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Site: Bicester KME

Date of approval: 18/07/17

Date of issue: 26/07/17

Circulation List TE.CC.CB.GL.AU.SB.

Approval notice reference: 16/02482/REM

Site designer: D.LAIGHT

General Planning note
PRE-OCCUPATION – ACTION REQUIRED
PRE-COMMENCEMENT – URGENT ACTION REQUIRED

Condition number	Description of condition	Action required by	Summary of action taken	Trigger date	Discharge of condition date (complete)
1. IN ACCORDANCE WITH PLANS	Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms and attached drawing and plans schedule from Bovis dated 13th July 2017.	General			
2. MATERIALS	Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, a revised schedule of the materials and finishes for the external walls, roofs, access roads, private drives, parking courts and driveways of the development, which shall be in accordance with the design code in terms of the proportions of render, red and buff bricks, slates and tiles and colour of pavements, 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 materials.	Designer	Material schedules 1/6 – 6/6 submitted 04/09/17 BKME-02-310 BKME-02-311 BKME-02-312 BKME-02-313 BKME-02-314 BKME-02-315	PRIOR TO COMMENCEMENT	
3. DOOR AND WINDOW DETAILS	Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.	Designer / Build Tech	WINDOW AND DOOR HEAD AND WINDOW CILL DETAILS – submitted 04/09/17 SCALE 1:10 AND 1:20	PRIOR TO COMMENCEMENT	

4. WINDOW STYLES	All windows shall be side hung casements of equal proportions or full sliding sash type, in accordance with their approved house type and window style.	BUILD TECH / COMMERCIAL		PRIOR TO OCCUPATION	
5. EAVES AND VERGE	The dwellings and residential units hereby approved shall be constructed using clipped eaves and verges and the guttering shall be mounted directly on to the walls using sprockets or rafter feet.	BUILD TECH / COMMERCIAL		PRIOR TO OCCUPATION	
6. LANDSCAPE REPLACEMENT	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.	LANDSCAPING			
7. SERVICES AND DRAINAGE	Prior to the commencement of the development hereby approved, full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development, including the identification and location of all existing and proposed trees, shrubs and hedgerows within influencing distance of such services, 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.	ENGINEERS	TO FOLLOW	PRIOR TO COMMENCEMENT	
8. ROOT BARRIERS	Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all purpose built tree pits and associated above ground features, to include specifications for the installation of below ground, load-bearing 'cell structured' root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees, 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 and specifications.	LANDSCAPING	Root protection details submitted 04/09/17	PRIOR TO COMMENCEMENT	

9. ROOT BARRIERS	Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all tree pits located within soft landscaped areas, to include specifications for the dimensions of the pit, suitable irrigation and support systems and an appropriate method of mulching, 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 and specifications.	LANDSCAPING	Root protection details submitted 04/09/17 GRE-101111 OFT 001C GRE-100529-OFT-006F	PRIOR TO COMMENCEMENT	
10. VEHICLE TURNING	Prior to the commencement of the development hereby approved, and notwithstanding the application details, full details of refuse, fire tender and pantechnicon turning within the site 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.	DESIGN/ENGINEERING	Vehicle tracking detail submitted 04/09/17 – BKME-05-103B	PRIOR TO COMMENCEMENT	
11. CYCLE STORAGE	Prior to the first use or occupation of the development hereby permitted, 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.	DESIGN		PRIOR TO OCCUPATION	
12. VEHICLE TURNING	Prior to the commencement of the development hereby approved, full specification details including construction, layout, surfacing and drainage of the turning and parking areas within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.	DESIGN/ENGINEERING	Vehicle tracking detail submitted 04/09/17 – BKME-05-103B Approved planning layout submitted 04/09/17 – BKME-02-260D	PRIOR TO COMMENCEMENT	
13. TRAVEL PACK	Prior to first occupation a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.	DESIGN/ENGINEERING		PRIOR TO OCCUPATION	

<p>14. CONSTRUCTION MANAGEMENT</p>	<p>Prior to commencement of the development hereby approved a construction traffic management plan shall be submitted to and approved by the Local Planning Authority. Throughout development the approved plan must be adhered to that will incorporate the following detail: The CTMP must be appropriately titled, include the site and planning permission number. Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site. Details of and approval of any road closures needed during construction. Details of wheel cleaning/wash facilities - to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway. Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions. The erection and maintenance of security hoarding / scaffolding if required. A regime to inspect and maintain all signing, barriers etc. Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.</p> <p>The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc. No unnecessary parking of site related vehicles (worker transport etc) in the vicinity - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500. Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc. A before-work commencement highway condition survey and agreement with a representative of the Highways Depot - contact 0845 310 1111. Final correspondence is required to be submitted. Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution. Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours</p>	<p>BUILD/TECHNICAL</p>	<p>Construction management plan word document submitted 04/09/17</p>	<p>PRIOR TO COMMENCEMENT</p>	
<p>15. GPD</p>	<p>Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, no gate, fence, wall or other means of enclosure, other than those hereby approved as part of this application, shall be erected within the curtilage of the dwelling, or residential unit hereby approved without the prior express planning consent of the Local Planning Authority.</p>	<p>GENERAL</p>			

16. MATERIAL SAMPLES	Prior to the commencement of the development hereby approved, samples of the materials to be agreed under condition 2 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.	DESIGNERS	Material schedules and brick samples submitted 04/09/17	PRIOR TO COMMENCEMENT	
17. LANDSCAPING	Prior to the commencement of the development, and notwithstanding the details shown, full details to a scale of 1:100, of the provision, landscaping and play equipment within the LAP, including the fencing details, buffer planting and construction details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the open space/play area shall be provided, laid out, landscaped and completed in accordance with the approved details and the requirements of the accompanying Section 106 Agreement and retained at all times as open space/play space.	LANDSCAPING	JBA 17 081 soft landscape details submitted 04/09/17 REF - JBA 17 081 07	PRIOR TO COMMENCEMENT	