

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

Harris Lamb
Mr Sam Silcocks
Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Reserved Matters Determination

Date Registered: 4th July 2019

Proposal: Reserved matters to 15/01326/OUT - Layout, scale, appearance and landscaping for the residential development of up to 280 dwellings and 34 space car park.

Location: OS Parcels 6741 and 5426 West of Cricket Field North of Wykham Lane, Bodicote

Parish(es): Bodicote

APPROVAL OF RESERVED MATTERS SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **APPROVES** details of the matters reserved in the original outline planning permission, as described in the above-mentioned application, the accompanying plans and drawings, and any clarifying or amending information, **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 31st July 2020

Checked by: Alex Keen

SCHEDULE OF CONDITIONS

1. Except where otherwise stipulated by condition on this reserved matters approval and the outline planning permission ref: 15/01326/OUT, and with the exception of the details of the materials and means of enclosure which are not approved, the development shall be carried out strictly in accordance with the plans and documents listed in the Drawing Issue Sheet received 29th July 2020 and included at Appendix A to this decision notice.

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.

2. Notwithstanding the details of materials shown on the approved plans, no materials shall be used in the construction of the external walls, roofs and finished surfaces of:
 - a) All access roads, driveways, parking courts, parking areas and footpaths;
 - b) All dwellings, garages, and other buildings;
 - c) All boundary walls, feature walls, and walls providing means of enclosure

until samples of the proposed materials along with a plan showing the locations where each material will be used has been submitted to and approved in writing by the Local Planning Authority. The plan shall show a minimum of 30% of the dwellings to be constructed in natural ironstone. The development shall be carried out in accordance with the samples and plan so approved thereafter.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, saved Policy C28 of the adopted Cherwell local Plan 1996, the Council's adopted Residential Design Guide 2018 and Government guidance within the National Planning Policy Framework.

3. No dwelling or garage to be constructed in natural ironstone or brick as shown on the materials plan approved under condition 2 shall be constructed above slab level until stone and/or brick sample panels (minimum size 1m²) have been constructed on site to be inspected and approved in writing by the Local Planning Authority. Thereafter the external walls of the relevant dwellings and garages shall be constructed in accordance with the approved sample panels. The sample panels shall be retained on site for the duration of construction of the development.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, saved Policy C28 of the adopted Cherwell local Plan 1996, the Council's adopted Residential Design Guide 2018 and Government guidance within the National Planning Policy Framework.

4. Notwithstanding the details of means of enclosure shown on the approved plans, no dwellings hereby approved shall be constructed above slab level until full details of all enclosures along all boundaries and within the site, which shall include walls to parking courts and all boundaries visible from the public domain, have been submitted to and approved in writing by the Local Planning Authority. The enclosures so approved shall be erected in accordance with the approved details prior to the first occupation of the dwellings and areas of the development they serve.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the proposed dwellings and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, saved Policies C28 and C30 of the adopted Cherwell Local Plan 1996, the Council's adopted Residential Design Guide 2018 and Government guidance within the National Planning Policy Framework.

5. No dwellings shall be constructed above slab level until details of site-wide biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the provision of habitat boxes/bricks for bats, swifts and other birds; the provision of hedgehog passages; the provision of boundary treatments to facilitate the movement of wildlife; and a timetable for the enhancements to take place. The development shall be carried out in accordance with the approved details and timetable and thereafter maintained in accordance with this condition.

Reason: To enhance biodiversity in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

6. No dwellings hereby approved shall be constructed above slab level until full details of the bus stops to be provided in the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the 151st dwelling the bus stops shall be constructed and retained in accordance with the approved details.

Reason: In the interests of highway safety, to promote the use of sustainable modes of transport, and in the interests of public amenity and to comply with Policies SLE1 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance within the National Planning Policy Framework.

7. Prior to the installation of any external lighting in the development, including any lighting to the public footpaths/open space, bridleway and links to Salt Way and sports facilities, full details of the lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be carried out and retained in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and protection of wildlife corridors and movement of wildlife, in accordance with Policies ESD10 and ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

8. Notwithstanding the details shown on the approved plans, all casement windows to be installed on the dwellings and garages within the development shall be side hung, balanced casements of equal proportions unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, saved Policy C28 of the adopted Cherwell Local Plan 1996, the council's adopted Residential Design Guide 2018 and Government guidance within the National Planning Policy Framework.

9. All windows and doors to be installed within the development shall be recessed a minimum of 75mm within the window and door surrounds, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, the council's adopted Residential Design Guide 2018 and Government guidance within the National Planning Policy Framework.

10. All dwellings and garages shall be constructed using simple mortared edges to roof edges with no overhang and clipped eaves and gutters fitted tight to the walls on brackets or sprockets, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, the Council's Residential Design Guide and Government guidance within the National Planning Policy Framework.

11. 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 first occupation of the dwellings hereby permitted. 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 development, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

12. Prior to commencing works in respect of landscaping and notwithstanding the details shown on the approved plans, final details, locations, specifications and construction methods for all purpose built tree pits and above ground features, to include 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.

Reason: In the interests of the visual amenities of the development, to ensure the creation of a pleasant environment, and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

13. 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, wall, fence or other means of enclosure shall be erected or constructed or placed between the dwelling(s) and the highway or within the curtilages of the dwellings and forward of a principal elevation without the prior express consent of the Local Planning Authority.

To retain the character and appearance of the development and in the interests of highway safety, to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

14. Notwithstanding the provisions of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments the garage(s), car-ports, and drive-throughs serving parking courts shown on the approved plans shall be retained and maintained for the parking and manoeuvring of vehicles and storage of cycles at all times and shall not be converted to provide additional living accommodation without the express planning permission of the Local Planning Authority.

Reason: To ensure that satisfactory provision is made for parking and access, and the parking and safe undercover storage of cycles clear of the highway, in accordance with Government guidance within the National Planning policy Framework.

DEVELOPMENT MONITORING

The Council has identified the development hereby approved as one that it considers appropriate to monitor during construction. We would therefore be grateful if you could let us know of your intention to start the development at least 14 days prior to the commencement of work on site. You can do this by emailing the Council on: monitoring@cherwell-dc.gov.uk and providing us with the following information: application number; application address; and the date you intend to start the development. During the monitoring period, we will be assessing the development against the approved plans, and compliance with any conditions imposed on the permission. It is in your interest to comply with this request as it will help to avoid any unnecessary, and possibly expensive, corrective works.

PLANNING NOTES

1. **Conditions** – the applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for householder development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

2. **Material Samples** – please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.

3. **S106 Unilateral Undertaking** - Attention is drawn to a Unilateral Undertaking related to this development dated 20th November 2020 which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 and 139 of the Local Government Act 1972 and/or other enabling powers.
4. **EIA Regulations** - In accordance with Regulations 3 and 8 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Cherwell District Council as Local Planning Authority in this case, is satisfied that the environmental information already before it remains adequate to assess the environmental effects of the development and has taken that information into consideration in determining this conditions application.
5. **Superfast Broadband** - The developer is encouraged to register the development site with Openreach in a timely fashion to ensure the development benefits from superfast (FTTP - Fibre to the Premise) broadband installed during the build. Please be aware you may need to register your site at least nine months before the date that you want Openreach to provide service to the first new property, or if you're installing a lift, at least nine months before the lift commissioning date. This must be at least eight weeks before you actually start on the site construction. Developers building sites of 30+ new premises may qualify to get FTTP superfast broadband installed in their site for free during the build of the development as long as they register in a timely fashion. Please refer to: <https://www.ournetwork.openreach.co.uk/property-developers/site-registration.aspx> for further information and guidance on how to register.
6. **Service Verge on Access Ways** - Prospective purchasers of the dwellings to which this permission relates are advised that the service strips on either side of the access road are part of the area adopted as public highway and therefore these areas should remain free of all development (including shrub and tree planting). Furthermore, it is conceivable that street furniture (e.g. street lighting columns) may have to be erected within these areas of land.

7. **Approval of Reserved Matters** - Attention is drawn to the conditions imposed on the “outline” permission (App. No 15/01326/OUT) granted on 20th December 2017 which should be read together with this approval. Any outstanding requirement of the conditions to submit details for approval by the Local Planning Authority should be particularly noted.
8. **Allotment Access** - The applicant and/or Developer is advised that the vehicular access from Wykham Lane to the proposed allotments and the allotment detail is not approved by this application. A Certificate of Lawful Use will need to be submitted to establish if the use of the bridleway/public Right of Way by vehicles is lawful. Further, any alterations to the bridleway or access onto Wykham Lane will require planning consent. The current alterations carried out during the archaeological works are not consented and will need to be removed.
9. **Drainage** - The applicant and/or Developer is reminded that the drainage scheme required by condition 8 of the outline consent is not yet approved. Consequently, this submission which indicates a series of swales and attenuation basins within the public open space may need to be amended to address the final agreed drainage scheme accordingly.
10. **Bodicote Footpath 13** – this footpath runs up the centre of the current track beside the allotments and not to the side of it. If research into the width of the footpath was undertaken it is likely that the width would be considered to be the entire width of the track. The Hoggin footpath indicated in the landscape plans does not match with the location of Footpath 13 shown on the definitive Map. There must be no gate or other structure installed at the junction between the allotment track and the Hoggin path as this cannot be authorised under the Highways Act and would be considered an obstruction. Private vehicular rights would be required to allow people to drive along a footpath and in general it is not good practice to encourage the vehicular use of footpaths. New gates across this footpath cannot be authorised unless for the control of livestock under S147 of the Highways Act.
11. **Sections 219-225 of the Highways Act** - Please note the Advance Payments Code (APC), Sections 219-225 of the Highways Act is in force in the county to ensure financial security from the developer to off-set the frontage owners liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a ‘Private Road Agreement’ must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please contact the County’s Road Agreements Team on 01865 815700 or email roadagreements@oxfordshire.gov.uk

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set on in the case officer’s report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer’s report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.

APPENDIX A – DRAWING ISSUE SHEET

Site Ref	Site												
BOD	Bodicote												
Drawing Issue Sheet											Sheet 1 of 7		
DWG No.	Title	Scale	Date	06	28	29	08	28					
				12	02	05	07	07					
				19	20	20	20	20					
	DAS	Doc	A4	✓	✓	✓							
	Planning Statement	Doc	A4	A									
BOD_SLP_000	Site Location Plan	1:2500	A3	✓	✓								
BOD.PL.001S1	Planning Layout (02) Sheet 1 of 2	1:1000	A0	A	B	C		D					
BOD.PL2.001S2	Planning Layout (02) Sheet 2 of 2	1:500	A0	A	B	C		D					
BOD_CPRS_002	Car Parking & Refuse Strategy	1:500	A0	A	B	C		D					
BOD_MP_003	Materials & Boundary Treatment Plan	1:500	A0	A	B	C							
BOD_ST_004	Street Scene A-A_Sheet 1 of 8	1:250	A1	✓	A	B							
BOD_ST_004.1	Street Scene B-B_Sheet 2 of 8	1:250	A1	✓	A	B							
BOD_ST_004.2	Street Scene C-C_Sheet 3 of 8	1:250	A1	✓	A	B							
BOD_ST_004.3	Street Scene D-D_Sheet 4 of 8	1:250	A1	✓	✓	B							
BOD_ST_004.4	Street Scene E-E_Sheet 5 of 8	1:250	A1	✓	✓	B							
BOD_ST_004.5	Street Scene F-F_Sheet 6 of 8	1:250	A1	✓	✓	✓							
BOD_ST_004.6	Street Scene G-G_Sheet 7 of 8	1:250	A1	✓	✓	✓							
BOD_ST_004.7	Street Scene H-H_Sheet 8 of 8	1:250	A1	✓	✓	✓							
BOD_CA_005	Character Area Plan (Overall)	1:500	A0	✓	B	C	D						
BOD_CA_005.1	Character Area Plan (Main Street)	1:500	A0	✓	B	C	D						
BOD_CA_005.2	Character Area Plan (Neighbourhood)	1:500	A0	✓	B	C	D						
BOD_CA_005.3	Character Area (Parks Edge)	1:500	A0	✓	B	C	D						
BOD_CA_005.3	Character Area (Saltway Edge)	1:500	A0	✓	✓	A	B						
BOD_CE_MS	Character Elevations (Main Street)	1:100	A3	✓	✓	SS	SEE DAS Pg. 42-45						
BOD_CE_NH	Character Elevations (Neighbourhood)	1:100	A3	✓	✓	SS	SEE DAS Pg. 50-53						
BOD_CE_RE	Character Elevations (Rural Edge)	1:100	A3	✓	✓	SS	SEE DAS Pg. 46-49 (Parks Edge)						
							SEE DAS Pg. 54-55 (Saltway Edge)						
CD/6839/11	Eaves Detail	1:20	A3		✓	✓							
CD/68389/101	Stone Cill Detail	1:10	A3		✓	✓							
CD/6839/06	Fax Window Detail	1:10	A3			SS							
CD/6839/02	Lintel 1	1:25	A3		✓	A							
CS/6839/03	Lintel 2	1:25	A3		✓	✓							
CD/6839/04	Lintel 3	1:25	A3		✓	A							
CD/6839/06	Arch Head	1:20	A3		✓	✓							
CD/6839/05	Door Styles	1:20	A3		✓	✓							
CD/6839/08	Flat Canopies	1:20	A3		✓	A							
CD/6839/10	Lean to Porch	1:20	A3		✓	A							
CD/6839/09	Pitch Roof Porch	1:20	A3		✓	A							
CD/6839/07	Pitch Roof Porch 1	1:20	A3		✓	A							
BOD_ED_008	Enclosure Detail_Sheet 1 of 2	1:20	A3	✓	A	B							
BOD_ED_008.1	Enclosure Detail_Sheet 2 of 2	1:20	A2			✓							
BOD_HA_009	Affordable Housing Plan	1:500	A0	✓	A	D							
Vehicle Tracking - Refuse & Fire													
957-00-01	Refuse Tracking Sheet 1 of 2	1:500	A1		✓	F							
957-00-02	Refuse Tracking Sheet 2 of 2	1:500	A1		✓	F							
957-00-04	Bus Tracking	1:500	A1		✓	A							
957-00-09	MPV Vehicle Tracking Sheet 1 of 3	1:500	A1		✓	D							
957-00-10	MPV Vehicle Tracking Sheet 2 of 3	1:500	A1		✓	D							
957-00-11	MPV Vehicle Tracking Sheet 3 of 3	1:500	A1		✓	D							
Spine Road S38													
957-38-13.B	Spine Road S38 Layout	1:500	A0		✓	C							
957-38-24	Adoptable Kerbing Layout	1:500	A0		✓	A							
957-38-21	Adoptable Spine Road Setting Out Layout	1:500	A0		✓	A							
Bus Strategy													
957-02-01	Bus Strategy	1:1250	A0		✓	A							
Levels													
957-00-05	Planning Levels_Sheet 1 of 2		A0		✓	C							
957-00-06	Planning Levels_Sheet 2 of 2		A0		✓	C							
Drainage Strategy													
957	Report		A4		✓								
Format	P=Paper E=Email D=Disk F=Fax				E	E	E	E	E				
Status	PR=Preliminary PL=Planning A=Approval T=Tender C=Construction AB=As Built				PL	PL	PL	PL					
Distribution													
LPA				✓	✓	✓	✓	✓					
Planning Consultant				✓	✓	✓	✓	✓					

Site Ref	Site												
BOD	Bodicote												
Drawing Issue Sheet											Sheet 2 of 7		
DWG No.	Title	Scale	Date	06	28	29	28						
				12	02	05	07						
				19	20	20	20						
5000	Landscape Masterplan				P2	P3							
5001	Landscape Proposals (Sheet 1 of 15)				P2	P3							
5002	Landscape Proposals (Sheet 2 of 15)				P2	P3							
5003	Landscape Proposals (Sheet 3 of 15)				P2	P3							
5004	Landscape Proposals (Sheet 4 of 15)				P2	P3							
5005	Landscape Proposals (Sheet 5 of 15)				P2	P3							
5006	Landscape Proposals (Sheet 6 of 15)				P2	P3							
5007	Landscape Proposals (Sheet 7 of 15)				P2	P3							
5008	Landscape Proposals (Sheet 8 of 15)				P2	P3							
5009	Landscape Proposals (Sheet 9 of 15)				P2	P3							
5010	Landscape Proposals (Sheet 10 of 15)				P2	P3							
5011	Landscape Proposals (Sheet 11 of 15)				P2	P3							
5012	Landscape Proposals (Sheet 12 of 15)				P2	P3							
5013	Landscape Proposals (Sheet 13 of 15)				P2	P3							
5014	Landscape Proposals (Sheet 14 of 15)				P2	P3							
5015	Landscape Proposals (Sheet 15 of 15)				P2	P3							
5016	Hard Boundary and Furniture Proposals sheet 1 of 3				P2	P3							
5017	Hard Boundary and Furniture Proposals sheet 2 of 3				P2	P3							
5018	Hard Boundary and Furniture Proposals sheet 3 of 3				P2	P3							
17854	LAP, LEAP & MUGA				✓	FOLLOW							
5500	Typical Tree Planting Details				P1	✓							
5501	Tree Planting Adjacent Hard Surfaces				P1	✓							
5502	Gateway Details				P1	✓							
5700	Illustrative Planting Palettes				P1	✓							
LM-T1	Landscape Management and Maintenance Plan				P1	✓							
House Type Planning Dwgs - DWH - Main Street													
BOD.HT 010	HT_P382.P341.BLOX_Terrace_Sheet 1 of 2	1:100	A1		✓	A	B						
BOD.HT 011	HT_P382.P341.BLOX_Terrace_Sheet 2 of 2	1:100	A1		✓	B	C						
BOD.HT 012	HT_P382 & BLOX_Terrace_Sheet 1 of 3	1:100	A3		✓	✓	A						
BOD.HT 013	HT_P382 & BLOX_Terrace_Sheet 2 of 3	1:100	A3		✓	A	B						
BOD.HT 014	HT_P382 & BLOX_Terrace_Sheet 3 of 3	1:100	A3		✓	✓	A						
BOD.HT015	HT_P341.P331_Semi_Sheet 1 of 2	1:100	A3		✓	✓							
BOD.HT016	HT_P341.P331_Semi_Sheet 2 of 2	1:100	A3		✓	✓							
BOD.HT.017	HT_WYK.P341.BLO.P382_Terrace_Sheet 1 of 2	1:100	A1		✓	✓	A						
BOD.HT.018	HT_WYK.P341.BLO.P382_Terrace_Sheet 2 of 2	1:100	A1		✓	A	B						
BOD.HT.019	HT_H417_Det_Sheet 1 of 2	1:100	A1		✓	A							
BOD.HT.020	HT_H417_Det_Sheet 2 of 2	1:100	A1		✓	A							
BOD.HT.021	HT_H456_Det_Sheet 1 of 2	1:100	A1		✓	B							
BOD.HT.022	HT_H456_Det_Sheet 2 of 2	1:100	A1		✓	C							
BOD.HT.022.1	HT_H456_Det_Brick_Sheet 1 of 2	1:100	A1			✓							
BOD.HT.022.2	HT_H456_Det_Brick_Sheet 2 of 2	1:100	A1			✓							
BOD.HT.023	HT_H588_SDet_Sheet 1 of 2	1:100	A3		✓	SS							
BOD.HT.024	HT_H588_SDet_Sheet 2 of 2	1:100	A3		✓	SS							
BOD.HT.025	HT_SH50SH72.N107.N107VT_Terr_Sheet 1 of 2	1:100	A1		✓	C	D						
BOD.HT.026	HT_SH50SH72.N107.N107VT_Terr_Sheet 2 of 2	1:100	A1		✓	C	D						
BOD.HT.027	HT_SH52.SH72.N107.N107VT1&2_Terr_Sheet 1 of 2	1:100	A1		✓	C	D						
BOD.HT.028	HT_SH52.SH72.N107.N107VT1&2_Terr_Sheet 2 of 2	1:100	A1		✓	C	D						
BOD.HT.029	HT_SH50SH72.N107.N107VT_Terr_Sheet 1 of 2	1:100	A1		✓	SS							
BOD.HT.030	HT_SH50SH72.N107.N107VT_Terr_Sheet 2 of 2	1:100	A1		✓	SS							
BOD.HT.031	HT_SH50_Semi & Terr_Sheet 1 of 8	1:100	A3		✓	SS							
BOD.HT.032	HT_SH50_Semi & Terr_Sheet 2 of 8	1:100	A3		✓	SS							
Format	P=Paper E=Email D=Disk F=Fax				E	E	E	E					
Status	PR=Preliminary PL=Planning A=Approval T=Tender C=Construction AB=As Built				PL	PL	PL						
Distribution													
LPA					✓	✓	✓	✓					
Planning Consultant					✓	✓	✓	✓					

Site Ref	Site												
BOD	Bodicote												
Drawing Issue Sheet											Sheet 3 of 7		
DWG No.	Title	Scale	Date	06	28	29	28						
				12	02	05	07						
				19	20	20	20						
BOD.HT.033	HT_SH50_Terrace_Sheet 1 of 2	1:100	A3		✓	✓							
BOD.HT.034	HT_SH50_Terrace_Sheet 2 of 2	1:100	A3		✓	✓							
BOD.HT.035	HT_SH50.SH72_Semi & Terr_Sheet 1 of 2	1:100	A3		✓	B	C						
BOD.HT.036	HT_SH50.SH72_Semi & Terr_Sheet 2 of 2	1:100	A3		✓	B	C						
BOD.HT.036.1	HT_SH52_Semi_Sheet 1 of 2	1:100	A3			✓							
BOD.HT.036.2	HT_SH52_Semi_Sheet 2 of 2	1:100	A3			✓							
BOD.HT.036.3	HT_MAI & N107_Terr_Sheet 1 of 2	1:100	A1			✓							
BOD.HT.036.4	HT_MAI & N107_Terr_Sheet 1 of 2	1:100	A1			✓							
House Type Planning Dwgs - DWH - Neighbourhood													
BOD.HT.037	HT_P382_Semi_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.038	HT_P382_Semi_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.038.1	HT_P382_Terr_Sheet 1 of 2	1:100	A3			✓							
BOD.HT.038.2	HT_P382_Terr_Sheet 2 of 2	1:100	A3			✓							
BOD.HT.039	HT_P341_Det_Sheet 1 of 2	1:100	A3		✓	✓							
BOD.HT.040	HT_P341_Det_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.041	HT_P341_Det_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.042	HT_P341_Det_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.043	HT_H403_Detached_Sheet 1 of 2	1:100	A3		✓	SS							
BOD.HT.044	HT_H403_Detached_Sheet 2 of 2	1:100	A3		✓	SS							
BOD.HT.045	HT_Wykhams VT1_Semi_Sheet 1 of 2	1:100	A3		✓	✓							
BOD.HT.046	HT_Wykhams VT1_Semi_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.047	HT_H417_Detached_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.048	HT_H417_Detached_Sheet 2 of 2	1:100	A3		✓	C							
BOD.HT.049	HT_H417_Detached_Sheet 3 of 4	1:100	A3		✓	SS							
BOD.HT.050	HT_H417_Detached_Sheet 4 of 4	1:100	A3		✓	SS							
BOD.HT.051	HT_H456_Detached_Sheet 1 of 2	1:100	A3		✓	B							
BOD.HT.052	HT_H456_Detached_Sheet 2 of 2	1:100	A3		✓	C							
BOD.HT.053	HT_H456_Detached_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.054	HT_H456_Detached_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.055	HT_H469_Detached_Sheet 1 of 2	1:100	A3		✓	B							
BOD.HT.056	HT_H469_Detached_Sheet 2 of 2	1:100	A3		✓	C							
BOD.HT.057	HT_H588_Detached_Sheet 1 of 2	1:100	A3		✓	SS							
BOD.HT.058	HT_H588_Detached_Sheet 2 of 2	1:100	A3		✓	SS							
BOD.HT.059	HT_SH50_Semi_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.060	HT_SH50_Semi_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.061	HT_SH50.SH55_Semi_Sheet 1 of 2	1:100	A3		✓	SS							
BOD.HT.062	HT_SH50.SH55_Semi_Sheet 2 of 2	1:100	A3		✓	SS							
BOD.HT.063	HT_SH50.SH55_Semi_Sheet 1 of 2	1:100	A3		✓	SS							
BOD.HT.064	HT_SH50.SH55_Semi_Sheet 2 of 2	1:100	A3		✓	SS							
BOD.HT.065	HT_SH76_Semi_Sheet 1 of 2	1:100	A3		✓								
BOD.HT.066	HT_SH76_Semi_Sheet 2 of 2	1:100	A3		✓								
BOD.HT.067	HT_SH52_Semi_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.068	HT_SH52_Semi_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.069	HT_SH52_Terrace_Sheet 1 of 2	1:100	A3		✓	A							
BOD.HT.070	HT_SH52_Terrace_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.071	HT_SH52.SH55_Semi_Sheet 1 of 2	1:100	A3		✓	B							
BOD.HT.072	HT_SH52.SH55_Semi_Sheet 2 of 2	1:100	A3		✓	B							
BOD.HT.072.1	HT_DWB33_Semi_Sheet 1 of 2	1:100	A3			✓							
BOD.HT.072.2	HT_DWB33_Semi_Sheet 2 of 2	1:100	A3			✓							
Format	P=Paper E=Email D=Disk F=Fax			E	E	E	E						
Status	PR=Preliminary PL=Planning AA=Approval TT=Tender CC=Construction AB=As Built			PL	PL								
Distribution													
LPA				✓	✓		✓						
Planning Consultant				✓	✓		✓						
Countryside Properties				✓	✓								

Site Ref	Site											
BOD	Bodicote											
Drawing Issue Sheet											Sheet 4 of 7	
DWG No.	Title	Scale	Date	06	28	29						
				12	02	05						
				19	20	20						
BOD.HT.072.3	HT_SH54_Sem_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.072.4	HT_SH54_Sem_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.072.5A	HT_P383.BLOX_Semi .Terr_Plots 109-112_Sh 1 of 2	1:100	A1			✓						
BOD.HT.072.5B	HT_P383.BLOX_Semi .Terr_Plots 109-112_Sh 2 of 2	1:100	A1			✓						
BOD.HT.072.5C	HT_P383.BLOX_Semi .Terr_Plots 156-159_Sh 1 of 3	1:100	A1			✓						
BOD.HT.072.5D	HT_P383.BLOX_Semi .Terr_Plots 156-159_Sh 2 of 3	1:100	A1			✓						
BOD.HT.072.5E	HT_P383.BLOX_Semi .Terr_Plots 156-159_Sh 3 of 3	1:100	A1			✓						
BOD.HT.072.5F	HT_P383.BLOX_Semi .Terr_Plots 161-163_Sh 1 of 3	1:100	A1			✓						
BOD.HT.072.5G	HT_P383.BLOX_Semi .Terr_Plots 161-163_Sh 2 of 3	1:100	A1			✓						
BOD.HT.072.5H	HT_P383.BLOX_Semi .Terr_Plots 161-163_Sh 3 of 3	1:100	A1			✓						
House Type Planning Drawings - PARKS EDGE												
BOD.HT.073	HT_P331_Semi_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.074	HT_P331_Semi_Sheet 2 of 2	1:100	A3		✓	A						
BOD.HT.076	HT_H402_Det_Sheet 1 of 2	1:100	A3		✓	SS						
BOD.HT.076	HT_H402_Det_Sheet 2 of 2	1:100	A3		✓	SS						
BOD.HT.077	HT_H457_Detached_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.078	HT_H457_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.078.1	HT_H457_Detached_Stone_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.078.2	HT_H457_Detached_Stone_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.079	HT_H417_Detached_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.080	HT_H417_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.080.1	HT_H417_Detached_Stone_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.080.2	HT_H417_Detached_Stone_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.081	HT_H456_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.082	HT_H456_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.082.1	HT_H456_Detached_Render_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.082.2	HT_H456_Detached_Render_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.083	HT_H469_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.084	HT_H469_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.085	HT_H469_Detached_Stone_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.086	HT_H469_Detached_Stone_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.087	HT_H424_Detached_Sheet 1 of 2	1:100	A3		✓	SS						
BOD.HT.088	HT_H424_Detached_Sheet 2 of 2	1:100	A3		✓	SS						
BOD.HT.089	HT_H577_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.090	HT_H577_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.091	HT_H588_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.092	HT_H588_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.092.1A	HT_H588_Detached_Stone_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.092.1B	HT_H588_Detached_Stone_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.092.2A	HT_H588_Detached_Brick_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.092.2B	HT_H588_Detached_Brick_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.092.3A	HT_H497_Detached_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.092.3B	HT_H497_Detached_Sheet 2 of 2	1:100	A3			✓						
House Type Planning Drawings -DWH - SALTWAY												
BOD.HT.093	HT_P331_Semi_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.094	HT_P331_Semi_Sheet 2 of 2	1:100	A3		✓	A						
BOD.HT.095	HT_H456_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.096	HT_H456_Detached_Sheet 2 of 2	1:100	A3		✓	B						
Format												
	P=Paper E=Email D=Disk F=File				E	E	E					
Status												
	PR=Preliminary PL=Planning A=Approval T=Tender C=Construction AB=As Built				PL	PL	PL					
Distribution												
LPA												
					✓	✓	✓					
Planning Consultant												
					✓	✓	✓					

Site Ref	Site										
BOD	Bodicote										
Drawing Issue Sheet										Sheet 5 of 7	
DWG No.	Title	Scale	Date	06	28	29	28				
				12	02	05	07				
				19	20	20	20				
BOD.HT.007	HT_H421_Detached_Sheet 1 of 4	1:100	A3		✓	SS					
BOD.HT.008	HT_H421_Detached_Sheet 2 of 4	1:100	A3		✓	SS					
BOD.HT.009	HT_H421_Detached_Sheet 3 of 4	1:100	A3		✓	SS					
BOD.HT.100	HT_H421_Detached_Sheet 4 of 4	1:100	A3		✓	SS					
BOD.HT.101	HT_H588_Detached_Sheet 1 of 2	1:100	A3		✓	A					
BOD.HT.102	HT_H588_Detached_Sheet 2 of 2	1:100	A3		✓	B					
BOD.HT.102.1A	HT_H497_Detached_Sheet 1 of 2	1:100	A3			✓					
BOD.HT.102.1B	HT_H497_Detached_Sheet 2 of 2	1:100	A3			✓					
BOD.HT.102.2A	HT_H497_Detached_Stone_Sheet 1 of 2	1:100	A3			✓					
BOD.HT.102.2B	HT_H497_Detached_Stone_Sheet 2 of 2	1:100	A3			✓					
House Type Planning Drawings - Barratt- Main Street											
BOD.HT.103	HT_THO,MAI & BLOX ATT.DTHRU_Sheet 1 of 3	1:100	A3		✓	B	C				
BOD.HT.104	HT_THO,MAI & BLOX ATT.DTHRU_Sheet 2 of 3	1:100	A3		✓	B	C				
BOD.HT.105	HT_THO,MAI & BLOX ATT.DTHRU_Sheet 3 of 3	1:100	A3		✓	A	B				
BOD.HT.106	HT_MAI_MOR_BLOX_LUT_Semi & Terr_Sheet 1 of 2	1:100	A1		✓	A	B				
BOD.HT.107	HT_MAI_MOR_BLOX_LUT_Semi & Terr_Sheet 2 of 2	1:100	A1		✓	A	B				
BOD.HT.108	HT_MAI_Terr_Sheet 1 of 2	1:100	A3		✓	B					
BOD.HT.109	HT_MAI_Terr_Sheet 2 of 2	1:100	A3		✓	B					
BOD.HT.110	HT_Alderney_Detached_Sheet 1 of 2	1:100	A3		✓	*					
BOD.HT.111	HT_Alderney_Detached_Sheet 2 of 2	1:100	A3		✓	A					
BOD.HT.112	HT_T50_Semi & Terr_Sheet 1 of 4	1:100	A3		✓	A					
BOD.HT.113	HT_T50_Semi & Terr_Sheet 2 of 4	1:100	A3		✓	A					
BOD.HT.114	HT_T50_Semi & Terr_Sheet 3 of 4	1:100	A3		✓	A					
BOD.HT.115	HT_T50_Semi & Terr_Sheet 4 of 4	1:100	A3		✓	✓					
BOD.HT.116	HT_T50.T55_Semi_Sheet 1 of 2	1:100	A3		✓	B					
BOD.HT.117	HT_T50.T55_Semi_Sheet 2 of 2	1:100	A3		✓	B					
House Type Planning Drawings -Barratt- NEIGH											
BOD.HT.118	HT_Maidstone_Semi_Sheet 1 of 2	1:100	A3		✓	SS					
BOD.HT.119	HT_Maidstone_Semi_Sheet 2 of 2	1:100	A3		✓	SS					
BOD.HT.120	HT_Moresby_Det_Sheet 1 of 2	1:100	A3		✓	✓					
BOD.HT.121	HT_Moresby_Det_Sheet 2 of 2	1:100	A3		✓	A					
BOD.HT.122	HT_Wykham_Semi_Sheet 1 of 2	1:100	A3		✓	✓					
BOD.HT.123	HT_Wykham_Semi_Sheet 2 of 2	1:100	A3		✓	A					
BOD.HT.124	HT_Wykham_Semi_Sheet 1 of 2	1:100	A3		✓	B	C				
BOD.HT.125	HT_Wykham_Semi_Sheet 2 of 2	1:100	A3		✓	B	C				
BOD.HT.126	HT_Lutterworth_Semi_Sheet 1 of 2	1:100	A3		✓	✓					
BOD.HT.127	HT_Lutterworth_Semi_Sheet 2 of 2	1:100	A3		✓	A					
BOD.HT.128	HT_Chester_Det_Sheet 1 of 2	1:100	A3		✓	A					
BOD.HT.129	HT_Chester_Det_Sheet 2 of 2	1:100	A3		✓	B					
BOD.HT.129.1	HT_Chester_Det_Render_Sheet 1 of 2	1:100	A3			✓					
BOD.HT.129.2	HT_Chester_Det_Render_Sheet 2 of 2	1:100	A3			✓					
BOD.HT.130	HT_Thornton_Det_Sheet 1 of 2	1:100	A3		✓	A					
BOD.HT.131	HT_Thornton_Det_Sheet 2 of 2	1:100	A3		✓	B					
BOD.HT.132	HT_Thornton_Det_Sheet 1 of 2	1:100	A3		✓	A					
BOD.HT.133	HT_Thornton_Det_Sheet 2 of 2	1:100	A3		✓	B					
BOD.HT.134	HT_THOR & WYK_Semi_Sheet 1 of 2	1:100	A3		✓	A					
BOD.HT.135	HT_THOR & WYK_Semi_Sheet 2 of 2	1:100	A3		✓	A					
Format				P=Paper E=Email D=Disk F=Fax	E	E	E	E			
Status				PR=Preliminary PL=Planning A=Approval T=Tender C=Construction AB=As Built	PL	PL	PL				
Distribution											
LPA				✓	✓	✓	✓				
Planning Consultant				✓	✓	✓	✓				

Site Ref	Site											
BOD	Bodicote											
Drawing Issue Sheet											Sheet 6 of 7	
DWG No.	Title	Scale	Date	06	28	29						
				12	02	05						
				10	20	20						
BOD.HT.136	HT_Radleigh_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.137	HT_Radleigh_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.138	HT_T50.T55_Semi_Sheet 1 of 2	1:100	A3		✓	SS						
BOD.HT.139	HT_T50.T55_Semi_Sheet 2 of 2	1:100	A3		✓	SS						
BOD.HT.140	HT_T50.T55_Semi & Terr_Sheet 3 of 3	1:100	A3		✓	SS						
BOD.HT.141	HT_T50.T55_Semi_Sheet 1 of 2	1:100	A3		✓	B						
BOD.HT.142	HT_T50.T55_Semi_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.143	HT_T50_Semi_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.144	HT_T50_Semi_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.145	HT_T50.T55_Semi & Terr_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.146	HT_T50.T55_Semi & Terr_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.147	HT_T52_Semi_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.148	HT_T52_Semi_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.148.1	HT_T52&T55_Terr_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.148.2	HT_T52&T55_Terr_Sheet 2 of 2	1:100	A3			✓						
House Type Planning Dwgs -Barratt- RURAL EDGE												
BOD.HT.149	HT_Lutterworth_Semi_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.150	HT_Lutterworth_Semi_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.151	HT_Thornton_Det_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.152	HT_Thornton_Det_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.153	HT_Aldemey_Detached_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.154	HT_Aldemey_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.155	HT_Radleigh_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.156	HT_Radleigh_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.157	HT_Radleigh_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.158	HT_Radleigh_Detached_Sheet 2 of 2	1:100	A3		✓	B						
House Type Planning Dwgs -Barratt- SALTWAY												
BOD.HT.159	HT_Maidstone_Semi_Sheet 1 of 2	4:400	A3		✓	SS						
BOD.HT.160	HT_Maidstone_Semi_Sheet 2 of 2	4:400	A3		✓	SS						
BOD.HT.161	HT_Lutterworth_Semi_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.162	HT_Lutterworth_Semi_Sheet 2 of 2	1:100	A3		✓	A						
BOD.HT.163	HT_Lutterworth_Semi_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.164	HT_Lutterworth_Semi_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.165	HT_Thornton_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.166	HT_Thornton_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.166.1	HT_Thornton_Detached_Stone_Sheet 1 of 2	1:100	A3			✓						
BOD.HT.166.2	HT_Thornton_Detached_Stone_Sheet 2 of 2	1:100	A3			✓						
BOD.HT.167	HT_Aldemey_Detached_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.168	HT_Aldemey_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.169	HT_Radleigh_Detached_Sheet 1 of 2	1:100	A3		✓	A						
BOD.HT.170	HT_Radleigh_Detached_Sheet 2 of 2	1:100	A3		✓	B						
BOD.HT.171	HT_Radleigh_Detached_Sheet 1 of 2	1:100	A3		✓	✓						
BOD.HT.172	HT_Radleigh_Detached_Sheet 2 of 2	1:100	A3		✓	A						
Sports Changing Facility												
BOD.CF.186	Sports Changing Facility	1:100	A3	✓	A	A						
Format	P=Paper E=Email D=Disk F=Fax			E	E	E						
Status	PR=Preliminary PL=Planning A=Approval T=Tender C=Construction AB=As Built			PL	PL	PL						
Distribution												
LPA				✓	✓	✓						
Planning Consultant				✓	✓	✓						



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at building.control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.

- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN, Telephone No. 0303 444 5000**. 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 permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, 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 NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor 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 District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is 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 the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.