

App. No 21/02147/OUT  
21/02147/OUT Location Map.pdf attached  
Request for Discharge of the Following Conditions

*5. Notwithstanding the submitted details, no development shall commence unless and until full specification details of the existing access road, proposed parking and manoeuvring areas, including construction, surfacing, layout, and drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the access road the development shall be constructed in accordance with the approved details.*

**The existing access road is tarmac. This access is used by articulated lorries when moving the engines of the adjoining narrow gauge railway thus access for delivery of building materials using smaller vehicle's would be no problem.**

**Permeable surface with below ground surface water attenuation replacing existing gravel within in the site.**

**Parking is available on the permeable surface and within the existing garage**

**Please see attached Condition 5 sheet 1 of 2 and Condition 5 sheet 2 of 2.pdf**

*6. No development (excluding demolition) shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed and thereafter maintained.*

**There is an existing soakaway serving the building that is to be demolished. The roof area of the proposed house is less that the building that is to be demolished.**

**This soakaway will be located and cleaned. Some of the run off from the roof will be captures for use in the garden.**

**Please see 21/02147/OUT Condition 6 drainage.pdf attached.**

*7. A Sustainable Construction Statement detailing the use of sustainable construction methods and the use of reclaimed and locally sourced materials (where possible), the implementation of energy efficiency and other similar measures including but not limited to rainwater harvesting, solar panels etc. shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The development shall not be implemented other than in accordance with the approved details.*

**Please see 21/02147/OUT Condition 7 sustainable.pdf attached**

*8. Details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The development shall not be carried out other than in accordance with the approved details and shall be maintained as such thereafter.*

**There is an existing garage on the site which is large enough to accommodate cars, cycles and motorcycles.**

**Please see 21/02147/OUT Condition 5 sheet 1 of 2.pdf attached**

*9. Prior to the commencement of the development hereby approved including any demolition, and any works of site clearance, and as part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment,*

shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. The biodiversity enhancement measures shall be carried out in accordance with that timescale or prior to the first occupation of the development in any case where a timescale is not specifically set out and shall be retained as such thereafter.

**The existing garage buildings noted on the drawings will be removed and the existing hardstanding will be replaced with a permeable surface with below ground surface water attenuation.**

**Landscaping has already been submitted - 22/01613/REM appendix 1.pdf attached here for reference**

**Please see 21/02147/OUT Condition 9 biodiversity.pdf attached**

10. No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented and operated in accordance with the approved details and the development shall not be carried out other than in accordance with the approved CTMP.

**This is a single dwelling replacing garages on a private road capable of coping with larger vehicles than the construction of this house would require. The contractor will manage deliveries to ensure there are no traffic issue on Heyford Road.**

**Please see 21/02147/OUT Condition 5 sheet 2 of 2.pdf attached**

12. Prior to the first occupation of the development hereby approved, written confirmation that the development achieves a water efficiency limit of 110 litres/person/day under Part G of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. Reason - Cherwell District is in an area of water stress, to mitigate the impacts of climate change and in the interests of sustainability, to comply with Policies ESD1 and ESD3 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in the National Planning Policy Framework.

**Please see 21/02147/OUT Condition 12 Water Efficiency.pdf attached**

Kind Regards

John Henry

07497 104 244