

Clifton Hampden – Draft Planning Conditions

- 1 The development hereby permitted shall begin no later than 3 years from the date of this permission
- 2 The Development hereby permitted shall be carried out in accordance with the approved plans
- 3 Before any above ground building works for any of the proposed properties commences, samples of all external materials to be used in the elevations of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved materials.
- 4 Prior to the commencement of the development hereby permitted a scheme for the hard and soft landscaping of the site including the retention of any existing trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include detail of all planting areas and plant species, numbers and sizes; all proposed boundary treatments and means of enclosure; surfacing materials; and any change in levels. The scheme shall be fully implemented as approved by the end of the planting season immediately following the completion of the development or the development being brought into use, whichever is the sooner. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species shall be planted as a replacement and thereafter properly maintained.
- 5 A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority before occupation of any building hereby permitted. The Landscape Management Plan shall thereafter be carried out as approved.
- 6 No development (including site clearance and demolition works), shall commence until all existing trees shown to be retained within the submitted plans and other supporting documents have been protected in accordance with a Tree Protection plan. The Tree Protection Plan shall have first been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be kept in place during the entire duration of the development.
- 7 In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and implemented, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

- 8 Before occupation of any of the properties hereby permitted, the means of access from the Abingdon Road shall be constructed (including vision splays), laid out, and drained in accordance with the details of the S278 Agreement entered into with Oxfordshire County Council.
- 9 A Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The approved Statement shall be complied with throughout the construction period, and shall provide details of the following:
 - I. Vehicle parking facilities for construction workers, other site operatives and visitors.
 - II. Site offices and other temporary buildings.
 - III. Loading and unloading of plant and materials.
 - IV. Storage of plant and materials used during construction.
 - V. Measures to control the emission of dirt and dust during demolition and construction operations.
 - VI. A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - VII. Working hours.
- 10 A Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement on the development. The approved Plan shall be complied with throughout the construction period.
- 11 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, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall subsequently be implemented in accordance with the approved details before the occupation of any of the buildings hereby permitted.
- 12 No development shall take place until a scheme to dispose of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out prior to the occupation of the buildings hereby permitted
- 13 No building shall be occupied until all the roads, driveways, parking and footpaths serving that building have been drained, constructed and surfaced in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority.
- 14 A Biodiversity Enhancement Plan (BEP) shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction. The plan should aim to achieve at least a 10% improvement of biodiversity overall compared to the site prior to development. The plan should include both habitat and species enhancement.
- 15 A professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the

application site area, which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

- 16 Following the approval of the Written Scheme of Investigation referred to in Condition 15 and prior to any demolition on the site and the commencement of the development, if required, a staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which will be submitted to the Local Planning Authority.
- 17 Details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage for each property shall be implemented in accordance with the approved details prior to the occupation of that property.
- 18 Details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. No property shall be occupied until the approved details are operational for that property.
- 19 All dwellings shall be provided with access to electric vehicle charging points in accordance with details which has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved details are operational for that property.
- 20 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.
- 21 Prior to first occupation, details of the means by which the properties hereby approved may be connected to the utilities to be provided on the site to facilitate superfast broadband connectivity shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.