

29<sup>th</sup> October 2021

Planning Department  
West Oxford District Council  
Elmfield  
New Yatt | Road  
Witney  
Oxfordshire OX28 1PB 3HD

Dear Sirs

**Re: Residential development comprised of the erection of five dwellings together with associated works and construction of new detached garage to serve existing property, no 77 Abingdon Road. Alterations to existing and provision of new vehicular access.**

**Planning Ref: 21/00622/FUL**

With Reference to the above Planning approval, we attached information to satisfy the following planning conditions.

**Condition 10**

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

**Please see attached Landscape Maintenance & Management Plan.**

**Condition 11**

That, prior to the first trench being dug, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, finished floor levels and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

**Please see attached Surface Water Drainage Strategy.**

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**Condition 14**

Prior to the first trench being dug, a scheme for the improvement of the adjacent bridleway shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme.

**Please see attached Drawing KA2017-207A Martins Lane.**

**Condition 17**

Notwithstanding the details of the bird boxes, bat boxes and hedgehog holes/gaps that have already been submitted (Ecology, drawing no. KA2017-206), amended details shall be submitted before the erection of any external walls. The amended details shall include the following: The positions of the bird and bat boxes shown on the elevation plans, including amended locations of the integrated (i.e. built-in) bird boxes (including house martin and swallow nest cups, as well as swift bricks, in groups of 3 to suit the colonial nature of the species) on suitable elevations of the buildings; and Hedgehog holes/gaps through all fences/walls, including along the eastern and western boundaries if required. The amended details shall be submitted to the local planning authority for approval. As specified above, the details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the buildings hereby approved are first occupied and thereafter permanently retained.

**Please see attached Drawing KA2017-206A Ecology.**

**Condition 18**

Notwithstanding the details of the landscaping that have already been submitted within the Proposed Landscaping Plan (drawing no. 0703.1.1C) and the Landscape Maintenance & Management Plan (prepared by Adams Habermehl Landscape Architects and dated February 2021), amended details of a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development hereby approved. This scheme shall include, but not necessarily be limited to, the following biodiversity enhancements:

- o Hedgerow creation using native, locally characteristic species;
- o Tussock grassland and the details of the specific seed mix to be used;
- o Tree and shrub planting using native, locally characteristic species;
- o Lawn grass areas; and
- o and a 5-year maintenance plan.

The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

**Please see attached Drawing 0703.1.1 Rev C LANDSCAPE PROPOSALS.**

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**Condition 21**

Prior to the first trench being dug, detailed specifications of the provision of grey water systems and rainwater recycling provision shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Please see attached the following Manufacturers Details.

**Grey Water**  
**ReAqua Systems**

ReAqua units reduces water consumption by up to 30% by recycling bath and shower water to flush multiple toilets. A revised plumbing system takes all waste bath and shower water, redirects it through a reAqua filtration unit and treats it with disinfectant. The treated water then carries on to supply flushing water needs for multiple toilets. A feed pump is available for toilets on upper-floors

**Rain Water Harvesting.**  
**Owlshall Smart Rainwater Systems**

This above ground rainwater systems allow you to store water in the garden. Watering plants using rainwater is much more eco-friendly than tap water and more cost-effective in the long run. Owls Hall Environmental wall tanks system is designed to be easily installed. The jet pump, with stainless steel motor body is an ideal combination with this tank. It is a water-proof, automatic and self-priming. The electronic flow control responds to the pressure in the outlet pipe, as the user draws water by opening a tap or similar, the pump starts, then cuts out automatically after. The pump is totally water-proof.

Please note with reference to:-

**Conditions 7**

The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

**Conditions 8**

Following the approval of the Written Scheme of Investigation referred to above, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.

Our Archaeological Consultants TVAS have prepared a draft Watching Brief and have forwarded it the Planning Archaeologist Victoria Green for her comments.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Paul Burman  
**Director**  
Key Land Estates Architecture Ltd

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