintenance schedules and replacement provisions for any planting to be implemented as part of the approved landscape scheme
  - 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.

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

Reason: To ensure the long term management of the public landscaped areas of the site (Policies CP37 and CP44 of the adopted Local Plan 2031 Part 1).

12. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented prior to any works being carried out on site and shall be maintained throughout the course of the development. The Plan shall cover the following:
  - The hours of operation for construction and demolition works on the site to be restricted to 07:30-18:00 Monday to Friday and 08:00-13:00 on a Saturday only.
  - Deliveries to the site will only be carried out between 09.30 and 14.30 on weekdays Monday to Friday (outside of peak and school hours), unless otherwise prior agreed in writing
  - Details of vehicle parking facilities for construction workers, other site operatives and visitors on the site;
  - Details of the loading/unloading areas for all deliveries to be made on the site.

- Details of vehicle wheel washing facilities on site and clearance of any mud migrated onto the adjacent highway.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles turning/reversing onto or off the site for loading/unloading.

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 (Policies CP33 of the adopted Local Plan 2031 Part1 and Policy DP23 of the adopted Local Plan 203 Part2)

NB: It is advised to construct the internal access road for the development as early on in the construction as possible to help mitigate the impact of construction traffic on the surrounding area.

NB: 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 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. FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED. 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.

NB: - It is an offence under Section 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

- No vehicles associated with the building operations on the development site should be parked on the public highway so as to cause an obstruction. Any such obstruction is an offence under Section 137 of the Highways Act 1980.

NB: The outline planning permission reference number P21/V0679/O together with this approval constitute the planning permission for this development. All of the conditions imposed on both the outline permission and this approval must be complied with.

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.

### **Reason for Decision**

The planning committee considered the proposal to be acceptable and, subject to conditions, in accordance with the development plan policies.

In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

### **Key Policies**

CP35	Promoting Public Transport, Cycling and Walking
CP37	Design and Local Distinctiveness
CP44	Landscape
CP46	Conservation and Improvement of Biodiversity
DP02	Space Standards
DP16	Access
DP23	Impact of Development on Amenity
DP28	Waste Collection and Recycling

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 June 2024

## 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](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto: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](http://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](mailto: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>