

Agenda

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Date: 20 June 2025

Website: www.whitehorsedc.gov.uk

A MEETING OF THE

Planning Committee

**WILL BE HELD ON WEDNESDAY 02 JULY 2025 AT 6.00PM
MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14 3JE**

You can watch this meeting on the [council's YouTube channel](#).

Members of the Committee:

David Bretherton (Chair)
Peter Dragonetti (Vice Chair)
Ken Arlett
Tim Bearder
Ali Gordon-Creed

Ben Higgins
Katherin Keats-Rohan
Axel Macdonald
James Norman

Ed Sadler
Crispin Topping

Substitute Councillors

James Barlow
Sue Cooper
Stefan Gawrysiak
Kate Gregory

Mocky Khan
Denise Macdonald
Zia Mohammed
Andrea Powell

Jo Robb
Andrew Tinsley
David Turner

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Nick Bennet,
Head of Legal and Democratic

1. Chair's announcements

To receive any announcements from the chair, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (to follow)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 18 June 2025.

4. Declarations of interest

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chair determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abbey Close, Abingdon, OX14 3 JE) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary Index of applications

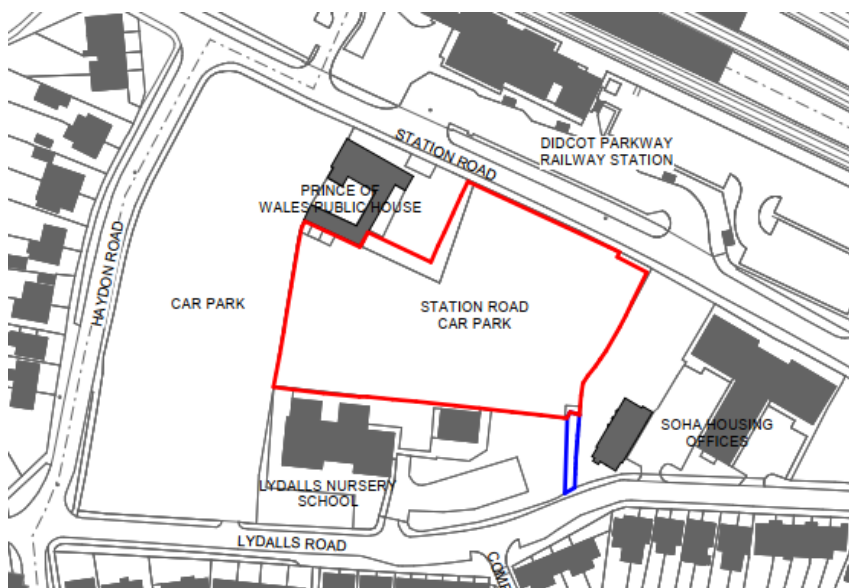
Site Address	Proposal	Page.
7. P23/S2621/FUL Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN	A proposed new office building together with associated development on the Didcot Gateway Site (as amended by revised plans and additional information 4 November 2024, revised plans 30 April 2025, BREEAM pre assessment 16 May 2025 and revised highway and car parking plans 10 June 2025)	4 - 52
8. P25/S0867/O Land off the B480 Chalgrove OX49 5BA	Outline planning application for the erection of up to 160 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. All matters reserved except for means of access.	53 - 106
9. P25/S0643/O Land at Warren Hill Stadhampton	Outline planning application (with some matters reserved except for access) for up to 15 dwellings, including affordable housing and open space, with all matters reserved other than access.(amended and additional information received 11 April 2025 and amended plan received 24 April 2025).	107 - 147

APPLICATION NO.	P23/S2621/FUL
SITE	Station Road Car Park Station Road Didcot Oxfordshire, OX11 7NN
PROPOSAL	A proposed new office building together with associated development on the Didcot Gateway Site.
AMENDMENTS	Yes
APPLICANT	South Oxfordshire District Council
APPLICATION TYPE	FULL APPLICATION
REGISTERED	2.8.2023
TARGET DECISION DATE	31.5.2024
PARISH	DIDCOT
WARD MEMBER(S)	Denise Macdonald Axel Macdonald Mocky Khan
OFFICER	Cathie Scotting

1.0 INTRODUCTION AND PROPOSAL

Introduction

- 1.1 The application site is owned by South Oxfordshire District Council, who are the applicant. In accordance with the council's constitution the application is referred to Planning Committee for a decision. Didcot Town Council has also raised an objection to the application.
- 1.2 The site is located centrally in Didcot, accessed directly from Station Road opposite Didcot Station and is currently used for temporary car parking. The application site is 0.52 hectares and forms part of a wider site known as Didcot Gateway, all of which is previously developed land. The Location Plan is in **Appendix 1** and application site is denoted below:

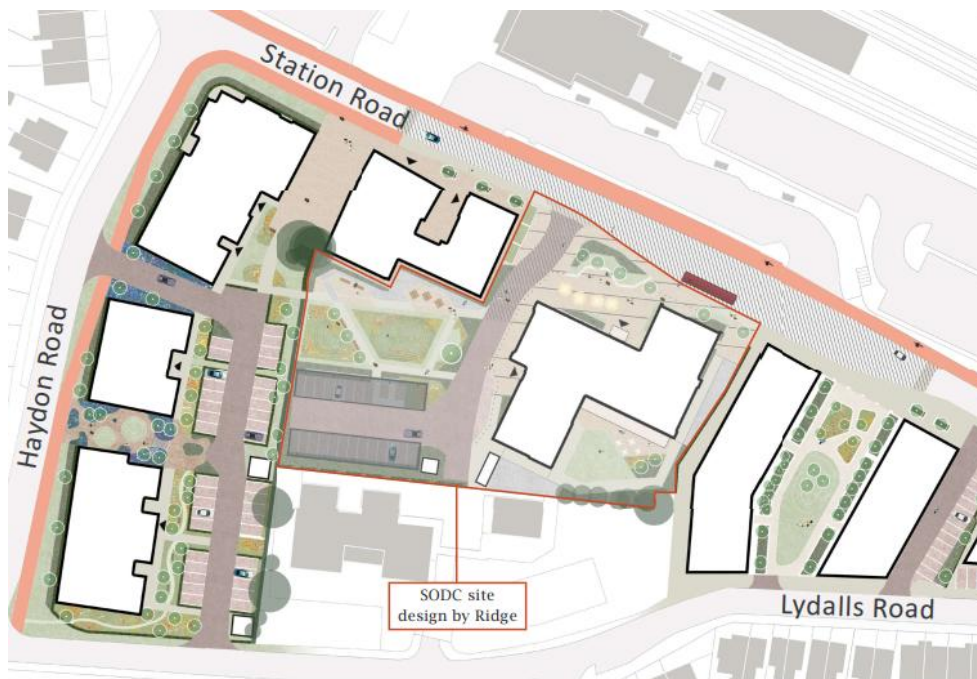


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- 1.3 The Gateway site is bounded to the west by Haydon Road, to the south by Lydalls Road, and to the north by Station Road. Beyond the Didcot Gateway parcel is residential development to the west and south and to the south-east lies Didcot Town Centre.
- 1.4 Didcot Gateway is situated within Science Vale and the Didcot Garden Town.
- 1.5 The northern part of the application site is directly adjacent to the Prince of Wales pub which is situated to the west, SOHA land and offices lie to the east. To the south of the site is Lydalls Road nursery school, owned and operated by Oxfordshire County Council. To the west is the parcel formerly known as Julian's Garage, and now owned by Homes England which is also used for temporary car parking. There is a current planning application (P22/S0491/O).for residential development on this site and other smaller parcels to the east also forming part of Didcot Gateway.
- 1.6 There are number of trees and shrubs along the boundaries of the site. The site is in Flood Zone 1 although records show there is a risk of surface water flooding in the area. The site has a gentle slope towards the east. Overall, there is a level change of approximately 1200mm west to east.

Proposal

- 1.7 The application is accompanied by a masterplan for the overall Didcot Gateway site. The masterplan shows the application site in context and how the overall aspirations for Didcot Gateway could be laid out. An indicative masterplan layout of the Gateway site is shown in **Appendix 2** and an extract is also provided below.



- 1.8 The layout of the proposed office site development is provided in **Appendix 3** and shown below.



- 1.9 The access from Station Road is situated between the proposed plaza and offices to the east and the adjacent Prince of Wales pub and the proposed public garden to the west. The main pedestrian access to the site will be from Station Road via the public plaza and the shared surface access. In addition, a future footway is shown along the Station Road frontage. Land to the front of the plaza adjacent to the highway is to be safeguarded for a future bus layby.
- 1.10 The proposed office building is set back from Station Road fronting a public plaza. A soft landscaped public garden area will adjoin the proposed residential (Homes England) site and provide a future pedestrian connection between the sites. A further secured garden area for use by the office staff is at the rear of the building.
- 1.11 The development proposes 4272 square metres (gross external) of floor space arranged over 4 floors. The building is expected to accommodate up to 305 employees. A café is proposed in the northeast corner of the building fronting the public plaza. Car parking for 23 vehicles including 4 disabled spaces is provided under a covered solar car port at the south of the site. Cycle parking totalling 56 spaces is to be provided in two locations, immediately in front of the building within the plaza and within the secured staff garden to the south of the offices.
- 1.12 At the termination of the access road and along the southern boundary is a turning head, the car parking and solar roof, a sub station, a bin store and a plant compound. There is another plant compound along the eastern boundary.

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- 1.13 The building is of functional design in a rough Z shape. The majority is 4 stories and the southern wing of the building is to be 3 storey. The first three floors comprise a brick construction, using a variety of feature patterns to provide interest. The upper fourth floor is housed in the roof space and is clad in zinc, except for the large brick east and west gables. Windows are aluminium framed. On the first and second storeys on the east and west gables the windows are set back in a recessed plane. Dormers are provided on the fourth floor. The ground floor windows are full length accommodating large expanses of glass to provide an active frontage to Station Road.
- 1.14 Green living walls will also be provided on part of the north, east and west elevations. These are not shown to be full height walls at the outset, the system is ground fed and over time the planting will climb the walls. On the southern wing a roof terrace is provided on top of the second storey and will provide an external sitting out area in the area immediately adjacent to the building. Further south on this terrace the building will house photovoltaic arrays, not accessible to employees. The roof terrace has a glass balustrade around the edge and the rear most wall will be part zinc capped.
- 1.15 In November 2024 amendments and additional information were submitted including:
- More detailed feature brickwork to elevations
 - Landscaping changes and revised tree species
 - Elevations of bin store and substation provided
 - Revised boundary treatments including a hedgerow
- 1.16 In April 2025 amendments were submitted showing:
- Changes to the location and nature of cycle parking, now totalling 56 spaces
 - Elevations showing the car park solar roof and elevations
 - Revised boundary treatments
- 1.17 In May 2025 a BREEAM pre assessment was submitted demonstrating the scheme has been designed to excellent standard.
- 1.18 In June 2025 a revised car parking plan was submitted showing a reduction of overall car parking spaces from 24 to 23, and an increase in disabled spaces from 3 to 4. This is to accommodate car parking spaces of standard size 2.5 x 5metres. There is a slight reduction in soft landscaping to accommodate this, the proposed hedgerow around the site boundary adjacent to the car parking is still planned.

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2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 A summary of responses from consultees and residents are provided below. The full comments can be viewed on the website under the planning reference number P23/S2621.

Didcot Town Council	<p>Objection</p> <p>June 2025 Concern that the height is overly dominant and out of character with the area. Object to the proximity to, and potential overlooking of the nursery. The melded fencing is visually unappealing, excessively tall and likely to have a negative impact on residents. It was noted that the site was originally designated for residential development. Concerns regarding the inadequacy of car parking provision.</p> <p>August 2023 Comments The town council would like to see increased decorations/public art on the frontage of the building, as the current building does not seem beautiful. Improvement in the cycling infrastructure around the development prior to the development opening and have noted the recent draft Local Cycling and Walking Plan (LCWIP). Concerns regarding the utility services and bins and would like to see the bin storage being located away from the local nursery.</p>
Western Valley Parish Council	<p>Objection</p> <p>August 2023 and November 2024: Lack of parking, particularly for future disabled visitors and staff. This site is already allocated for Housing under H2f, and South Oxfordshire District Council Brownfield Land Register (January 2021) shows this area and surrounding as being allocated for housing. The site is an entrance to Didcot and the surrounding areas an opportunity has been missed to create a building of notable character. Scheme is not reflective of the Master Plan for Didcot Garden Town.</p>
Harwell Parish Council	<p>Objection</p> <p>May 2025: Objection based on Design, Appearance, and Layout not fitting into the surrounding area; the overall appearance and feel doesn't fit in the neighbourhood; neighbour amenity; traffic/parking concerns.</p> <p>December 2024 and September 2023 No objection: Extensive plans could be put in place to further improve biodiversity. Site is currently designated for housing or a hotel (Didcot Garden Town Masterplan</p>

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	<p>Business case for building a new shared office building should be made publicly available.</p> <p>Account should be taken of neighbour comments</p>
OCC Highways and Transport	<p>No objection</p> <p>June 2025 No objection subject S106 and S278 agreements and conditions.</p> <p>Section 106 and 278 agreements for works to highway:</p> <ul style="list-style-type: none"> • Amendments to the existing north-western access to the site along Station Road to form a bell mouth junction. • Stopping up of the existing eastern access to the site from Station Road and reinstatement as footway. • Dedication of land for the provision of a bus lay-by and shelters adjacent to the site frontage along Station Road • Travel Plan monitoring fee (£2035) <p>Previous objections relating to car parking, cycle parking, swept paths, need to dedicate land for bus layby.</p>
OCC Education	<p>Concerns</p> <p>June 2024 and September 2023:</p> <p>Overlooking and loss of light</p> <p>Noise and dust during construction</p> <p>Minimum height 1.8m close boarded fencing along boundary with nursery school sought</p> <p>Concerns about location of bin store, turning head and plant compound on the nursery school boundary causing noise, fumes and potential pests from uses located adjacent to school play area. Request further evidence on noise.</p>
OCC Property	<p>Concerns</p> <p>September 2023: Concerns regarding the height of the proposed building and the effects it will have to the visual privacy of the staff and pupils of the nursery school.</p> <p>Overlooking from windows and terraced roof area. Loss of light to school and play area. OCC Property need to be satisfied that loss of daylight / sunlight is within acceptable limits based on a daylight / sunlight assessment and therefore requests one be submitted.</p>
OCC Archaeology	<p>No objection</p> <p>Subject to conditions for staged programme of archaeological investigation during construction.</p>
OCC Lead Local Flood Authority (LLFA)	<p>No objection</p> <p>Subject to conditions on surface water drainage and implementation.</p>
Network Rail	<p>No objection</p>
Thames Water Development Control	<p>No objection</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect</p>

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	<p>the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks. No objections subject to a condition on piling to protect public sewer.</p>
Urban Design Officer	<p>No objection</p> <p>May 2025: Information would be useful around the boundary treatments between the site and the pub, and benches/ seating areas to be added to the private garden at the back of offices. A green wall on a staff access only route, sun angle diagram and vignettes with immediate existing context would also be helpful.</p> <p>November 2024: Most of the previous comments have either been addressed or partly addressed which is welcomed. Alternative boundary treatments for the interface between the pub and the site. I suggest that planting to soften this boundary is allowed enough space for it to establish successfully and tall enough to screen the boundary fully.</p> <p>August 2023: Support the scheme from a master planning and urban design position. It is an integral part of the overall master plan for the Didcot Gateway. It responds to its site's opportunities and constraints with an appropriate design and development including its scale, height, massing, and character. The scheme also looks to achieve a high level of sustainability credentials, achieving a BREEAM Excellent accreditation.</p> <p>Key design issues that need considering are the detail on the elevations, landscaping and pathways, location of cycle stores and plant room.</p>
Conservation Officer	<p>No objection</p> <p>November 2024: No heritage objection. The east elevation has been slightly improved at ground level with some more activity. The elevations still have high levels of blank masonry but some increased depth of features has been introduced. Broadly, my comments of August 2023 apply with regard to ensuring a suitable pallet of materials is agreed.</p> <p>August 2023: No in principle objection to the proposed development but the details of the building finishes could be better designed to soften the visual impact of the large building. The building will sit in the immediate context of the Prince of Wales Public House, a non-designated heritage asset of local interest and the wider setting of the Station Road Conservation Area.</p>

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Corporate Energy Officer	<p>Comments</p> <p>April 2025: Rainwater harvesting is proposed to irrigate the urban allotment area on the roof terrace. I support a more substantial rainwater harvesting system.</p> <p>The Energy Statement demonstrates a 75% reduction from Part L (2013) and therefore meets Policy DES10. The building is carbon neutral for regulated energy (the fabric of the building) but not for unregulated energy use e.g. equipment inside.</p>
Landscape Architect	<p>No objection</p> <p>May 2025: No objection to the amendments</p> <p>November 2024: No objection subject to conditions.</p> <p>August 2023: Holding objection</p> <p>Design issues regarding optimising open space and allowing for longer living trees Details on hedgerow and landscape planting, motorbike parking, tree species, paving materials, lighting and footpath routes need addressing.</p>
Countryside Officer	<p>No objection</p> <p>Subject to conditions:</p> <ul style="list-style-type: none"> • Great Crested Newt District Licence L conditions • Implementation in accordance with Ecological Impact Assessment • External Lighting • Landscape / Biodiversity Management Plan <p>The updated biodiversity metric assessment concludes that development will result in a c300% net gain for biodiversity, significantly in excess of the requirements of the development plan (no net loss) and mandatory biodiversity net gain (10%). There is an off site pond with likelihood of great crested newts present, the applicant has opted to use the District Licencing scheme.</p> <p>October 2023: Holding objection – further information required</p>
Forestry Officer	<p>No objection</p> <p>December 2024 - No objection subject to conditions:</p> <p>September 2023 - The tree cover is generally of low arboricultural value and concentrated on the southern and eastern boundaries. None of the trees are protected within a conservation area or tree preservation order. None of the trees should be considered a constraint to development and their loss could be mitigated with replacement planting. Plans need to be updated for consistency and to ensure satisfactory landscape planting.</p>

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Drainage	No objection February 2025 –No objection subject to conditions August 2023 - Further information required on microdrainage calculations, discharge rates, surface water flows, rain water gardens and SUDs
Environmental Protection (Noise)	No objection June 2025 No objection to amendments July 2024 - As concern has been raised by the County Council regarding Lydalls Nursesey school, it may be appropriate to consider a condition regarding limits on noise emissions from plant and details of plant acoustic performance and mitigation. August 2023 and November 2024 - No objection
Contaminated Land	No objection August 2023 – No objection. The application provides a Phase 1 contaminated land preliminary risk assessment and Phase 2 comprehensive intrusive investigation. No significant contamination has been identified. In respect of the land contamination assessments undertaken the application site would appear to be suitable for the proposed development.
Air Quality	Comments August 2023 – Request an air quality impact assessment (Officer note: An Air Quality Assessment was not requested to due to the substantial decrease in traffic movement s to the site)
Waste Management	No comments
Designing Out Crime Officer	No objection November 2024 – No objection August 2023 – Holding objection regarding building security, lighting, parking, cycle and bin storage
Equalities Officer	Comments The 24 car parking spaces including 3 spaces for disabled parking do not seem enough. The disabled bays are a long way from the building entrance, and the parking generally particularly for workers carrying heavy equipment. Accessibility to public transport is limited from a lot of locations in the Districts. The internal building needs to be fitted out with hearing loops, good acoustic insulation and quiet places for working.
Didcot Garden Town Team	Support The Didcot Garden Town team fully support the proposals for new council offices on the Gateway site, and consider that the development principles set out in the Didcot Garden Town Delivery Plan 2017 are embedded in the proposals.

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Lydalls Nursey School	<p>Objection</p> <p>May 2025 and November 2024 Location and proximity of substation, a noise survey and mitigation are necessary. Location and proximity of bin store, effect of noise and smell on nursery school. Lack of parking, increase in traffic congestion, concern to highway safety. Surface water flood risk to nursery school site Proximity and design (height, bulk and massing) of the proposed development, could be overbearing, cause a loss of light, an assessment should be carried out.</p> <p>As a fully inclusive nursery we have children with sensory sensitivities, cochlear implants and hearing aids and we are very concerned about the noise, both the type and volume of noise coming from the substation / plant. The existing forest school is sited next to the proposed bin area, we are concerned about the concerns about smells, noise from refuse collection and potential pests. Insufficient parking</p>
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2.2 Neighbours

A summary of representations by the public including neighbours and staff is provided below. Full details can be viewed on the Council's website.

Neighbours	<p>Representations</p> <p>Comments and objections have been received from 48 residents</p>
Objections (45)	
Policy	<p>Site is allocated for housing. Development of the Gateway site should not be piecemeal</p>
Transport, car parking and access	<p>Loss of car parking for residents and commuters Insufficient car parking for the development Could provide underground parking Using multi storey car park as replacement car parking is not practical and difficult for elderly, disabled and those with children Lack of accessible public transport Cycling is not an option for many Car parking spaces not justified – only parking should be for disabled. Other spaces should be for car club / pooled vehicles. Damage to Lydalls Road, restrictions on speed and heavy vehicles required Baseline data for existing vehicle trips from current car park appear to be overstated Projected trips appear to be understated</p>

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	<p>Modal shift reduction by 15% from single occupancy car use ambitious</p> <p>Travel assessment appears to misrepresent the net impact of the proposed development on the network and overstates the capacity of the multi storey car park</p> <p>Uncertainty on supporting infrastructure e.g HIF</p> <p>No pedestrian access</p>
Drainage	<p>Drainage infrastructure</p> <p>Lack of sewerage capacity</p> <p>Drainage should be underground rather than swales</p>
Design/Layout	<p>Unattractive building, no architectural merit, design should be more contemporary, design should be more Victorian, design should reflect Science Vale</p> <p>Dominant trend for new buildings is modern / scientific – this building is dark, monolithic industrial character.</p> <p>Building is too large</p> <p>Disappearance of railway heritage</p> <p>Not suitable as a Garden Town development</p> <p>Comments on Internal layout, e.g location of toilets, open plan offices.</p> <p>Need to consider terrorist attack prevention and fire escape routes</p> <p>Reinstatement of footpath between Station Road and Lydalls Road.</p> <p>Inefficient use of land</p> <p>Table tennis could be provided in the public realm.</p>
Energy / Sustainable Design	<p>Reusing buildings is more sustainable</p> <p>Net zero, sustainability and biodiversity considerations should be central to this proposal. No consideration of upfront carbon emitted in construction of the building.</p> <p>The aim should not to be reduce operational carbon but to minimise upfront or embodied carbon</p>
Amenity / Privacy	<p>Provision of garden is supported but access is difficult</p> <p>Garden could encourage anti-social behaviour</p> <p>Not suitable for offices in an noisy environment</p> <p>It is an opportunity to showcase SODC's environmental credentials with solar panels (and batteries) heat pumps, EV charge points, green space and landscaping for wildlife and people to enjoy.</p> <p>Overshadow homes</p> <p>External lighting – safety?</p> <p>Noise from external terrace and plant</p>
Support (3)	<p>Consideration of environmental aspects e.g. open green spaces, recycling and materials, and the promotion of wellbeing.</p> <p>Major improvement on current use</p> <p>Welcome green walls and spaces, Support café</p> <p>This building and the surrounding area look like they'll be a positive addition to</p>

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	the town. Good to see many energy efficiency and renewable energy features as well as biodiversity positive features. Overall design looks good.
Other comments not material to Planning	<p>Question need for additional council office building Council could use other empty offices, there are other options Building should be used as a neighbourhood office to support working from home community Waste of council money, public funds, a vanity project Working from home and AI will make office redundant Lack of clarity on funding Money should be spent on other services e.g health, community, highway infrastructure, multi storey car park. Staff should be given access to electric bicycles.</p>

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 In 2015 Homes England made a planning application for a mixed use development which included 1,800 sqm commercial office floorspace (Planning reference P15/S2159/O). The commercial use was situated on the current application site. Whilst a resolution to approve was agreed at Planning Committee in February 2016 the permission was not issued as the S106 agreement was not progressed. This application was withdrawn in June 2020.
- 3.2 In 2007 permission was granted on appeal for a residential development of 72 apartments. The site included the current application site and the parcel to the east abutting the SOHA offices. Subsequent applications in 2022 to renew the permission and discharge conditions were withdrawn.
- 3.2 Temporary planning permission for a car park on the application site has been renewed periodically since 2006.
- 3.3 Details of relevant applications are listed below.

[P20/S1691/CM](#)

Scoping Opinion request for Didcot Garden HIF 1 Scheme - widening of the A4130, the provision of a new bridge (the Didcot Science Bridge), new river crossing (Didcot to Culham River crossing) and the Clifton Hampden Bypass at Land in the parishes of Milton, Didcot, Harwell, Sutton Courtenay,	Other Outcome (01/07/2020)
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Appleford-on-Thames,
Culham and Clifton
Hampden.

[P15/S2159/O](#)

Outline planning application for demolition of existing buildings and a mixed use development comprised of up to 300 residential units (use class C3), a 70-bed hotel (use class C1), up to 800sqm gym (use class D2), up to 2,400sqm retail uses (A1, A2, A3, A4, A5), up to 1,800 sqm commercial office floorspace (use class B1), a replacement nursery school (use class D1) and a decked car park of up to three levels and supporting infrastructure. Closure of Lydalls Road to allow for redevelopment and altered pedestrian access. All matters are reserved except for new means of vehicular access to the site. (as amended by Air quality assessment, arboricultural survey, revised car parking, LVI, revised illustrative Masterplan and transport assessment addendum rec on 04.12.15). As amplified by Bat Survey received on 05.01.16.

Withdrawn (03/06/2020)

[P07/W0472](#)

Redevelopment of site comprising the erection of 72 apartments (of which 29 affordable homes), car parking, cycle parking, amenity areas, landscaping and

Refused (08/08/2007) -
Appeal allowed
(16/06/2008)

access(as amplified by drawings accompanying letter from the Anderson Orr Partnership dated 15 June 2007 and drawings and Noise Survey accompanying letter from Agent dated 10 July 1007).

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The nature and size of the development and site area does not trigger screening for an environmental impact assessment under Schedule 2 of the Environmental Impact Assessment Regulations 2017.

5.0 POLICY & GUIDANCE

Development Plan Policies

5.1 South Oxfordshire Local Plan 2035(SOLP) Policies:

STRAT1 – Spatial Strategy
STRAT2 – South Oxfordshire Housing and Employment Requirements
STRAT3 – Didcot Garden Town
STRAT4 – Strategic Development
DES1 – Delivering High Quality Development
DES2 – Enhancing Local Character
DES3 – Design and Access Statements
DES4 – Masterplans for Allocated Sites and Major Development
DES6 – Residential Amenity
DES7 – Efficient Use of Resources
DES8 – Promoting Sustainable Design
DES10 – Carbon Reduction
EMP1 – The amount and distribution of new employment land
EMP2 – Range, Size and Mix of Employment premises
EMP4 – Employment land in Didcot
ENV11 – Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)
ENV12 – Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
ENV2 – Biodiversity - Designated sites, Priority Habitats and Species
ENV3 – Biodiversity
ENV5 – Green Infrastructure in New Developments
ENV6 – Historic Environment and Heritage Assets
EP1 – Air Quality
EP3 – Waste collection and Recycling
EP4 – Flood Risk
H2 – New housing at Didcot
INF1 – Infrastructure Provision
INF2 – Electronic Communications
TRANS2 – Promoting Sustainable Transport and Accessibility
TRANS4 – Transport Assessments, Transport Statements and Travel Plans
TRANS5 – Consideration of Development Proposals

5.2 Emerging Joint Local Plan 2041 JLP policies:

The Council has prepared a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The JLP was submitted to the Secretary of State on Monday 9 December 2024 for independent examination. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF.

The starting point for decision taking remains with the policies in the current adopted plan(s). The JLP is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the JLP.

5.3 Neighbourhood Plan

Didcot does not have a Neighbourhood Plan.

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022
Didcot Garden Town Masterplan October 2017

5.5 National Planning Policy Framework and Planning Practice Guidance

5.6 Other Relevant Legislation

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

- **Principle of development**
 - **Strategic policy and previously developed land**
 - **Masterplanning**
 - **Housing policy**
 - **Employment**
- **Heritage, design and character**
- **Carbon reduction and sustainable design**
- **Transport, access and parking**
- **Noise, amenity and privacy**
- **Trees and landscape**
- **Ecology**

- **Drainage**
- **Other matters**

Principle of development

Strategic policy and previously developed land

- 6.2 The South Oxfordshire Local Plan and the NPPF support the development of previously developed land. The NPPF says that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals should be approved unless substantial harm would be caused, and support given to appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land (para 125).
- 6.3 Local Plan policy STRAT 1 i) focuses major new development in Science Vale including sustainable growth at Didcot Garden Town and Culham so that this area can play an enhanced role in providing homes, jobs and services with improved transport connectivity. Policy STRAT 2 refers to the District's housing and employment requirements over the period to 2025.
- 6.4 Policy STRAT3 sets out criteria for development within Didcot Garden Town, and cross references to policies EMP 1 and 4 and H2 mentioned below. The policy identifies the need to strike a balance to provide for housing growth and economic growth. Proposals for development within the Didcot Garden Town Masterplan Area will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles.

Masterplanning

- 6,5 The Didcot Garden Town (DGT) Masterplan is a framework document which sets out a spatial vision for the town, priorities for future development and design principles for key sites. It was approved in October 2017. The DGT Masterplan is referred to in the adopted Local Plan and is a material consideration. With specific regard to the Station Gateway South (page 364) the DGT Masterplan identifies the application site within an area for residential development with an active frontage and landscaped space fronting Station Road. The Masterplan also identifies a café along the Station Road frontage.
- 6.6 Policy STRAT 4 refers to the strategic distribution of development in STRAT 1 and 2, requiring that development proposals on strategic sites should enable a comprehensive scheme to be delivered and that sites provide an appropriate scale and mix of uses, in suitable locations, to create sustainable developments that support and complement the role of existing settlements and communities. Proposals must be accompanied by a comprehensive masterplan for the entire strategic allocation. This should demonstrate how new development will integrate with and complement its surroundings in an appropriate manner. Proposals must ensure that necessary supporting infrastructure is provided.
- 6.7 Policy DES1 states that development should be designed to take account of possible future development in the local area; and where sites are located adjacent to sites that have a reasonable prospect of coming forward in the future, integration with the neighbouring site should form part of the proposal's

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design. Where the Council is aware that adjacent or closely related sites with similar delivery timescales are coming forward together, a coordinated, integrated and comprehensive masterplan will be required to be prepared across all the sites.

- 6.8 To ensure the delivery of key policy objectives, and ensure policy objectives for the whole site are not prejudiced, a masterplan was prepared in conjunction with other parties (with an interest in the land) and this has been submitted with the planning application. This is to facilitate an efficient use of land and optimise sustainable development across the whole Gateway site, provide links and connections between parcels and the wider surroundings, and consider the need for infrastructure. The submission of the Didcot Gateway masterplan complies with the requirements of policy STRAT 4.
- 6.9 The overall Gateway site has various land interests and development may come forward at different times. Currently there is an application on the neighbouring parcel for residential development (P22/S0491/O) and the office scheme has been designed to integrate with the neighbouring parcel, ensuring there is space between built form and a pedestrian link to connect the two parcels. At this current time, it is not known whether the SOHA offices to the east would be redeveloped. The masterplan illustrates how development could be delivered on the SOHA and the proposed office building does not prejudice future development. SOHA have not commented on the development.

Housing policy

- 6.10 Housing policy H2f identifies Didcot Gateway as a wider parcel of land which includes the application site. Policy H2f indicates that 300 dwellings could be provided on the Didcot Gateway site. Elsewhere on the Didcot Gateway site there is a current application by Homes England for up to 144 dwellings (P22/S0491/O). Another parcel of land situated between this application site and the SOHA building benefited from an earlier planning permission for housing but this has now expired. The Gateway masterplan submitted with this application indicates that 215 homes could be provided, this accounts for this site being developed as offices. This is not considered an issue for housing delivery, Policy H2 advises that the capacities are indicative, there is a lot of scope to provide housing elsewhere in Didcot and fewer dwellings than envisaged on the Didcot Gateway site does not undermine the Local Plan strategy.

Employment strategy

- 6.11 Policy EMP1 states: “To facilitate the provision of additional office, manufacturing and distribution jobs between 2011 and 2035 a minimum requirement of 39.1 hectares of employment land will be provided. The policy identifies various locations for employment, including Milton Park and Southmead Industrial Estate.
- 6.12 The policy does not specifically reference this site, but Didcot as a location for employment use is supported.

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- 6.13 Policy EMP2 states: Proposals for employment use will provide a range of sizes and types of premises, including flexible business space to meet current and future requirements. The Council will support proposals for premises suitable or small and medium sized businesses, including start-up/ incubator businesses (up to 150sqm) and grow-on space (up to 500sqm). Proposals for employment uses will be considered against this criteria and the overall employment distribution strategy at EMP1. Policy EMP4 specifically relates to Southmead Industrial Estate.
- 6.14 To conclude on the principle, whilst the Local Plan policy supports residential development on this site, the proposal is compatible with employment objectives which identify Didcot as an employment growth area. There is also policy support for a café use which bring a commercial and social facility to the area. The proposed development will help strike a balance between housing growth and economic growth as identified by policy STRAT3.

Heritage, design and character

- 6.15 The building will sit in the immediate context of the Prince of Wales Public House, a non-designated heritage asset of local interest from the railway period in Didcot. Policy DES1 requires a high quality design making reference to a number of criteria and ENV6 states that proposals for new development should be sensitively designed and should not cause harm to the historic environment (including non designated historic assets). There is no objection on grounds of archaeology subject to conditions. The council's heritage officer and urban design officer provided comments on the detail of the design but have no objection to the development.
- 6.16 The Design and Access Statement describes the proposed office building as a linear block housing the key functions with support wings containing back of house and commercial spaces. The form is inspired by the functionality and industrial aesthetic of the railway buildings, stating that the main block running parallel to Station Road has a pitched roof and strong gables to represent the historic engine sheds. This block contains the main public facing spaces at ground floor and communal, active spaces within the office accommodation on the upper floors. The north and south blocks slot into the engine shed, providing the support wings to the primary block, including back of house areas, meeting spaces and open plan office accommodation. The cafe is a complimentary element of the scheme and housed within the envelope of the building, accessed from the plaza. Elevations of the building are provided in Appendices 4, 5, 6 and 7. Floor plans are provided in **Appendices 8, 9, 10 and 11**. A computer generated 3D image is provided in **Appendix 12**.
- 6.17 The bulk of the new building will be four storeys and mainly of brick. The top floor will be contained within the roof space to reduce the overall bulk of the building and the roof will be zinc clad, with photovoltaic panels on the south, east and west roofs. The southern block will be three storey and flat roofed, and the east and west elevations of this element will be zinc clad, from the west this wraps around to the south to provide a smaller section of zinc cladding on the southern elevation. On the roof of the three storey block will be an array of

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photovoltaic cells, beyond which is a roof terrace for employee use which is inset from the perimeter of the building (See **Appendix 11**).

- 6.18 Concerns from the heritage and urban design officer regarding the mass of blank gable brick work on the east and west elevations have been addressed by showing feature brickwork on these recessed gable walls. There is a range of feature brickwork on all the elevations incorporating Flemish bond (stretchers and headers) in varying proportions, alternate course recessing and soldier course lintels above some fenestration. A contrasting brick plinth at ground level is shown. Many windows are set-back in a recessed plane to add depth and interest to the façade. Windows on the southern elevation contain a solar shading system (brise soleil). The window frames will be aluminium. These details can be seen on the elevations, best viewed online under the Planning reference number P23/S2621.
- 6.19 Living green walls are proposed on the north and west elevations, assisting with visual interest and providing other benefits such as biodiversity and attenuating rain water. The living walls are a climbing type comprising stainless steel brackets and tensile rope to allow ground rooted plants to grow up the face of the wall, they will establish over a number of years.
- 6.20 There have been strong opinions expressed about the design of the building. The Design and Access Statement provides a rationale for the design, as described above. The 3D images in the Design and Access Statement, rather than the elevations, provide a more realistic image of the proposed building that will be realised from the ground. I am satisfied that the attention to the detail, particularly the varied brickwork features, the living green walls and the recessed windows and walls will give the building visual interest.
- 6.21 The proposed development needs to be viewed within the context of the surrounding character. The existing site and neighbouring site to the west are being used for car parking and do not provide a reference for design. The station building and forecourt have been redeveloped, the form is low level and lacks character. The two storey SOHA offices to the east are of brick and functional design. Windows are recessed which is a feature picked up in the proposed offices. Whilst the Prince of Wales building is Victorian, the elevations are rendered. The original railway buildings would have been of brick design, as illustrated in the railway cottages within the Station Road Conservation Area. The Gateway site is largely lacking in character and the proposed building presents an opportunity to introduce elevation and character, with reference to the railway origins. The development complies with Policies DES1 and ENV6.

Carbon reduction and sustainable design

- 6.22 Policy DES10 states that non-residential development proposals are required to meet:
- i) the BREEAM excellent standard (or a recognised equivalent assessment methodology) and
 - ii) in addition development proposals of 1,000sqm or more are required to achieve at least a 40% reduction in the carbon emissions compared with a 2013 Building Regulations compliant base case. This reduction is to be secured

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through renewable energy and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions.

- 6.23 The Energy Statement demonstrates that the development can achieve a 75% reduction in carbon emissions compared to the 2013 Building Regulations base and is comfortably meeting the requirements of DES10. Implementation of the standards will be secured by condition.
- 6.24 A BREEAM pre assessment has been submitted which demonstrates that the scheme design will meet excellent standard. A condition will be required to secure compliance with the BREEAM Excellent standard.

Transport, access and parking

- 6.25 Oxfordshire County Council, as highway authority, has no objection to the development subject to conditions and a S106 agreement for the dedication of land for the provision of a future bus lay-by and shelters adjacent to the site frontage along Station Road. OCC also seek the provision of an Automatic Number Plate Recognition system (ANPR) at the site access to prevent unauthorised parking within the site and congestion/queuing along the adjacent highway. It is officers' view that the car parking management plan and camera can be required by condition.
- 6.26 A Section 278 Agreement will be required to enable works along the highway, including amendments the existing north-western access to the site along Station Road to form a bell mouth junction and stopping up of the existing north eastern access (clarification over the access was confirmed with the highway authority).
- 6.27 The proposed development provides 23 car parking spaces including 4 disabled spaces. All the spaces will be served by electric charging. Use of the car parking spaces will be managed by the office user and a car management plan will be sought by condition. 'Sheffield' stands for 20 cycle parking spaces are to be provided for visitors at the front of the building in the plaza. For employees, 36 cycle parking spaces will be in a stacked arrangement in a secured facility at the rear of the building. The upper tier racks will be gas sprung for ease of use. There is room to provide further cycle parking in the secured garden area if necessary. The provision of showers and changing facilities will further encourage cyclists. Details of the cycle parking and its retention, and retention of the shower facilities will be secured by condition.
- 6.28 Currently the site is used for parking, under a temporary planning permission, and can accommodate a maximum number of 247 cars. There have been several objections to the loss of this parking, which is convenient to the station especially for less able users. The loss of this parking facility will impact local users however there is alternative parking available at the GWR multi storey car park, there is vehicular access from Basil Hill Road and a pedestrian walkway from the station. It is accepted that this car park is less convenient yet there is a taxi rank and bus services operating from Didcot Station offering alternative transport means. The permission for the car parking has always been

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temporary in the context that this site would be developed, and there is strong policy support for redevelopment of the Gateway site,

- 6.29 The County Council have implemented a controlled parking zone (CPZ) in the roads around the site. This will deter displaced commuter parking using surrounding roads.
- 6.30 The County Council have asked for land to the front of the site adjacent to Station Road to be safeguarded for a bus layby, to be provided in the future. Redevelopment of the SOHA site would be necessary to provide sufficient land to implement the layby. A S106 agreement with OCC will be necessary to secure this facility. The County are also seeking a Travel Plan, and monies to monitor the Travel Plan.

Noise, amenity and privacy

- 6.31 Policy ENV12 states that development proposals should be located in sustainable locations and should be designed to ensure that they will not result in significant adverse impacts on human health, the natural environment and/or the amenity of neighbouring uses. Policy DES6, whilst aimed at residential properties, also requires that development should demonstrate that it will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:
- i) loss of privacy, daylight or sunlight;
 - ii) dominance or visual intrusion;
 - iii) noise or vibration;
 - iv) smell, dust, heat, odour, gases or other emissions;
 - v) pollution, contamination or the use of/or storage of hazardous substances; and
 - vi) external lighting
- 6.32 OCC Property and Education have raised concerns about the impact on Lydalls Nursery to the south. The headteacher from the nursery school has also objected to the development. Lydalls Road Nursery is a school for young children with particular needs that can be very sensitive to the external environment. The school lies to the south of the application site and a 1.8m close boarded fence lies along the boundary. There is tree planting adjacent to the fence within the application site which currently provides screening. Several trees will be removed to allow development making the boundary more open. The school's existing forest school lies adjacent to the shared boundary, part of which is immediately behind the proposed bin storage area. The school's sensory rooms lie 10m from the boundary, behind the proposed car park. The school has raised concerns about noise from traffic and the substation and plant, and smells and potential pests from the bin storage area.
- 6.33 The applicants have explored the reconfiguration of these facilities but due to the limited area to accommodate a variety of services and facilitate infrastructure, including plant, parking, turning and cycle storage they have advised there is little scope to relocate these facilities.

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- 6.34 The bin storage building will be brick built, 3.3m high fully enclosed and secured. For the numbers of employees, it is likely that refuse and recycling waste collections would be once a week, as would collection of food waste. This would entail 3 collections a week in total.
- 6.35 The Environmental Protection officer has no objection to the proposed development but in view of the sensitive nature of the users of the nursery has recommended a condition to limit plant noise. It is considered a brick built enclosure around the plant is likely to be necessary and additionally, an acoustic fence along the boundary. Whilst boundary treatments have been proposed on the submitted drawings these need to be considered further and can be agreed through condition. Compared to the existing car park use is not considered the noise and disturbance generated from the proposed development would be material. With safeguards in place in the form of the noise limit for plant and the provision of an acoustic fence, as well as the limited number of waste / recycling collections, I do not consider there is sustained objection to the development regarding noise, pollution or odour.
- 6.36 The proposed solar car port is situated 4m from the southern boundary. The height of the solar structure will be 2.4 m from the boundary rising to 3m high further into the site. The proposed substation will also be situated just over 4m from the boundary. This structure is brick built and 3m high. Behind the car port and substation a hedgerow will be planted adjacent to the boundary and the acoustic fence on the boundary will be provided. These structures are not considered to give rise to any amenity issues.
- 6.37 The headteacher of the school is also concerned about privacy. The south elevation of the proposed offices faces towards the rear of the nursery school and its garden. The southern projecting wing of the proposed offices would be 3 storeys high, 16m wide and situated 6m from the southern boundary at the closest point on the southeast corner, tapering away to the southwest corner to 11.5 m away. The southern elevation on the projecting wing would be largely blank have only emergency access doors at ground floor and small stairwell windows in the first and second floors. The principal southern elevation would be 33m wide and at its midpoint would be 17m from the southern boundary.
- 6.38 Directly south of the southern office wing is a school building that is mainly used by staff. There is one habitable office room window facing north, 1 metre from the boundary. The light to this window is currently filtered by trees, yet these trees are to be removed to facilitate the plant area. The main Lydall's school nursery building is situated south-east of the proposed office building. The closest 'habitable' window would be at an oblique angle, 30m away and would not create conditions of undue overlooking. It is not considered there would be any undue impact in terms of overdominance or overlooking in relation to the school buildings. Being to the north there will be no impact in terms of shading and a daylight / sunlight assessment is not necessary.
- 6.39 There is concern about overlooking from the roof terrace on top of the projecting wing. The sitting out area of the roof terrace would be set back the behind photovoltaic panels so that at its closest point it would be 9m from the

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edge of the building, 15m from the boundary with the nursery. The perimeter of the proposed building would be enclosed by a glass balustrade and a wall. The glass balustrade will provide a more lighter appearance to the building and as the sitting out area is set back in the roof terrace space it is not considered there would be any undue overlooking to the nursery building or forest school area.

- 6.40 Aside from the plant location and bin store which do abut the boundary, the remainder of the southern boundary will benefit from new trees and landscaping. This is detailed below.

Trees and Landscaping

- 6.41 There are no existing trees of note within the boundary of the application site. Since the application was submitted two ash trees were removed however these were outside of the boundary of the application and not in the applicant's control. Further trees including two elders, a field maple and a sycamore are to be removed to allow for development. All of these trees are Category C (the lowest category in terms of trees considered for retention) offering low landscape benefits. Other existing trees along the southern boundary are to be retained and will be protected during construction. New tree planting is proposed within the plaza (5 trees) and the public garden (7 trees), and one tree within the rear garden. Tree pits will be required to ensure there is ample root growth area.
- 6.42 There are 3 distinct open spaces which will be landscaped and the servicing area (access road, car parking and infrastructure), which will be landscaped where possible. The front plaza will be mainly hard surfaced with permeable concrete block paving, contain a large planter, cycle parking, trees and ground space supporting the green walls plus flowering beds. The planter and bollards which are situated at edge of the plaza and off set from the building will provide a secure barrier for the building and front plaza.
- 6.43 The public garden will provide an amenity space for the public and provide seating and picnic benches. There will be flowering beds, sunken lawns providing drainage attenuation and pathways, a mixture of resin bound and concrete paving. The southern boundary of the public garden abuts the car parking area. Pleached trees are proposed along this boundary which will provide a soft screen to the car park. A path will link the public garden to the adjoining (proposed) residential site. Details of the arrangements and security for access to the adjoining will be required by condition. The boundary with the (proposed) residential site will be enclosed by a hedgerow and fence discussed below.
- 6.44 The private garden will be divided into hard surfaced permeable concrete paving with a limited sitting out area plus a soft area laid to lawn and framed by flowering beds and grasses and evergreen shrubs.
- 6.45 The servicing areas proposes two different types of permeable concrete paving and resin bound pathways. The access from Station Road will be framed by planting either side, enhanced by the amendment to remove the cycle parking

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from the frontage to allow a more appropriate entrance and setting for the site. The substation and car park will also have landscaping around the perimeter, save for the access into this area. The solar structure providing a car port will be landscaped around the perimeter. There is no scope to landscape the servicing facilities (the turning head, the bin store and plant compound), adjacent to Lydalls Nursery school, however an acoustic fence is proposed along the boundary.

- 6.46 Following liaison with Thames Valley Police metal fencing is proposed at the external boundary with the Homes England and within the site around the servicing area adjacent to the private garden. A close boarded fence is proposed along the boundary with the Prince of Wales pub (as well as a hedgerow) and also along part of the southern boundary and eastern boundary, around the private garden. The metal fencing is industrial, harsh in appearance and not considered acceptable in the public realm. Similarly, the close boarded fence along the boundary with the pub and at the other end of the plaza is not appropriate in the public realm, a brick wall would be appropriate given the proposed materials of the office building. An acoustic fence is proposed along the southern boundary from the s.w. corner until and including the plant compound (although does not enclose this compound). Revised boundary treatments and details of the acoustic fence will be secured by condition.

Ecology

- 6.47 The site is currently completely hard surfaced, save for a few boundary trees and shrubs. Currently there is little biodiversity. The proposals, including the creation of open spaces will introduce native species-rich hedgerows, two small wet meadows, amenity grassland, and species rich ornamental planting (shrubs, ground level planters, green walls) plus two woodcrete / woodstone bat boxes suitable for crevice dwelling species. The creation of these habitats will provide a significant increase in biodiversity (circa 300%). A condition requiring the approval of a landscape management plan will ensure the habitats are managed appropriately.
- 6.48 There is a pond within the adjacent SOHA site and the possibility of the presence of great crested newts. The applicants have decided to manage this issue through the Nature Space District Licencing Scheme. A certificate confirms that the development has been evaluated by Nature Space Partnership and if planning approval is granted can be covered under the District Licence. No further compensation actions are required by the developer.

Drainage

- 6.49 Further information in respect of drainage was submitted in April 2025. Surface water will be attenuated by infiltration in rain gardens within the open space, and permeable paving, and new pipework to a holding tank at the front of the which can control the flow of water to the network.
- 6.50 The council's drainage engineer has no objection subject to conditions, which shall cover the detailed drainage details and verification of implementation prior to the occupation of the building. Details of foul drainage will also be required.

Other matters

- 6.51 A number of other matters have been raised relating to how the building will be used by the council. These are not planning matters. The application has been assessed purely in relation to the proposed use of the building as offices, and the relevant design and technical issues as identified above.

Infrastructure

- 6.52 The county council is seeking the safeguarding of land to the front of the site and travel plan monitoring sums, which will be subject to a S106 agreement. The district council is not seeking any contributions to infrastructure. Employment development will arrange waste and recycling on a commercial basis.

Pre-commencement conditions

- 6.53 Conditions which are required to be agreed prior to commencement need to be agreed by the applicant. There are several pre commencement conditions and these have been agreed. A summary of the conditions is listed below and in detailed wording for the conditions is set out in **Appendix 13**.

7.0 CONCLUSION

- 7.1 The application site is previously developed land. The principle of developing this brownfield site is supported. Local Plan policy provides an indicative capacity of 300 dwellings for the wider Gateway site, however employment uses are also compatible with the wider strategy for Didcot. The provision of offices is also considered acceptable and is consistent with the council's strategy for employment in Didcot.
- 7.2 The loss of commuter car parking, which has always been in temporary in nature should not displace parking to surrounding residential roads due to the existing controlled parking zone. There is alternative commuter parking at the Great Western Railway car park. Limited car parking is proposed in relation to the proposed offices but this site is well served by public transport, more so than any other site in the district by both train and buses, the cycle network and there is the availability of car parking at the GWR car park. The highway authority has no objection to the scheme.
- 7.3 The design of the building has generated several comments. In terms of its scale and massing it conforms with the master plan for the wider Gateway site. Its appearance, comprising of red brick-built elevations provides a nod to the railway past. Large blank walls will be softened by landscaped green walls and intricate brick detailing. Overall, the design is considered acceptable.
- 7.4 The site is well landscaped and will provide a substantial uplift in biodiversity, this is a positive benefit to the site and surroundings.
- 7.5 A key consideration is the effect on the amenity of the users of the Lydalls Nursery school. Concerns have been raised in respect of privacy, loss of amenity, noise, odour and pests. Given the constrained nature of the site it has not been possible to relocate the structures adjacent to the boundary with the

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nursery. There will be an acoustic fence along the southern boundary, plus landscaping in places. The proposed building is considered a sufficient distance away so as not to result in a loss of privacy and due to the orientation, there will be no shading of the nursery garden. The development will produce a change in aspect for the nursery school but there is not an unacceptable harm to the amenity of the users.

- 7.6 Concluding, the development complies with national policy and the council's development plan. The site is previously developed land, development should be progressed to make an efficient use of land provided there are no unacceptable reasons to do so. All technical matters have been resolved, and subject to the S106 agreement and further details to be agreed through condition, the development is acceptable.

8.0 RECOMMENDATION

Delegate to the Head of Planning in consultation with the Chair of Planning Committee to APPROVE planning permission subject to:

- i) The completion of a S106 agreement to dedicate land for a bus layby and Travel Plan monitoring fees, and
- ii) The following conditions:

- 1. Commencement – 3 years
- 2. Approved Plans
- 3. Archaeology WSI
- 4. Archaeology Recording and Reporting
- 5. Boundary walls and fences
- 6. Materials – sample brick panels
- 7. Energy strategy compliance and verification
- 8. BREEAM 'Excellent' compliance and verification
- 9. Construction Management Plan – incl hours of construction
- 10. Construction Traffic Management Plan
- 11. Close existing north eastern access to Station Road
- 12. Access and Vision splays
- 13. Provision of car parking and turning
- 14. Details of ANPR camera and car park management plan
- 15. Cycle parking facilities
- 16. Cyclist shower and changing facilities
- 17. Levels
- 18. Green Travel Plan
- 19. Tree Protection
- 20. Tree pit design
- 21. Landscape Management Plan
- 22. Ecological Impact Assessment
- 23. GCN Licence
- 24. External Lighting
- 25. Details of Noise attenuation for plant – EHO to advise on level
- 26. Thames Water piling condition – also EHO
- 27. Detailed drainage scheme based on FRA

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28. SUDS compliance

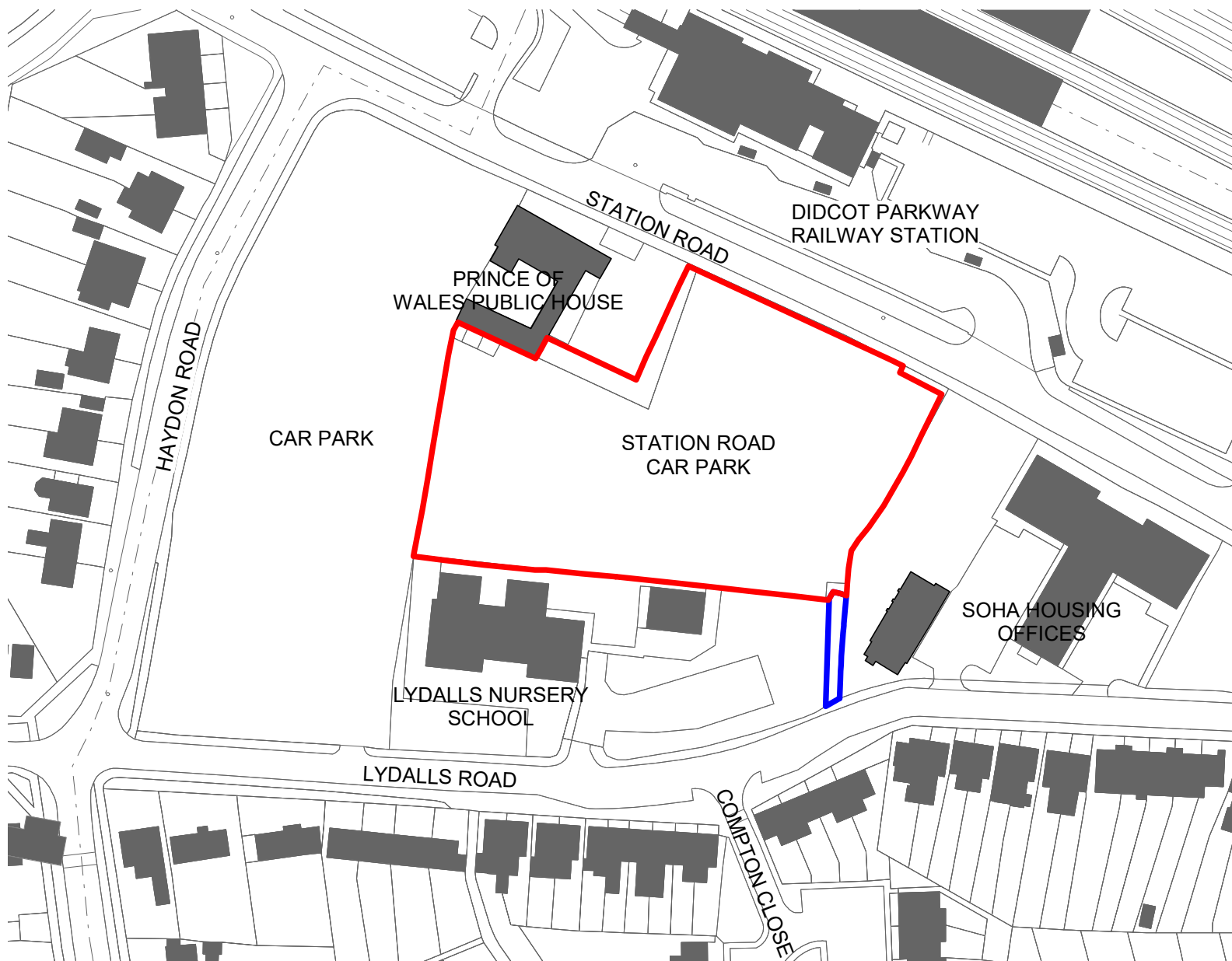
29. Foul drainage

30. Details of controlled access to neighbouring residential site

Officer: Cathie Scotting

Email: Planning@southoxon.gov.uk

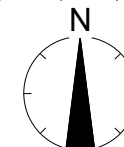
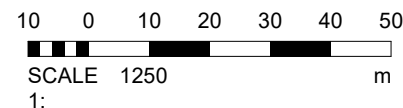
Tel: 01235 422600



Key

- Site boundary
- Other land owned by the applicant

APPENDIX 1



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P05	Planning issue	12/07/2023	NC	MR
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



Ridge and Partners
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Oxford Road, Woodstock
OX20 1QR

TEL NO: 01993 815000

WWW.RIDGE.CO.UK

CLIENT:

South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:

SODC DIDCOT GATEWAY OFFICES

TITLE:

Location Plan

DRAWN BY:	RN	SCALE:	1 : 1250 @ A4
CHECKED BY:	NC	DATE:	20/08/2021
STATUS: PLANNING			

DRAWING No:

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
DGO	RDG	ZZ	00	D	A	0001P05	

7.1 Landscape Masterplan

APPENDIX 2

The proposed green infrastructure and public realm design has been informed by the vision and design principles in chapter 3 and has been developed alongside the movement, infrastructure and highways strategy in chapter 6. The detailed principles for the landscape masterplan and the

Key

-  Existing trees
-  Existing hedge
-  Proposed trees
-  Proposed hedge
-  Gravel
-  Grass
-  Rain gardens
-  Meadow Turf
-  Grass Mound
-  Herbaceous/Shrub planting
-  Mown path
-  Formal path - hard paving area
-  Permeable parking spaces
-  Planter/seating
-  Proposed permeable road surface
-  High quality public realm
-  Shared cycle and pedestrian path
-  Shared surface
-  Podium surface



FIGURE 58 ILLUSTRATIVE LANDSCAPE MASTERPLAN

Refer to ASA Landscape General Arrangement Drawing 0001 for landscape strategy

Key:

- Existing trees to be retained
- Existing trees to be removed

- Proposed trees
- Fixed bollard
- Retractable bollard
- Sculpture / Public Art

- Electric Vehicle Charge Point (EV)
- Area safeguarded for future delivery of bus lay by

- Uncovered bicycle storage for 18 bicycles. Sheffield stands at 1250 and 1000mm centres

- Covered bicycle store for 38 bicycles. Gas lift upper tier, sheffield stands below

- Substation

- Bin store

- Plant compound

- Loading bay

- Existing site access stopped up

- Existing access adjusted under Section 278

- Future pedestrian connection to adjacent development

- Turning head and deliveries

- Wall mounted secure post box

- Post mounted sign advising height restriction

- Car Park:
2500 x 5000mm 17 spaces
2700 x 5000mm 2 spaces
Accessible 4 spaces
Total 23 spaces

External Finish Types

- Type 1 - Resin bound paving
- Type 2 - Permeable concrete block paving
- Type 3 - Permeable concrete block paving
- Type 4 - Macadam
- Type 5 - Permeable concrete block paving
- Type 6 - Permeable concrete block paving
- Type 7 - Concrete
- Type 8 - Soft landscaping
- Type 9 - Tactile paving

Boundary Treatments

Refer to drawing A-0026

- Timber fence
 - Acoustic timber fence
 - Metal panel fence
- Extents shown indicatively



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P020 Car park layout updated for Planning	06/06/2025	INC	INC
REV/DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



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Cowyards, Blenheim Park
Oxford Road, Woodstock
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TEL NO: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:
South Oxfordshire District Council

South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Proposed Site Plan


DRAWN BY:	JP	SCALE:	As indicated	@ A1
CHECKED BY:	NC	DATE:	03/03/2022	
STATUS:	PLANNING			

DRAWING No:	PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
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APPENDIX 3

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- M2: PPC aluminium window system with integral louvred panel
- M3: PPC aluminium curtain wall system with integral louvred panel
- M4: Zinc cladding
- M5: Natural ventilation roof terminal
- M6: Rain Water Pipe
- M7: Brick plinth/ brick surround in contrasting colour
- M8: Metal fence and gates
- M9: Louvres
- M10: Green roof
- M11: Brise soleil
- M12: Green wall
- M13: Photovoltaic panels
- M14: Glazed balustrade system
- M15: Concealed Gutter
- M16: Rooflight
- M17: Signage Zone
- M18: Woodcrete / woodstone bird boxes for starling (East Elevation - x2)
- M19: Woodcrete / woodstone bat boxes suitable for crevice dwelling species (South Elevation - x2)
- M20: Recessed brick wall
- M21: Spandrel Panels

ORIGINATOR:





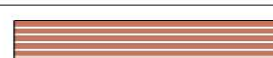

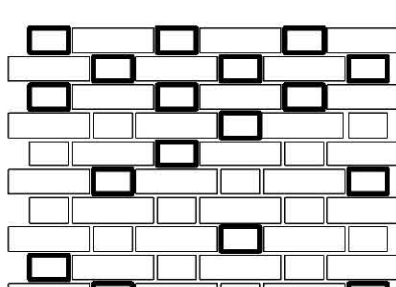
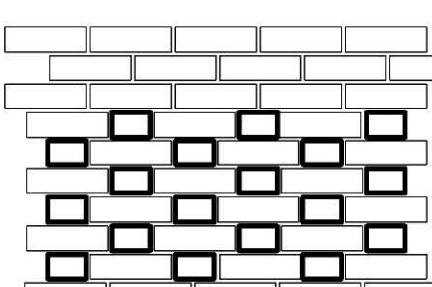
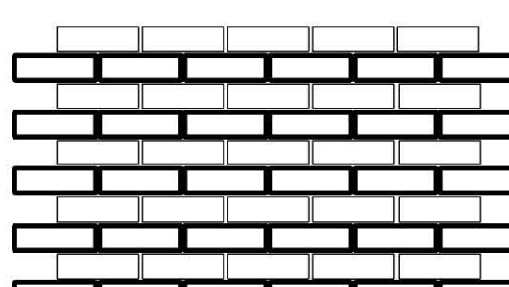
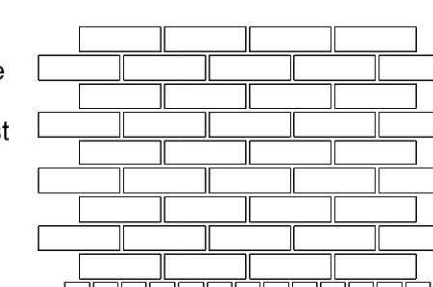
South Oxfordshire
District Council

PROJECT:
SODC DIDCOT GATEWAY OFFICES

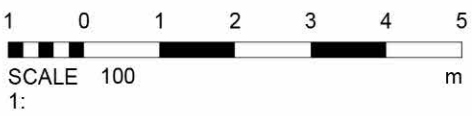
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CHECKED BY:	NC	DATE:	
STATUS:			

DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REVISION:
DGO	RDG	01	ZZ	D	A	0170	P09



<p>Type 1 % of projecting headers</p> 	<p>Type 2 Projecting headers</p> 	<p>Type 3 Alternate courses recessed</p> 	<p>Type 4 Solid course lintels</p> 
<ul style="list-style-type: none"> Flemish bond % of headers projecting varies from 100% at the eaves to 30% at first floor <p>Location: North gable first floor and above</p>  <p style="text-align: right;">NTS</p>	<ul style="list-style-type: none"> 6no. courses Flemish Bond 100% headers projecting Stretcher Bond above and below <p>Location: Continuous feature band between ground and first floor</p>  <p style="text-align: right;">NTS</p>	<ul style="list-style-type: none"> Precast panels Stretcher bond Alternate courses recessed <p>Location: Panels between first and second floor windows</p>  <p style="text-align: right;">NTS</p>	<p>Location:</p> <ul style="list-style-type: none"> Above windows and doors where indicated Head of recessed section of East and West gables.  <p style="text-align: right;">NTS</p>

APPENDIX 5



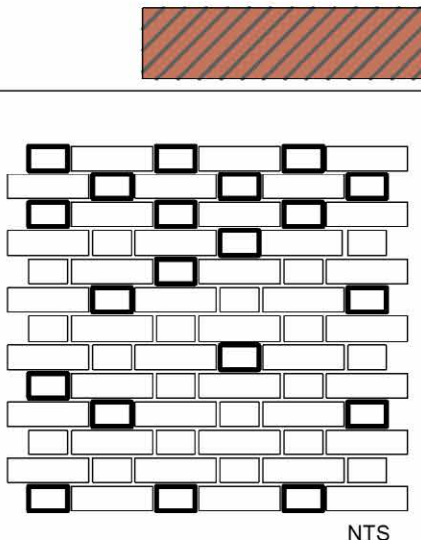
1 Proposed East Elevation
1 : 100

Feature Brickwork Types

Type 1
% of projecting headers

- Flemish bond
- % of headers projecting varies from 100% at the eaves to 30% at first floor

Location: North gable first floor and above

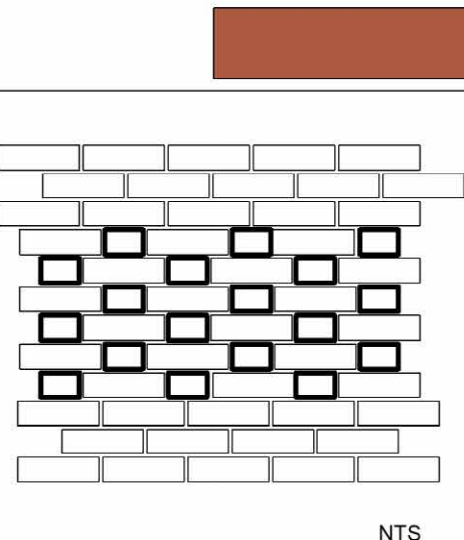


NTS

Type 2
Projecting headers

- 6no. courses Flemish Bond
- 100% headers projecting
- Stretcher Bond above and below

Location: Continuous feature band between ground and first floor

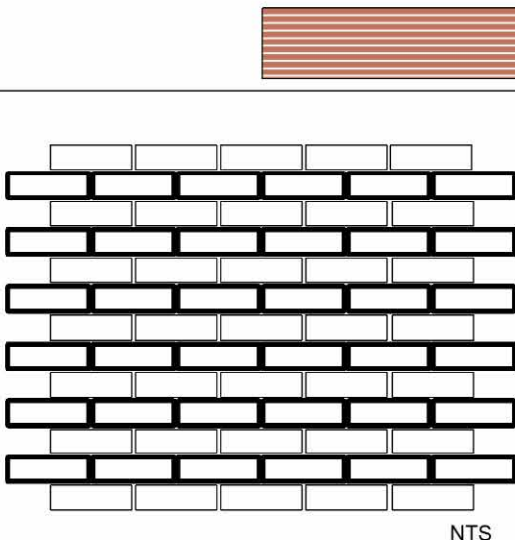


NTS

Type 3
Alternate courses recessed

- Precast panels
- Stretcher bond
- Alternate courses recessed

Location: Panels between first and second floor windows

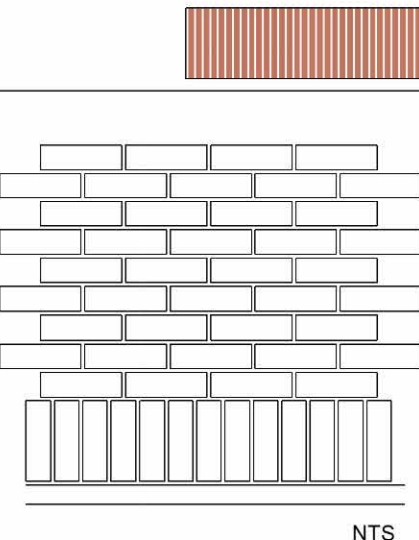


NTS

Type 4
Solder course lintels

Location:

- Above windows and doors where indicated
- Head of recessed section of East and West gables.



NTS

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- M10: Green roof
- M11: Brise soleil
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- M20: Recessed brick wall
- M21: Spandrel Panels

P07 Top light omitted from upper floor windows
REV/ DESCRIPTION
ORIGINATOR:

15/10/2024
DATE
BY
CHKD



Ridge and Partners
Cowyards, Blenheim Park
Oxford Road, Woodstock
OX20 1QR
TEL NO: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:
South Oxfordshire District Council



IN ASSOCIATION WITH:

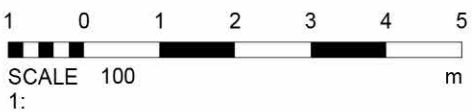
PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Proposed East Elevation

DRAWN BY: JP
CHECKED BY: NC
SCALE: As indicated @ A1
DATE: 15/06/2022
STATUS: PLANNING

DRAWING No:
PROJECT: DGO
ORG: RDG
ZONE: 01
LEVEL: ZZ
TYPE: D
ROLE: A
NUMBER: 0171
REVISION: P07

APPENDIX 6



1 Proposed West Elevation
1 : 100

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P07	Top light omitted from upper floor windows	15/10/2024	NC	NC
REV	DESCRIPTION	DATE	BY	CHKD

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IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Proposed West Elevation

DRAWN BY: JP SCALE: As indicated @ A1
CHECKED BY: NC DATE: 15/06/2022
STATUS: **PLANNING**

DRAWING No:
PROJECT: DGO ORG: RDG ZONE: 01 LEVEL: ZZ TYPE: D ROLE: A NUMBER: 0173 REVISION: P07

Feature Brickwork Types

Type 1
% of projecting headers

• Flemish bond
• % of headers projecting varies from 100% at the eaves to 30% at first floor

Location: North gable first floor and above

NTS

Type 2
Projecting headers

• 6no. courses Flemish Bond
• 100% headers projecting
• Stretcher Bond above and below

Location: Continuous feature band between ground and first floor

NTS

Type 3
Alternate courses recessed

• Precast panels
• Stretcher bond
• Alternate courses recessed

Location: Panels between first and second floor windows

NTS

Type 4
Solidier course lintels

Location:
• Above windows and doors where indicated
• Head of recessed section of East and West gables.

NTS

APPENDIX 7



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- M20: Recessed brick wall
- M21: Spandrel Panels

P07	Top light omitted from upper floor windows	15/10/2024	NC	NC
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



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CLIENT:
South Oxfordshire District Council

South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Proposed South Elevation

DRAWN BY: JP SCALE: As indicated @ A1
CHECKED BY: NC DATE: 15/06/2022
STATUS: **PLANNING**

DRAWING No:
PROJECT: DGO ORG: RDG ZONE: 01 LEVEL: ZZ TYPE: D ROLE: A NUMBER: 0172 REVISION: P07



1 Proposed South Elevation
1 : 100

Feature Brickwork Types

Type 1
% of projecting headers

• Flemish bond
• % of headers projecting varies from 100% at the eaves to 30% at first floor

Location: North gable first floor and above

NTS

Type 2
Projecting headers

• 6no. courses Flemish Bond
• 100% headers projecting
• Stretcher Bond above and below

Location: Continuous feature band between ground and first floor

NTS

Type 3
Alternate courses recessed

• Precast panels
• Stretcher bond
• Alternate courses recessed

Location: Panels between first and second floor windows

NTS

Type 4
Soldier course lintels

Location:
• Above windows and doors where indicated
• Head of recessed section of East and West gables.

NTS

APPENDIX 8



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PO14 Planning amendments	24/09/2024	INC	INC
REV/ DESCRIPTION	DATE	BY	CHKD

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CLIENT:
South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Ground Floor Plan

DRAWN BY:	JP	SCALE:	1 : 100	@ A1
CHECKED BY:	NC	DATE:	03/03/2022	
STATUS:				

PLANNING

DRAWING No:									
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:		
DGO	RDG	01	00	D	A	0100	P014		

APPENDIX 9



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P014 Planning amendments	24/09/2024	INC	INC
REV/ DESCRIPTION	DATE	BY	CHKD

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CLIENT:
South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
First Floor Plan

DRAWN BY:	JP	SCALE:	1 : 100	@ A1
CHECKED BY:	NC	DATE:	03/03/2022	

STATUS:
PLANNING

DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
DGO	RDG	01	01	D	A	0101	P014

APPENDIX 10



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P014 Planning amendments	24/09/2024	INC	INC
REV/ DESCRIPTION	DATE	BY	CHKD

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CLIENT:

South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Second Floor Plan

DRAWN BY:	JP	SCALE:	1 : 100	@ A1
CHECKED BY:	NC	DATE:	03/03/2022	

STATUS:

TENDER

DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
DGO	RDG	01	02	D	A	0102	P014

APPENDIX 11



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P011 Planning amendments	24/09/2024	INC	INC
REV / DESCRIPTION	DATE	BY	CHKD

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CLIENT:



South Oxfordshire District Council

IN ASSOCIATION WITH:

PROJECT:
SODC DIDCOT GATEWAY OFFICES

TITLE:
Third Floor Plan

DRAWN BY:	JP	SCALE:	1 : 100	@ A1
CHECKED BY:	NC	DATE:	03/03/2022	

STATUS: PLANNING							
DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
DGO	RDG	01	03	D	A	0103	P011



Fig. 01 Illustrative view of the proposed development looking south east from the Didcot Parkway interchange on Station Road

APPENDIX 13 - CONDITIONS

No	Conditions
1	<p>Commencement 3 years - Full Planning Permission</p> <p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Approved plans *</p> <p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans:</p> <p>DGO-RDG-01-00-D-A-0100-P014-Ground Floor Plan Proposed DGO-RDG-01-01-D-A-0101-P014-First Floor Plan DGO-RDG-01-02-D-A-0102-P014-Second Floor Plan DGO-RDG-01-03-D-A-0103-P11-Third Floor Plan DGO-RDG-01-RF-D-A-0105-P014-Roof Plan DGO-RDG-01-ZZ-D-A-0130-P11-Section AA DGO-RDG-01-ZZ-D-A-0131-P11-Section BB DGO-RDG-01-ZZ-D-A-0132-P11-Section CC DGO-RDG-01-ZZ-D-A-0170-P09-North Elevation - Rendered DGO-RDG-01-ZZ-D-A-0171-P07-East Elevation - Rendered DGO-RDG-01-ZZ-D-A-0172-P07-South Elevation - Rendered DGO-RDG-01-ZZ-D-A-0173-P07-West Elevation - Rendered DGO-RDG-02-ZZ-D-A-0030-P02-Proposed Substation DGO-RDG-03-ZZ-D-A-0031-P02-Proposed Bin Store DGO-RDG-XX-XX-D-C-0501-C03-Proposed Drainage Layout DGO-RDG-XX-XX-D-C-0510-C02-Overland Flow Routing Plan DGO-RDG-XX-XX-D-C-0601-C03-Proposed Levels DGO-RDG-XX-XX-D-C-0602-C02-Site Long Sections DGO-RDG-XX-XX-D-C-0701-C05-Surface Finishes DGO-RDG-XX-XX-D-L-0001-P11-Landscape General Arrangement DGO-RDG-XX-XX-D-L-0502-P03-Tree Protection and Soil Plan DGO-RDG-XX-XX-L-L-0901-P10-Soft Landscape Schedule DGO-RDG-ZZ-00-D-A-0004-P029-Proposed Site Plan DGO-RDG-ZZ-RF-D-A-0165-P04-Solar Carport Roof Plan DGO-RDG-ZZ-ST-D-E-3708-C03-Electrical Services External Lighting DGO-RGD-XX-XX-D-L-0401-P09-Planting Plan-P09-Planting Plan 202110012_GCN Impact_Plan_V02 Transport Drawing Pack - Issued 10-06-25</p> <p>except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	<p>Archaeology WSI</p> <p>Prior to any demolition (of the car park surface) and the commencement of the development a professional archaeological organisation acceptable to the Local</p>

	<p>Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF and Policy ENV6 of the South Oxfordshire Local Plan 2035.</p>
4	<p>Archaeology Recording and Reporting</p> <p>Following the approval of the Written Scheme of Investigation referred to in condition 3, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved 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 shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.</p> <p>Reason - To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF and Policy ENV6 of the South Oxfordshire Local Plan 2035.</p>
5	<p>Boundary walls & fences</p> <p>Notwithstanding details shown on the submitted plans details of all boundary walls and fences shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The acoustic fence shall be implemented prior to any other construction works aside from construction access works. All other approved means of enclosure shall be erected prior to the first occupation of the development.</p> <p>Reason: In the interests of the visual appearance of the development and the amenity of adjoining properties in accordance with Policies DES1 , DES2 and ENV12 of the South Oxfordshire Local Plan 2035.</p>
6	<p>Sample materials</p> <p>Prior to the commencement of the development hereby approved samples of the materials to be used for the external walls and roofs shall be submitted to the Local Planning Authority and a sample brick panel shall be constructed on site for approval in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.</p> <p>Prior to any foundation or ground works for any buildings samples of the materials to be used for the external walls and roofs shall be submitted to the Local Planning Authority and a sample brick wall shall be constructed on site for approval in writing by the Local Planning Authority.. The development shall be constructed in accordance with the approved materials.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>

7	<p>Energy Statement Verification</p> <p>Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Modelling Report (July 2023) hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented and modelling predictions achieved. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>
8	<p>BREEAM Design Stage Certificates</p> <p>The development hereby approved shall achieve a minimum BREEAM Rating of Excellent.</p> <p>Prior to completion of the building a Design Stage Certificate for the building (prepared by an accredited Building Research Establishment Assessor) shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance.</p> <p>Within 6 months of occupation of the building, evidence shall be submitted in the form of a Post Construction Certificate (prepared by Building Research Establishment qualified assessor) to demonstrate full compliance with the specified BREEAM standard for the building[s] and site.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>
9	<p>Construction Management Plan</p> <p>No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:</p> <ul style="list-style-type: none"> a) the parking of vehicles of site operatives and visitors; b) loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) wheel washing facilities; f) measures to control the emission of dust and dirt during construction; g) a scheme for recycling/disposing of waste resulting from demolition and construction works; h) measures for the protection of the natural environment; i) hours of construction to be limited to between the hours of 07.30 to 18.00 weekdays and 08:00 to 13:00 on Saturdays (and no working outside of these times or on Sundays or public holidays) <p>has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction methods.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>

10	<p>Construction Traffic Management Plan</p> <p>Prior to the commencement of any works at the site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented prior to any works being carried out and shall be maintained throughout the course of the construction process. In addition, the CTMP shall state that no deliveries of plant or materials will take place to/from the site between the hours of 0730-0900 and 1530-1730.</p> <p>Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035</p>
11	<p>Close existing eastern access Station Road</p> <p>Prior to occupation of the development, the existing access to the site adjacent to the northeastern boundary along Station Road shall be stopped up and the existing vehicle crossover removed and reinstated as footway in accordance with the Local Highway Authority's specifications.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
12	<p>Access and Vision Splays</p> <p>Prior to occupation of the development, the proposed means of vehicular and pedestrian access, including the provision of visibility splays shall be formed, laid out and constructed in accordance with the approved plans and the Local Highway Authority's specifications. Within the visibility envelopes, no obstructions, inclusive of planting, fencing or boundary walls shall exceed 600mm in height. Thereafter, the visibility splays shall be kept permanently free from all obstructions at all times.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
13	<p>Turning Area & Car Parking</p> <p>Prior to the first occupation of the development hereby approved the turning area and car parking spaces as shown on the approved plans shall be implemented including 25% of the electric charging points and ducting for the remainder. The turning area and parking spaces shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles in accordance with specification details that shall first be approved in writing by the Local Planning Authority prior to the commencement of development. The turning area and car parking spaces shall be retained unobstructed except for the parking and manoeuvring of motor vehicles at all times.</p> <p>Reason: In the interests of highway safety and to ensure the provision of off-street car parking in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
14	<p>Car Parking Management Plan</p> <p>Prior to first occupation a car parking management plan and details of the instalment and monitoring of an Automatic Numbering Plate Recognition camera (to be operated by the occupier of the office building) shall be submitted for approval in writing by the Local Planning Authority. The use of the car park shall be managed in accordance with the approved details.</p>

	Reason: In the interests of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.
15	<p>Cycle Parking Facilities</p> <p>Prior to the commencement of above ground works details of cycle parking (for 56 cycles) including the use of a gas pump for stacked facilities, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cycle parking shall be provided before first occupation of the development, be maintained and retained at all times.</p> <p>Reason: To encourage the use of cycles as a means of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035</p>
16	<p>Levels</p> <p>Prior to the commencement of development detailed plans showing the existing and proposed ground levels of the site together with the slab and ridge levels of the proposed development (including all built structures), relative to a fixed datum point on adjoining land at Lydalls Nursery outside of the application 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.</p> <p>Reason: In the interests of the amenity of adjoining occupiers in accordance with Policies DES1 and DES6 of the South Oxfordshire Local Plan 2035.</p>
17	<p>Cyclists Shower/Changing Facilities</p> <p>Working shower, washing and changing facilities for cyclists shall be implemented prior to first occupation of the development hereby approved in accordance with the approved plans and thereafter be maintained and retained .</p> <p>Reason: To encourage the use of active travel as a means of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
18	<p>Green Travel Plans</p> <p>Prior to the first occupation of the development, a full and detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, upon occupation, the approved Travel Plan shall be implemented in full in accordance with the agreed details.</p> <p>Reason: To promote the use of non-car modes of transport in accordance with guidance contained within the National Planning Policy Framework and Policy TRANS4 of the South Oxfordshire Local Plan 2035</p>
19	<p>Tree Protection (Detailed) (Amended NO dig Foundations)</p> <p>Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Written approval must be obtained prior to commencement of any site works.</p> <p>The Arboricultural Method Statement must include the following:</p> <p>(1) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities;</p> <p>(2) The specification and location of temporary tree protective fencing and any</p>

	<p>ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design, demolition and construction", and details of the timing and duration of its erection;</p> <p>(3) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;</p> <p>(4) The means of demolition of any existing site structures within Root Protection Areas of trees to be retained, and the re-instatement of the area they currently occupy;</p> <p>(5) The route and method of installation of any underground services in the RPA of retained trees; Consideration will be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.</p> <p>(6) The details and method of construction of any other structures such as boundary walls in the RPA of retained trees and how these relate to existing ground levels;</p> <p>(7) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'No Dig' construction method, in accordance with the principles with in Arboricultural Association Guidance Note 12 "The use of cellular confinement systems near trees", and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage.</p> <p>(8) A specification of the foundation design demonstrating absolute minimal soil excavation, soil compaction or soil contamination within the root protection area of the adjacent trees;</p> <p>(9) Provision for the supervision of ANY works within the RPA of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.</p> <p>Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>
20	<p>Tree pits design</p> <p>Prior to the commencement of development details of tree species and tree pits shall be submitted for approval in writing by the Local Planning Authority. The tree pits are to be a crated pit design that incorporates technology that will enable trees to successfully grow in hard surface environments. The pits must provide the significant quantities of growing medium required to allow the trees to become established and grow on to maturity, sustaining the trees in a healthy condition and allow for ease of maintenance. All trees to be planted within hard surface areas shall be planted in the first planting season after the first use of the buildings into the approved site specific tree pits. In the event of any of the trees so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree of a species first approved by the</p>

	<p>Local Planning Authority, be planted and properly maintained.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
21	<p>Landscape Management Plan</p> <p>Prior to the commencement of above ground works a maintenance schedule and a long term management plan (for a minimum period of 20 years), for the landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:</p> <ul style="list-style-type: none"> a) Details of long term design principles and objectives. b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme including hard surfaces and street furniture within open spaces c) A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site. d) Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, native or hedgerows. <p>The schedule and plan shall be implemented in accordance with the agreed details.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, ENV3, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
22	<p>Ecological Impact Assessment compliance</p> <p>The development hereby approved shall be implemented in accordance with recommendations R3 and R4 of the supporting Ecological Impact Assessment (Ecology By Design, October 2024). All ecological features shall be provided onsite as approved prior to first use of the development (as shown on the approved elevation plans).</p> <p>Reason: To minimise the ecological impacts of the development and to secure onsite biodiversity enhancements, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan, and the NPPF.</p>
23	<p>GCN Licence</p> <p>No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Didcot Gateway: Impact map for great crested newt District Licensing (Version 2)", dated 31st October 2023.</p> <p>Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.</p>
24	<p>External Lighting</p> <p>No external lighting shall be installed on the site other than in accordance with details, which have first been submitted to and approved in writing by the Local</p>

	<p>Planning Authority. Details shall include location of the external lights and product specification.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policies ENV1, ENV2, ENV3 and ENV12 of the South Oxfordshire Local Plan 2035.</p>
25	<p>Noise attenuation (external noise & plant equipment)</p> <p>No development shall take place until a detailed scheme, including details of an acoustic fence on the southern boundary, for protecting the adjoining nursery school and gardens from the external noise environment of the development and noise arising from the plant and substation associated with the development has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The scheme itself shall be designed, specified and constructed so that the noise emissions shall not exceed the limits specified in the acoustic report (prepared by Hoare Lee 2 August 2023). The scheme shall identify timescales for the approved works, including the erection of the acoustic fence prior to on-site construction (save for access works).</p> <p>Thereafter the development shall be implemented in accordance with the approved scheme which shall be completed before the development comes into use.</p> <p>Reason: To safeguard the amenities of the occupiers of the proposed development in accordance with Policy ENV12 of the South Oxfordshire Local Plan 2035.</p>
26	<p>Thames Water - Piling</p> <p>No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.</p>
27	<p>Surface Water Drainage</p> <p>No development shall begin until a detailed sustainable drainage scheme sufficient for the development and any upstream catchments, has been submitted to and approved in writing by the local planning authority. This shall be based on the Flood Risk Assessment reference DGO-RDG-XX-XX-T-C-0550- FRA and Drainage Strategy v6.0 dated 11 October 2024, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.</p> <p>No building shall be occupied until the surface drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.</p>

	<p>The scheme to be submitted shall include:</p> <ul style="list-style-type: none"> • Drainage Catchment Plans and outline strategy for the entire development; • Information on proposed discharge rates with the overall discharge from the site restricted to the 1 in 1yr greenfield runoff rate for the worst case 1 in 1yr storm and the QBar greenfield runoff rate for the worst case 1:100yr + 40% storm; • A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire"; • Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event based on using the latest FEH input data; • Fully detailed sustainable surface water drainage layouts; • Proposed site levels, floor levels and an exceedance plan; • SUDS features and sections; • Landscape plans with sustainable drainage features integrated and co-ordinated as appropriate; • Drainage Construction Details; including below ground attenuation systems and storage • Maintenance and Management Plan covering all surface water drainage and SUDS features. <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035 and to ensure the underground drainage does not impede the provision of a bus layby to the front of the site, in accordance with PolicyTRANS5 of the South Oxfordshire Local Plan 2035.</p>
28	<p>SWD Implementation</p> <p>Prior to first occupation, a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved in writing by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings; 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated; 3) Details of any remediation works required following the initial inspection; 4) Evidence that that remedial works have been completed; 5) Confirm details of any management company set up to maintain the system. <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
29	<p>Foul drainage works (details required)</p> <p>Prior to the commencement of development, a detailed foul water drainage scheme 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 prior to the first occupation of the development hereby approved.</p> <p>Reason: To ensure the proper provision of foul water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with policy</p>

	EP4 of the South Oxfordshire Local Plan 2035.
30	<p>Pedestrian Access</p> <p>A connecting pedestrian access shall be provided on the western boundary, as shown on the approved plans, to the adjoining residential parcel to the west, upon occupation of the adjoining residential development. Details of the access controls shall be provided prior to first use of the access and thereafter maintained and retained for the use by neighbouring residents.</p> <p>Reason: To enable access to the public garden space by local residents in accordance with Policies STRAT4 and DES1 of the South Oxfordshire Local Plan 2035.</p>

Optional Standard Informatives (e.g. SI:14)

SI:991 0	<p>SOUTH NEWT INFORMATIVE 1</p> <p>It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.</p>
SI:991 5	<p>SOUTH NEWT INFORMATIVE 3</p> <p>It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112)) are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.</p>

APPLICATION NO.	P25/S0867/O
SITE PROPOSAL	Land off the B480 Chalgrove, OX49 5BA Outline planning application for the erection of up to 160 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. All matters reserved except for means of access.
AMENDMENTS	
APPLICANT	Gladman Developments Ltd
APPLICATION TYPE	OUTLINE
REGISTERED	19.3.2025
TARGET DECISION DATE	18.6.2025
PARISH	CHALGROVE
WARD MEMBER(S)	David Turner
OFFICER	Nicola Smith

1.0 **INTRODUCTION**

- 1.1 This application is presented to Planning Committee as Chalgrove Parish Council have objected to the application, contrary to the recommendation of your officers.
- 1.2 The 10.94ha application site is part of a single field currently in agricultural use. The site slopes gradually upwards towards the north east, however is broadly flat. The B480 forms the northern boundary of the site, the site is located at the eastern edge of Chalgrove with recent residential development site located immediately to the west. To the east and south lie further agricultural fields. The south and south east boundaries are thickly vegetated and the site is intersected by a rectangular tree belt in the centre, Chalgrove brook lies within the tree belt to the south of the site. The site plan can be found at **Appendix 1** and the following plan from the Design & Access Statement identifies the land in its immediate context:



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- 1.3 A planning application for up to 160 dwellings was submitted pursuant to this site in April 2022 (P22/S1381/O). This application was refused under delegated powers in October 2022. An appeal was submitted against the refusal, which was dismissed by on 5th May 2023 following a public inquiry. The appeal decision is a material consideration in this current application. The previous application and appeal are described in section 3 below.
- 1.4 A further application was submitted for the same development on the same site in October 2023. However, in December 2023, SODC published a section 70A notice stating that the Council declined to determine the application, as it was judged there had been no significant change in the relevant considerations since the Secretary of State had dismissed the appeal for a similar development on the site.
- 1.5 With the publication of the new NPPF in December 2024 the planning context has changed materially since the dismissal of the previous appeal and a further application has been accepted as valid on this site.

2.0 PROPOSAL

- 2.1 The application is made in outline with access to the site not reserved. All other matters (appearance, layout, scale, landscaping) are reserved for later consideration.

The proposal is for a residential development including the following:

- up to 160 dwellings including a policy compliant level of affordable housing,
- 6.6ha of open space
- drainage and road infrastructure.

- 2.2 Access to the site is included in detail as part of this outline application, with one vehicle access point proposed taking access from the B480 to the northern edge of the site, in the form of a T-junction, requiring a right-turn lane on the B480.
- 2.3 A Development Framework Plan is included at **Appendix 2** has been submitted to guide development on this site and identifies built development at the northern part of the site, around the retained block of trees, with open space located in the southern section.

3.0 THE PREVIOUS APPLICATION AND APPEAL DECISION

- 3.1 As described above and indicated in the Planning History section below, the site has been subject to two previous applications for the development proposed in this case. Both applications were for outline approval of up to 160 dwellings on substantially the same site as currently proposed.
- 3.2 The first application (P22/S1381/O) was refused for five reasons which are summarised as follows:
- 1) Conflict with the Development Plan (policy STRAT1 and H1 of the Local Plan and policy C1 of the Chalgrove Neighbourhood Plan)
 - 2) Adverse landscape and visual impacts
 - 3) Inadequate information on below ground archaeology

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- 4) The absence of S106 Agreement relating to affordable housing
- 5) The absence of S106 Agreement relating to infrastructure

- 3.3 The application was appealed, and a Public Inquiry held. Prior to the Inquiry starting the information on archaeology was provided to the satisfaction of the County Archaeologist, and a draft 106 agreement was provided which satisfied the council therefore, reasons 3, 4 and 5 were overcome.
- 3.4 The main issues considered at the appeal were therefore whether the Council could demonstrate a 5-year supply of deliverable housing sites and the effect on the character and appearance of the area.
- 3.5 On the issue of the 5 year supply of housing, following evidence from the Council and the appellant, the Inspector found that the Council could demonstrate a 4.1 year supply of housing.
- 3.6 On the issue of the landscape and visual effects of the development on the site and its surroundings, the Inspector found the proposal would have a limited and enduring moderate adverse effect. As such the proposal would conflict with Local Plan Policy ENV1 – Landscape and Countryside.
- 3.7 In the planning balance, the Inspector identified that the proposal would conflict with the Development Plan read as a whole and attached very significant weight to that conflict due to the *“the relative youth of the development plan and maintaining public confidence in the planning process”* despite the absence of a five-year supply of housing.

4.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

4.1 Publicity

Below is a summary of the responses received to the application, the full responses can be found here:

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/S0867/O>

4.2 Statutory Consultee responses

Representation	Comments
Chalgrove Parish Council	Objection <ul style="list-style-type: none">- The proposal goes against the made Chalgrove Neighbourhood Development Plan.- The site is outside the village boundary, in open countryside. This will harm the local rural environment in breach of policy ENV1 of the Local Plan, and the character of Chalgrove village.- Chalgrove already has more than its quota of new housing- The application assumes that Homes England will be successful in developing the Chalgrove Airfield.

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	<ul style="list-style-type: none"> - No further housing is required in Chalgrove through policy H4. Policy H1 of the Local Plan describes the situations where residential development not allocated in the development plan can be permitted and this proposal does not fall into any of these categories. - The sewers and drains are inadequate and this has not been taken into consideration. - The Parish Council disagree with Thames Water's response to the planning application - The small village roads and lanes can not cope with the additional traffic that this development would create, and parking issues would increase - The Primary School is already close to maximum capacity with no capacity to expand - Icknield Secondary School is already oversubscribed, as evidenced by the objection from Oxfordshire County Council. - The development will greatly increase the flood risk to the rest of the village. - Proposed soakaways will drain into the Chalgrove Brook, the brook must be protected. - The proposed site is of great archaeological interest with evidence of Iron Age and Roman settlements. - The design-led approach is not suitable for such a rural, countryside location, and is contrary to the build style of Chalgrove which is inward looking and neighbourly. - The site exits directly onto the B480 which is a fast highway, and speed data proves that the 50mph is not obeyed or enforced. - The proposed site can be seen from the Chilterns National Landscape and from most public footpaths to the east of the village. This visual damage harms the rural landscape, contrary to ENV1 of the Local Plan.
Environment Agency	<p>No objection</p> <ul style="list-style-type: none"> - Standing advice issued
Oxfordshire County Council – Highway Authority	<p>No objection subject to conditions and 106 agreement</p> <ul style="list-style-type: none"> - The proposed access details are the same as previously accepted, with visibility provided in accordance with associated standards when taking account of updated traffic data. - The highway improvements required under the previous applications at the site are still considered necessary

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	<ul style="list-style-type: none"> - In terms of the capacity, the proposals are the same in highway terms as those previously submitted, which were acceptable to the Highway Authority.
Oxfordshire County Council – lead Local Flood Authority	No objection
Active Travel England	No objection <ul style="list-style-type: none"> - Standing advice issued

4.3 Council - professional officer comments

Representation	Response
Landscape Architect	Comments <ul style="list-style-type: none"> - The proposals would breach an existing landscape boundary on the eastern edge of Chalgrove, introducing an urban form of development into an attractive rural area largely unaffected by the existing built edge. This would cause harm to the rural landscape contrary to policy ENV1 of the local plan. - The proposals are largely the same as those considered in an appeal in 2023. The Inspector attributed moderate weight to the landscape and visual harm finding that the proposals would conflict with Local Plan policy ENV1.
Ecology Team	Comments <ul style="list-style-type: none"> - Protected species surveys require updating. - Previous concerns regarding discrepancies with the BNG information and uncertainty over the discharge to Chalgrove Brook have broadly been resolved.
Drainage Officer	No objection subject to conditions
Forestry Officer	No objection subject to conditions
Housing Development	No objection subject to a 106 agreement
Waste Management Officer	Comments <ul style="list-style-type: none"> - A full refuse strategy will be required at the Reserved Matters stage. - Initial layout of site appears to support access on primary and secondary roads.
Air Quality	No objection subject to conditions

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Contaminated Land	No objection subject to conditions - The submitted report satisfactorily addresses the requirements for submission of a Phase 1 contaminated land preliminary risk assessment.
Env. Protection Team	No objection subject to conditions
Oxfordshire County Council - Education	Objection - There is insufficient primary school capacity to meet the needs of primary school aged children likely to be generated by the proposed development site, and no confirmed viable and sustainable means of mitigating this demand in a timely manner having been identified.
Oxfordshire County Council - Archaeology	No objection subject to conditions - The evaluation has demonstrated the application site to contain below ground archaeological remains, albeit these are not considered to be of a significance that would preclude or constrain development. - Proposed development would however result in impacts on such recorded archaeological remains and they will require further investigation and record in advance of any development.
Oxfordshire County Council – Waste Management	No objection subject to S106 contributions

4.4 Public responses

Representation	Comments
Cuxham with Easington Parish Meeting	Objection - This proposed development goes against the policies of Chalgrove's Neighbourhood Plan, and contravenes SODC Local Plan 2035 Policies STRAT1, H1, H4, INF1, TRANS2, INF4, ENV1, ENV2, ENV3, ENV12, EP4, DES7 - Contrary to both SODC and National policies on carbon reduction, this new housing will generate a car-based development due to the lack of public transport options. In addition, it will remove agricultural land from food production. - This development will severely impact on the already pressured infrastructure. - This development will create an additional flood risk for Chalgrove village
CPRE South Oxfordshire District Committee	Objection - The proposal is contrary to Local Plan 2035 policies H4 and DES7 - This development will extend the line of development into open countryside, on good

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	<p>agricultural land and will not integrate well with the rest of the village, the recently built adjacent development, nor the Strategic Allocation site of Chalgrove airfield.</p> <ul style="list-style-type: none"> - The OCCG has noted that the local GP surgery does not have capacity to take on any more patients, and the recent school allocation numbers show very limited capacity at Chalgrove primary school. - The continued unplanned development across South Oxfordshire District is unsustainable, and there are no benefits to the district or community that will outweigh the harm this development will cause.
River Thame Conservation Trust	<p>Objection</p> <ul style="list-style-type: none"> - Additional pressure on an already poorly performing Sewage treatment works (Chalgrove) and resultant impacts on the Haseley Brook and River Thame. - Risks of chronic and acute runoff to the Chalgrove Brook during the construction and operational phases. - Adverse impact on the nature and quality the River Thame and its waterscape
Chalgrove Wildlife and Conservation Society	<p>Objection</p> <ul style="list-style-type: none"> - Many species will be potentially impacted by the destruction of their local environment. - The Chalgrove Brook is a designated Chalk Stream with a population of Brown Trout and Otters among many other native species. This is a rare environment that should be protected from the invasive effects of the proposal. - The local primary school is already over-subscribed, and the doctors surgery is operating at full capacity - The proposed development does not meet the objectives of the SODC Planning Policy 2035 or the Chalgrove Neighbourhood Plan.
Chalgrove Airfield Action Group	<p>Objection</p> <ul style="list-style-type: none"> - The Ecological Impact Statements seek to imply that despite this area being developed, there will be minimal impact on species, which is not credible. - There will be a loss of red list and protected species, which will be replaced by more common species. The biodiversity will increase, but it will be at the expense of threatened species. - The Affordable Housing Statement is three years out of date. Homes England are currently

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	<p>advertising 36 homes for affordable rent on Chalgrove Meadow [land west of Marley Lane] Meadow Brook [land east of Chalgrove] have 56 homes unsold. There is more than adequate capacity in Chalgrove, both currently and in the future.</p> <ul style="list-style-type: none"> - This site is not included in any call for sites for the Chalgrove Neighbourhood Plan, and is not in the Chalgrove Neighbourhood Plan. - The Adopted Local Plan 2035 does not allocate any additional housing to Chalgrove. - This Application contravenes SODC Local Plan Policies STRAT1, H1, H4, INF1, TRANS2, INF4, ENV1, ENV2, ENV3, ENV12, EP4, DES7, and the Emerging Joint Local Plan policy SP2. - As the site is outside the built-up area, and encroaches on open countryside, it will be clearly visible from the Chilterns National Landscape. - The proposed boundary hedge will not grow tall enough to screen the houses. - The Design and Access Statement shows cycle paths and footpaths that do not connect to any existing infrastructure. - The Noise Screening Report omits any mention of RAF Benson and the regular helicopter flights over Chalgrove. - The Flood Risk Assessment seeks to minimise the impact of upstream development on the downstream village of Chalgrove. - The weight applied to the provision of homes in the District must be measured against the requirement for the provision of homes in the local area
Neighbours	<p>80 responses have been received from members of the public raising the following planning considerations:</p> <ul style="list-style-type: none"> - Very few changes have been made from their previous application. - The proposed site has not been allocated for housing in either the council's Local Plan or our village Neighbourhood Development Plan. - The development would further extend the boundary of Chalgrove into open countryside, and would be harmful to the views from the surrounding countryside and the Chilterns National Landscape. - The access arrangements do not conform to any current highway design standards especially in a national speed limit zone.

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	<ul style="list-style-type: none">- The proposed development would result in a significant increase in traffic on local roads, which are already under pressure.- Public transport links in this area are already inadequate, with a lack of bus services and no other viable public transport options.- The application implies that there is a good bus service within the village to Oxford. This is not true.- The generation of traffic from this development will affect the already unacceptable environment impact on the villages of Stadhampton and Watlington- Local infrastructure, including schools, healthcare facilities, and drainage systems, are already overstretched. The proposed development threatens local biodiversity and green spaces.- The scale and density of the proposed development are excessive and do not align with the existing character of the area.- The site itself is known to have significant historical value which should be preserved and respected.- Building on this site would reduce the high grade agricultural land.- The development of the site will cause an increase in the surface water run-off into Chalgrove brook. This increases the risk of flooding to our village and has the potential to cause harm to the brook which is a rare chalk stream.- There is a gas pipeline running underneath the development site. There is nothing in the application to deal with that and it is not acceptable to just state that it will be dealt with in the reserved matters.- Chalgrove due to it's remote location and lack of public transport is classified as a car based community.- The location of the plan will significantly alter the layout of the village. This would mean houses are located outside of the recommended maximum walking distances for local amenities as well as schools, shops and doctors surgeries.- There is a well used footpath and public right of way over that land, which is currently countryside. This would be lost.- The sewage pumping station in Cuxham has failed
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5.0 RELEVANT PLANNING HISTORY

	Application Number	Description of development	Decision and date
5.1	P23/S3349/O	Outline planning application for the erection of up to 160 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. All matters reserved except for means of access. (repeat application of P22/S1381/O)	Decline to determine (19/12/2023)
	P22/S1381/O	Outline planning application for the erection of up to 160 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. All matters reserved except for means of access.	Refused (05/10/2022) - Appeal dismissed (05/05/2023)
		(As amplified by additional drainage information received 19 May 2022, amended and amplified information received 24 August 2022, and amplified by information received 15 September 2022).	
	P21/S4743/PEJ	Outline application for residential development with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access). We believe the site to be capable of providing homes within	Advice provided (15/02/2022)

the 51-199 dwellings
bracket.

6.0 ENVIRONMENTAL IMPACT ASSESSMENT

6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 2 (section 10b) requires local planning authorities to screen infrastructure projects to determine whether significant effects on the environment are likely and whether an Environmental Statement is required. The screening threshold and criteria for an infrastructure projects include where more than 150 dwellings are proposed or where the overall area of the development exceed 5 hectares.

6.2 As the proposed development exceeds the relevant threshold and criteria, the proposal has been screened under Regulation 8 of the above Regulations. This confirmed that an Environmental Statement is not required as all issues are of local significance only and can be examined through the normal planning process.

7.0 POLICY & GUIDANCE

7.1 National Planning Policy Framework and Planning Practice Guidance

7.2 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

STRAT1 – The Overall Strategy

STRAT2 – South Oxfordshire Housing and Employment Requirements

STRAT5 – Residential Densities

STRAT7 – Land at Chalgrove Airfield

H1 – Delivering New Homes

H4 – Housing in the Larger Villages

H9 – Affordable Housing

H11 – Housing Mix

INF1 – Infrastructure Provision

INF4 – Water Resources

TRANS2 – Promoting Sustainable Transport and Accessibility

TRANS4 – Transport Assessments, Transport Statements and Travel Plans

TRANS5 – Consideration of Development Proposals

ENV1 – Landscape and Countryside

ENV2 – Biodiversity - Designated sites, Priority Habitats and Species

ENV3 – Biodiversity

ENV4 – Watercourses

ENV5 – Green Infrastructure in New Developments

EP1 – Air Quality

EP3 – Waste collection and Recycling

EP4 – Flood Risk

DES1 – Delivering High Quality Development

DES2 – Enhancing Local Character

DES3 – Design and Access Statements

DES5 – Outdoor Amenity Space

DES6 – Residential Amenity

DES7 – Efficient Use of Resources

DES8 – Promoting Sustainable Design

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DES10 – Carbon Reduction

CF5 – Open Space, Sport and Recreation in New Residential Development

7.3 Neighbourhood Plan

The Chalgrove Neighbourhood Plan was made in 2018 and forms part of the development plan. Relevant policies in the made plan are:

C1 – Location of development

H1 – Housing site allocations

H2 – Dwelling mix

H4 – Residential parking

H5 – Walking and cycling

- 7.4 Chalgrove Parish Council is working on a neighbourhood plan review which has recently been submitted to South Oxfordshire District Council. A consultation on the submitted neighbourhood plan review and supporting documents ran from Monday 28 April to Wednesday 11 June 2025.

7.5 Emerging Joint Local Plan 2041

The council has prepared a Joint Local Plan for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The Joint Local Plan was submitted to the Secretary of State on 9 December 2024 for independent examination.

In line with paragraph 49 of the National Planning Policy Framework, decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the Framework. The starting point for decision taking remains with the policies in the current adopted plan.

The Joint Local Plan is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the Joint Local Plan.

7.6 Supplementary Planning Guidance/Documents

- South Oxfordshire and Vale of White Horse District Councils' Joint Design Guide 2022 (JDG)
- Developer Contributions Supplementary Planning Document 2023
- South Oxfordshire and Vale of White Horse Landscape Character Assessment 2024
- South Oxfordshire District Council Air Quality Developer's Guidance
- Oxfordshire Local Transport and Connectivity Plan

8.0 **PLANNING CONSIDERATIONS**

8.1 **The relevant planning considerations are the following:**

- **Development Strategy - Current policy**
- **Housing mix and affordable housing**
- **Landscape Impact**
- **Impact on trees and biodiversity**
- **Design and accessibility,**
- **Archaeology**
- **Access and Transport**
- **Drainage and flood risk**
- **Infrastructure requirements**
- **Other material planning considerations**

8.2 **Development Strategy - Current policy**

The current development plan consists of the South Oxfordshire Local Plan 2035 and the Chalgrove Neighbourhood Plan (CNP). Policy STRAT1 of the Local Plan sets out the overall strategy for development in the District, which can be summarised as follows:

- Focus new major development in Science Vale (including Didcot & Culham)
- Deliver strategic allocations as set out in the plan (including at Chalgrove Airfield)
- Support the roles of the towns of Henley-on-Thames, Thame and Wallingford
- Support the roles of the larger villages (including Chalgrove)
- Allow limited housing and employment in smaller and other villages
- Protect the countryside, particularly the AONBs and Green Belt

8.3 The village of Chalgrove fits into this strategy as a Larger Village and Policy H4 provides details of the housing requirements for larger villages. Paragraph 4.17 of the Local Plan states that “The Local Plan proposes the provision of 15% growth in the larger villages” this is calculated from the 2011 base date and table 5f of the Local Plan identifies the requirement for each of the Larger Villages. For Chalgrove that requirement is as follows:

	Core strategy +15% growth	Completions and commitments	Outstanding requirement
Chalgrove	248	334	0

As Chalgrove has delivered more than the 15% growth, there is no further requirement set out in SOLP policy H4 for housing development at this larger village.

8.4 The Chalgrove Neighbourhood Plan was made in 2018 and makes two allocations for new housing within the Neighbourhood Plan area, these are as follows:

- Land at Marley Lane - 200 dwellings – under construction
- Land east of Chalgrove - 120 dwellings - completed

Planning permission has been granted on both of these allocated sites and construction is underway at the Marley Lane site and completed at land east of

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Chalgrove. These sites are therefore delivering the requirement set out in the South Oxfordshire Local Plan 2035.

- 8.5 In addition to these allocated sites, Neighbourhood Plan policy C1 allows for infill sites within the built-up area, subject to criteria, and goes on to state that infill development on the edge of the built-up area is not excluded by this policy provided it conforms to other policies in this Plan.
- 8.6 The starting point for consideration of this application is that the development plan does not specifically allow for development at this site. It is located outside of the built-up area of Chalgrove and would be in excess of the housing requirement for Chalgrove during this plan period. The Development Plan is the starting point for decision making and the NPPF states at paragraph 12 that “Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.” The material considerations relevant to this application are discussed below and weighed into the planning balance at section 10 below.
- 8.7 Policy H1 (Delivering New Homes) of the SOLP expands on the spatial strategy in respect of developments for new homes. This policy specifies that residential development ‘*will be permitted at sites allocated or carried over by this plan and on sites that are allocated by Neighbourhood Development Plans.*’ The application site does not fall within any of these categories. This policy also provides a list of exceptions where sites not allocated in the development plan will be permitted. The proposal in this case is not of a type listed in this policy and therefore cannot be considered to comply with this policy.
- 8.8 To conclude on the principle of the development, in my opinion a major housing development on this site is contrary to numerous policies in the Local Plan and the Neighbourhood Plan. This is a direct and substantial conflict with the development plan.
- 8.9 The applicant contends that there are material considerations that exist to justify a departure from the development plan in respect of the council not being able to demonstrate a five year housing land supply. The requirement for councils to maintain a five year supply of deliverable housing sites against their housing requirement is outlined in paragraph 78 of the NPPF. The NPPF is a material consideration that must be taken into account in the determination of planning applications
- 8.10 The NPPF explains at footnote 8 the circumstances in which the policies which are most important for determining applications are ‘out-of-date.’ For applications involving the provision of housing, this includes situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

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- 8.11 The council released a [Housing Land Supply Statement](#) in January 2025 and this outlined that the council can demonstrate a 4.5 years supply of housing land, however, a recent appeal decision indicates that the Council has 4.1 years supply of housing.
- 8.12 The applicant considers that the council has overestimated the number of deliverable housing sites within the trajectory and that, in reality, the supply position may be substantially lower than that published, although no figure is suggested by the applicant. In the applicant's view, this means that the spatial strategy in the Local Plan is not delivering sufficient homes to meet the council's housing requirement. Although the applicant and the council have different views on the extent of the shortfall, both are in agreement that the council cannot currently demonstrate a five year supply of deliverable housing sites
- 8.13 Given that the council cannot demonstrate a five year supply, the housing policies referred to in the section above are considered to be 'out-of-date.' This does not mean that no weight can be applied to them, just that the level of weight is reduced.
- 8.14 Given the council's five year supply position, paragraph 11d) of the NPPF is engaged. This means that:
- 'd) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to the key policies for directing development to sustainable locations, making efficient use of land, securing well designed places and providing affordable homes, individually or in combination.'*
- 8.15 In respect of the first criteria of paragraph 11d), footnote 7 of the NPPF outlines the policies in the NPPF that protect areas or assets of particular importance. These relate to habitats sites, sites designated as Sites of Special Scientific Interest, Green Belt, Local Green Space, a National Landscape, a National Park or defined as Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change. The site does not fall within any specially designated areas so none of the policy considerations listed in footnote 7 apply to the proposal.
- 8.16 With regards to the second criteria of paragraph 11d), this requires an assessment of whether any adverse impacts of granting the development would significantly and demonstrably outweigh the benefits. This is commonly referred to as the 'tilted balance' and applies to the consideration of this

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application. The impacts of the development are again considered in the relevant part of the report, and an overall weighing of the harm against the benefits is carried out in the Planning Balance section.

- 8.17 The application of the presumption at paragraph 11d has implications for the way communities engage in neighbourhood planning. Paragraph 14 of the NPPF therefore provides a further test when the presumption at paragraph 11d is applied for areas that have a Neighbourhood Plan, as follows:

‘In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.’*

- 8.18 The Chalgrove Neighbourhood Plan became part of the development plan in 2018 and therefore does not meet the criteria in paragraph 14a) of the NPPF. Paragraph 14 of the NPPF is therefore not engaged and the presumption at paragraph 11d) (the ‘tilted balance’) applies. The tilted balance is considered in the Planning Balance section below.

Housing mix and affordable housing

- 8.19 Policy H9 of the Local Plan requires schemes with a net gain of 10 or more homes to provide 40% of the total number of dwellings on the site as affordable housing. For a site of 160 units this would equate to 64 affordable homes. The council will expect a tenure mix of 25% affordable rent, 35% social rent, 25% First Homes and 15% other routes to home ownership in accordance with policy H9.
- 8.20 In terms of the market mix of the general needs housing, Policy H11 of the Local Plan states that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. Consideration should be given to the Council’s latest evidence and any Neighbourhood Development Plan evidence. A condition would be required on any planning permission to secure a suitable market mix.
- 8.21 The supporting documentation accompanying the application indicates that the proposal will provide a policy compliant level of affordable housing, i.e.40% of the total housing. This is capable of being secured by a legal agreement, together with details of the mix of size and tenure. In accordance with policy H11, at least 15% of affordable dwellings should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings and 5% Part M (4) Category 3: wheelchair accessible dwellings.
- 8.22 Policy H11 (Housing Mix) of the Local Plan requires a mix of dwelling types and sizes to be provided on all new residential developments to meet the needs of

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current and future households. The mix of housing should have regard to the council's latest evidence, monitoring and delivery and Neighbourhood Development Plan evidence.

- 8.23 A suitable market mix will be secured through a condition. The latest evidence is the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. If the application had progressed positively, a condition would therefore have required the market mix to be in broad accordance with the SHMA mix, outlined in the table below:

1 bed	2 bed	3 bed	4+ bed
6%	27%	43%	24%

Landscape Impact

- 8.24 The site comprises part of a large arable field with a linear belt of woodland in the centre and a tree line on the southern part of the south-eastern boundary; the northern part of the south-eastern boundary is open. There are trees along the brook corridor on the south-western boundary and a linear woodland belt on the edge of recent development which adjoins the site to the west. The north-eastern boundary adjacent to the B480 is formed by a low and gappy hedge. A public right of way crosses the southern part of the site from west to east. Shakespeare's Way bridlepath runs to the south, and there are further rights of way in the surrounding area.
- 8.25 The Landscape Character Assessment (2024) forms part of the evidence base for the Joint Local Plan 2041 which includes the site and surrounding area in LCA12C: Eastern Middle Vale, relevant key characteristics are set out in the LVIA. Valued qualities and a strategy and guidelines for the LCA are also defined, these identify the need to maintain the rural character of the landscape as set out below. Valued qualities include:
- Small, scattered woodlands across the area, including Ancient Woodland at Fernhill Woods, are ecologically important and provide structure to the landscape.
 - Long distance views to the Chilterns National Landscape to the south-east provide a distinctive sense of place and backdrop. The landscape contributes to the wider setting of the National Landscape.
 - The pastoral, intimate and tranquil character of the more intimate areas close to watercourses such as Haseley Brook.
- 8.26 There is also a 2024 Local Landscape Designation Review of the Districts, which identifies areas of valued landscape as candidate Local Landscape Designations (LLD). The Chilterns Chalk Escarpment Footslopes LLD area extends across the field within which the site is located, to less than 200m from the proposed site boundary. The completely open nature of the site boundary would mean that the adjacent valued landscape would be adversely affected by the proposals, with some loss in rural character. Landscape guidelines for the LLD include "*Protect the experiential qualities of the landscape, particularly the high levels of tranquillity and intact rural character.*"

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- 8.27 There is an existing strong vegetated edge to Chalgrove on the south-eastern side, including the 15-20m wide belt of establishing woodland forming the south eastern boundary to the adjacent housing site, and the north western boundary of the application site, which contains and largely screens Chalgrove and recent housing development at the east, as illustrated by the photographs in the LVIA submitted in support of the application. The proposals would breach this, extending development and lighting into open countryside which is of attractive rural character typical of the character area and type and largely without urban influences.
- 8.28 The proposed development would be located in the western part of a large field; whilst the boundary of the southern part of the development is defined by an existing tree line, the southeastern boundary of the northern part of the proposed development would be arbitrary and open (a hedge has been recently planted here but is yet to establish), prejudicing adjoining farmland to the south-east, which is identified as a valued landscape in the 2024 Local Landscape Designation Review of the Districts. Chalgrove would be extended in a linear form along the B480 with no natural boundary to limit further development. New planting is indicated on the proposed development edge, but this would take a long time to become established, new development and lighting would remain visible in the long term (after 15 years). Whilst the southern part of the development would benefit from some screening by the woodland block in the centre of the site, the northern part, where most of the development would be located, would be readily visible from the north and east.
- 8.29 The proposed development would be separated from the edge of Chalgrove by the existing landscape boundary, a 15-20m wide belt of establishing woodland, therefore it would be isolated from, rather than integrated with, the rest of the settlement.
- 8.30 The proposals are very similar (a NEAP and allotments have been added) to those submitted under application P22/S1381/O, which was the subject of appeal in 2023. The Inspector concluded with respect to landscape and visual effects as follows:
- 46. The landscape and visual effects of the development on the site and its surroundings would have a limited and enduring Moderate adverse effect. As such and as the appellant acknowledges the proposal would conflict with LP Policy ENV1 – Landscape and Countryside. As such Moderate weight attaches to the landscape and visual harm resulting from the development.*
- 8.31 The proposals would result in the loss of an area of attractive rural landscape, adversely affecting landscape character, including the character of the adjacent valued landscape: there would be adverse effects on the rural landscape setting of Chalgrove on the eastern side and the rural approach to the village along the B480, also on views from roads and rights of way, including the footpath which crosses the southern part of the site, the character of which would be completely changed, and Shakespeare's Way south of the site. There would be landscape harm, contrary to policy ENV1 of the Local Plan, and as recognised by the Inspector in the 2023 appeal decision.

- 8.32 In weighing up the planning balance (conflict with the development plan was found and given very significant weight) the Inspector found:

69. Having regard to all the above and recognizing there is a national imperative to boost the supply of housing particularly AH, in this case the adverse impacts of allowing this development (conflict with the development plan, landscape and visual impact and loss of agricultural land) would, when taken together, significantly and demonstrably outweigh the economic, social and environmental benefits of the proposal, when assessed against the Framework read as a whole. For these reasons and having regard to all other matters raised, the appeal is dismissed.

- 8.33 The proposals would breach an existing landscape boundary on the eastern edge of Chalgrove, introducing an urban form of development into an attractive rural area largely unaffected by the existing built edge. This would cause harm to the rural landscape contrary to policy ENV1 of the local plan. This harm is factored into the planning balance section below.

Impact on trees and biodiversity

- 8.34 There are trees and woodland features both on and adjacent to the site that make a valuable contribution to the wider landscape and the character of the area. An arboricultural report has been submitted in support of this outline application with all matters reserved except for access.
- 8.35 The report identifies the removal of 5 individual trees and a group of trees would be required to facilitate the new access, 1 tree would need to be removed for the footway link. This is acceptable from an arboricultural perspective subject to an appropriate landscaping scheme being agreed as a part of any future Reserved Matters application to help mitigate the losses.
- 8.36 The woodland features within the site are shown to be retained and, if the application is successful, it will be important for adequate provision for protection of these features to be agreed as a part of a reserved matters application. This will need to include details of how the proposed woodland walk would be introduced without harming the integrity of the woodland. These issues can be secured by suitably worded conditions.
- 8.37 Local Plan policy ENV1 requires development proposals to protect and, where possible enhance, features that contribute to the nature and quality of South Oxfordshire's landscapes, in particular: trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries. In addition, Policy ENV5 requires developments to protect or enhance existing Green Infrastructure, and Policy DES1 requires all new development to be of a high-quality design that uses land efficiently while respecting the existing landscape character (like TPO woodland), incorporating a network of green infrastructure. The proposal is considered to be in compliance with these policies and is acceptable in terms of tree protection.

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- 8.38 The habitats onsite appear to be unchanged since the previous planning applications, the primary habitats present onsite, to be impacted by the proposed scheme, are not material constraints to development. The Development Framework Plan shows the majority of the developable area of the site is under arable cultivation, with other areas of cover crop and grassland margins. Arable habitats are unlikely to be an ecological constraint to development. There is a belt of plantation woodland which projects into the centre of the site, along with woodland belts demarcating the north western and south eastern boundaries which are to be retained and enhanced. There is a large pond present in the south west corner of the site, surrounded by wet woodland. The framework plan shows that the pond is to be retained. The southern boundary is adjacent to the Chalgrove Brook, a priority habitat and globally rare chalk stream.
- 8.39 The woodland areas and stream corridor are likely to support foraging and commuting bats. The southern wooded corridor associated with the Chalgrove Brook is identified as being the key bat foraging and commuting habitat onsite, with central woodland block and south-eastern boundary also being key resource. These features are shown as being retained in the development framework plan and will need to be protected against external light spill. The central woodland block was also shown in surveys to have increased value for breeding birds. To preserve this value, public access to the woodland will need to be carefully controlled, but is likely compatible with the short section of footpath through the woodland shown on the development framework plan.
- 8.40 Unlike the previous planning applications, this application is subject to mandatory biodiversity net gain (BNG) - within the meaning of Schedule 7A of the TCPA 1990. If planning permission is granted, it will be subject to the (pre-commencement) general biodiversity gain condition. This condition requires the submission and approval of a Biodiversity Gain Plan, demonstrating how a 10% uplift in biodiversity value can be achieved for the development, prior to any works commencing. Much of the detail regarding habitat creation and future management is reserved for the discharge of condition stage. A legal agreement will be required to secure Significant Onsite Enhancements (Species-rich native hedgerows, traditional orchards, other neutral grassland, individual trees, other mixed woodland, mixed scrub, watercourse enhancement).
- 8.41 Concerns were raised by the Council's Ecology Officer originally that submitted Flood Risk Assessment included two options for discharged attenuated surface water into the Chalgrove Brook. Both options appear to rely on an engineered headwall being constructed into the northern bank of the watercourse, contrary to Local Plan Policy ENV4. This differs from the previous planning applications.
- 8.42 The application was updated to provide details of the proposed overflow from the SUDS basin. Specifically, the engineered headwall will be set back outside the 10m riparian zone of the brook, with the connection between the outfall and the brook being made by a shallow swale to be planted with native vegetation. the proposals will not constitute inappropriate built development in a riparian zone in line with Policies ENV4 and Policy ENV2(3) of the Local Plan, subject to

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sensitive management of the swale to maintain natural habitats (details that can be secured at Reserved Matters stage). Taking into account robust measures to control runoff of silt and other pollutants during construction, which can be secured by a condition for a Construction Environmental Management Plan, there is also satisfactory scope to avoid adverse construction impacts on the brook.

- 8.43 The Ecology Officer has noted that the outfall from the SuDS basin will still discharge some of the development's surface runoff during occupation into the brook, which has been assessed by the applicant's ecologist to be a chalk stream Priority Habitat. Chalk streams are vulnerable to reductions in water quality, so depending on the efficacy of the SuDS system at controlling pollutants, the outflow could potentially harm the Priority Habitat. Section 6.0 of the FRA includes an assessment of the proposed drainage system's pollutant control performance, but this is outside my area of technical expertise. The Council's Drainage Engineer has not raised water quality as an issue in their response to this application, but they do suggest changes to the proposed surface drainage system via a condition that secures an updated and amended drainage strategy. This revised strategy will acceptably mitigate any surface water quality impacts arising.
- 8.44 All the protected species survey work submitted with the application dates from spring-summer 2022, except the badger survey (updated in early 2025). At the submission of the application in March 2025, the other surveys were 2 to 3 years old. Industry standard guidance on the age of ecological data states that information 3 years old or over is unlikely to remain valid, while surveys between 18 months and 3 years old are likely to require reappraisal by a qualified ecologist. The submitted Ecological Impact Assessment (EclA) states that updates to the remaining surveys are being carried out in 2025 and the results will be supplied in a new EclA when the work is complete, but also argues that onsite ecological conditions have not changed notably since 2022.
- 8.45 It is the Ecology Officer's view, that the application should not be determined until the update survey information is provided, because the site (or its immediate surroundings) supports multiple mobile species including some nationally threatened species that could have changed their distribution within the site and materially alter mitigation requirements, there is a reasonable likelihood that additional mobile species could have colonised the site, and some of the original surveys featured technical or other limitations that increase the uncertainty in their results through time. Specifically surveys for bats, breeding birds, otters and great crested newts should be updated.
- 8.46 In the original consultation response the Ecology Officer states that "*It is likely that the impacts of the scheme on protected or priority species are acceptable, subject to conditions.*" As such a condition is recommended to ensure that updated surveys are submitted prior to the submission of Reserved Matters, and any work on site. Further conditions requiring a Biodiversity Enhancement Plan and Ecology Management Plan are also recommended.

Design and accessibility

- 8.47 Policy DES1 of the Local Plan (High Quality Development) requires all new development to be of a high-quality design that uses land efficiently whilst respecting the existing landscape character of the area. Although the proposal is an outline application, with all matters reserved except for access to the site, the applicant has submitted an indicative layout for consideration. The Development Framework Plan indicates that built development would be located largely to the north and west of the site, around the retained tree belt in the centre of the site, with the majority of the open space located at the southern end of the site. It is noted that an area of allotments and a Neighbourhood Equipped Area of Play (NEAP) are added to the Development Framework plan since the previous application.
- 8.48 The Development Framework Plan identifies play space, including a Local Equipped Area of Play (LEAP) and the above mentioned NEAP located within the southern area of open space. The built area of development contains a small 'central focal green space' towards the north western corner of the site. It is considered that this arrangement of open space is not optimal to meet the needs of the development proposal. The South Oxfordshire and Vale of White Horse Joint Design Guide 2022 (Design Guide) states at paragraph 62 that open space "should not simply distribute open space to the periphery of the development." Design principle 4.36 requires spaces "*are not pushed to the periphery of the development and are properly integrated with the rest of the development*" It is not considered that the Development Framework Plan meets this design principle. However, the Development Framework plan is an indicative document and it is acknowledged that the arrangement of development could be altered and refined, were the site to be considered acceptable. A condition requiring a further masterplan would allow this to be ensured.
- 8.49 Whilst the application is in outline, any future reserved matters application should include detailed landscape proposals including plant species, size, density, number and location. Tree planting proposals should be overlaid with all services, including lighting, to identify any conflicts. It is positive to see outlines for the primary street to be tree lined, NPPF 136 requires all new streets to be tree-lined, so it will be important for tree planting to also be incorporated into the side streets. Soft landscaping should be prioritised wherever possible. Where engineered tree pit solutions are required, these must be supported by evidence confirming sufficient soil provision. Landscape planting must be coordinated with site layout, drainage, utilities, highways, vision splays, and lighting at the detailed design stage. Future submissions will need to demonstrate how tree planting has been integrated with all infrastructure to avoid conflicts that could compromise delivery or establishment. The north eastern boundary should be increased to form a strong tree belt The brook corridor should be screened from the development, including the play areas and allotments. Building materials should be in keeping the local landscape character. Lighting should be designed in accordance with South Oxfordshire and Vale of White Horse Lighting Design Guidance.

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- 8.50 The site is crossed by the public right of way CHFP15, the Development Framework Plan indicates that the alignment of the footpath will not be altered by the proposal, it will enter and leave the site in the same positions as existing and will pass through the proposed public open space, adjacent to the proposed attenuation basin. Were this development to be permitted it would be important to ensure that the design of the drainage basin was of a suitable quality to preserve the ambience of the footpath, as well as ensuring that the drainage basin did not impede the route of the footpath in any way.
- 8:51 The proposed development would be separated from the edge of Chalgrove by the existing landscape boundary, therefore it would be separated from, rather than integrated with, the rest of the settlement, as such it is in an isolated location, poorly connected to the village centre and facilities. Footpath CHAFP15 runs through the site and is shown to be retained through the site, this provides a walking and cycling link to the village, however, from the centre of the site it is over 800 metres to the primary school, approximately 1,000 metres to the local shops and over 1,700 metres to the doctor's surgery at the western end of the village. Manual for Streets, at section 4.4 discusses the "walkable neighbourhood" defining it as "typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot." Whilst it is acknowledged that this is not an upper limit the relative inaccessibility and limited options that the site presents suggests that many journeys that might be made on foot or by cycle from another part of the village would be made by car from this site.
- 8.52 It is acknowledged that Chalgrove itself is not well served by public transport options and facilities are limited within the village. Employment opportunities exist at the Monument Business Park to the north west of the site, however, it is acknowledged within the Transport Assessment accompanying the application that the development will generate additional vehicular trips on the network. Various measures are proposed to support active travel to and from the site, such as contributions towards the provision of public transport. These matters are factored into the planning balance in section 10 below.

Archaeology

- 8.53 The application site is located in an area of archaeological interest, settlement and associated activity of primarily prehistoric and Romano-British date has been identified in its immediate proximity. The applicant has submitted an Archaeology and Heritage Desk Based Assessment (Pegasus Group, March 2022), that incorporates the results of a geophysical survey (Headland Archaeology, February 2022), the conclusions of which acknowledge the potential for remains of these periods, and potentially later medieval/post-medieval land use to be present.
- 8.54 The applicant has submitted a Heritage Desk Based Assessment (Pegasus Group, March 2025), that incorporates the results of a geophysical survey (Headland Archaeology, February 2022) and trenched evaluation (Oxford Archaeology – October 2022) conducted on the site. As concluded by the assessment, this evaluation has clearly demonstrated the application site to

contain below ground archaeological remains, albeit these are not considered to be of a significance that would preclude or constrain development. Proposed development would however result in impacts on such recorded archaeological remains and they will require further investigation and record in advance of any development. Should planning permission be granted, the applicant should be responsible for ensuring the implementation of a programme of archaeological investigation to be maintained ahead of construction, this to be secured through suitably worded conditions.

Access and Transport

- 8.55 As with the previous applications, the application seeks outline planning permission with all matters reserved other than access, for the provision of up to 160 dwellings on land located adjacent to the B480, Chalgrove. The proposals are the same in highway terms as those previously submitted (planning Ref P22/S1381/O and P23/S3349/O) and accepted by the County Council as Highway Authority, subject to a S106 Agreement and appropriate conditions.
- 8.56 When considering the current proposals, the applicant has submitted a Transport Assessment (TA), which includes an updated assessment in relation to the means of access and a capacity analysis of a number of junctions along the highway (B480/Francis Brown Way, Monument Road/B480, Britwell Road/Cuxham Road/Brook Street and B480/Milton Road/Thame Road) based on recent traffic surveys.
- 8.57 The proposed access details from the B480 are the same as previously proposed, with visibility provided in accordance with associated standards when taking account of updated traffic data. However, in terms of the capacity analysis, it is noted that the methodology used differs from the previous applications and not all of the junctions that were originally assessed have been considered. Furthermore, the results of the analysis now show lower impact than originally identified. Nevertheless, as noted above, the proposals are the same in highway terms as those previously submitted, which were acceptable to the Highway Authority. Therefore, given the short period of time since the previous applications and that no further development has taken place within the surrounding area, there is no objection in this regard.
- 8.58 The highway improvements required under the previous applications at the site (provision of a pelican crossing and a section of cycle/footway along the B480, new and upgraded dropped kerbs and tactile paving along High Street and Monument Road and a section of footway at the junction of High Street/ Monument Road) are still considered necessary, in order to promote active travel to/from the development. The TA informs that these will be provided and these will be secured through a legal agreement.
- 8.59 In terms of public transport, the County Council previously required financial contributions towards the maintenance/improvements of existing bus services and infrastructure (new signposts, flag signs, timetable cases and a real time information unit) at bus stops along Monument Road. The contributions remain necessary in order to maintain and provide adequate public transport facilities

to serve the development. Therefore, the previous contributions (uplifted to 2024 and indexed linked from this date) are required to be secured via a S106 Agreement.

8.60 Drainage and flood risk

Many of the comments provided by local residents responding to this application include the issue of flooding. Many have provided anecdotal and photographic evidence showing the flooding experienced by the village in the past. It is acknowledged that the village as a whole has suffered from incidents of flooding in the past.

- 8.61 The application site is located in flood zone 1. At the southern edge of the site lies the Chalgrove Brook, flood zones 2 and 3 surround the brook, but extend mostly to the south of the watercourse as shown on the plan below which shows the flood zones in shades of blue and the application site in yellow:



- 8.62 The application site area has been amended slightly from the previous applications to avoid flood zones 2 and 3 which have been updated to include the pond at the westernmost corner of the site. The Environment Agency, the Lead Local Flood Authority and the Council's Drainage Officer raise no objections in terms of flood risk.
- 8.63 The surface water drainage strategy proposes attenuation with a restricted discharge into Chalgrove Brook at a rate which has been calculated on a developable area of approximately 6ha, whilst sizing for the basin has been calculated on an approx. area of 3.6ha. The discharge rate should be set based on the greenfield rate for impermeable areas, and not include any areas of open space which are positively drained. This reduced discharge rate will impact the size of storage required – however, the application is in outline and there is plenty of space on site to accommodate the increase storage proposals.

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- 8.64 In terms of drainage design, additional SUDS should be dispersed throughout the development, including swales. Runoff must be managed at source with residual flows conveyed downstream to further storage or treatment components. SUDS should be holistic systems dispersed around the site and not concentrated into single, large attenuation features. Conditions are recommended to require a detailed sustainable drainage scheme to be submitted and a SUDS compliance report to show that the SUDs have been constructed appropriately.
- 8.65 The proposal mitigates its own surface water drainage by the use of open swales adjacent to the road through the centre of the site and an attenuation basin at the southern end of the site, this is considered satisfactory to the LLFA and the Council's Drainage Officer subject to conditions. The proposal cannot mitigate the existing flood risk to the village, however, it would not contribute to that flood risk.
- 8.66 **Infrastructure requirements**
On-site infrastructure can be secured through a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). In addition to the affordable housing, the on-site public open space (a minimum of 0.53 ha), allotments (0.15ha) and play facilities (0.19ha) would need to be secured through the provisions of a S106 agreement, in accordance with policy CF5.
- 8.67 In accordance with the council's S106 Planning Obligations Supplementary Planning Document, the following additional financial contributions towards on-site infrastructure are necessary:
- Provision of recycling / refuse bins - £212 per dwelling
 - Street naming and numbering - £268 per 10 dwellings
 - Monitoring fees - £5,834
- These contributions would need to be index linked in accordance with fee schedule (on the Council's website).
- 8.68 In relation to the functions that they administer, Oxfordshire County Council have sought the following contributions (index linked) and provisions to directly mitigate the impact of the development:
- Highway works – in relation to off-site works including the means of access, new footway and controlled pedestrian crossing (Pelican) along the B480, works to the existing public right of way through the site and the provision of pedestrian improvements along Monument Way and Highstreet
 - Public transport services - £218,240.00 towards public transport serving the vicinity of the site
 - Public transport infrastructure - £16,319.00 towards signposts, flag signs, timetable cases, real time information unit
 - Travel plan monitoring - £2,035.00 towards monitoring of the travel plans
 - Primary education - £1,540,452 towards the expansion of primary school capacity serving the area

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- Secondary education - £ 1,264,401 towards expansion of secondary school capacity serving the area
 - Special Education Needs - £141,646 towards expansion of special school capacity serving the area
 - Administration and Monitoring fee - £18,500+0.09% of any amount over £2m.
- 8.69 Furthermore, the application is CIL liable. South Oxfordshire District Council adopted their CIL Charging Schedule on 1 April 2016, and a new CIL Charging Schedule was adopted 3 January 2023. This scheme would be liable for CIL at a rate of £225+ indexation per square metre of development, exemption is available for affordable housing.
- 8.70 The County Council have raised an objection to the application due to there being insufficient primary school capacity to meet the needs of primary school aged children likely to be generated by the proposed development site, and no confirmed viable and sustainable means of mitigating this demand in a timely manner having been identified. It is noted that no objection was raised to the previous application on these grounds.
- 8.71 The proposed development is within the designated area of Chalgrove Primary School, the only primary school within a 3 miles travel distance, which has a capacity of 210 primary places. As of January 2025, the school had 190 primary pupils on roll, leaving 20 spare places. These were concentrated in two year groups which GP registration data show to be unusually small cohorts. The other year groups are operating close to, or even above, capacity. GP registration data indicate that the next four intakes – as far as can be projected from actual children – will be of a similar size to the current Year 2 and Year 3 cohorts, which have two and zero spare places respectively. Based on this evidence, the school is expected to have few or no spare places over the coming years.
- 8.72 Assessment of the potential to expand Chalgrove Primary School has been undertaken, and has identified barriers to such expansion. A feasibility study commissioned by the Acer Academy Trust, the responsible body for Chalgrove Primary School, identified that the layout and nature of the school's current site would not facilitate expansion of the school. Without expansion, additional Chalgrove housing development would be expected to result in some Chalgrove children being unable to attend their village primary school, and having to travel to an alternative school. This would not represent sustainable development. It would be counter to the social dimension of sustainability, as attending the local primary school is a crucial element to community cohesion, especially for families new to an area. It would be counter to the environmental dimension of sustainability as the alternative existing schools are not within a safe walking distance, and children would need vehicular transport. It would be counter to the economic dimension of sustainability as the additional vehicular transport would impose a long-term cost to the county council.
- 8.73 Notwithstanding the above, ultimately, the responsibility for providing school places rests with the County Council. If the development were to be permitted, contributions would be required towards the creation of additional primary

school capacity, but the County Council cannot confirm at this time where that would be provided. This matter will be factored into the planning balance section below.

Other material planning considerations

8.74 Carbon reduction

Local Plan policy DES 10 requires development proposals to achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This will increase to 50% from 31 March 2026 and then 100% from 31 March 2030. This reduction is to be secured through renewable energy and other low carbon technologies and/or energy efficient measures. An energy statement is to be submitted to demonstrate compliance. As this application is in outline, it would be necessary to secure compliance with this policy by way of a condition requiring an energy statement to be submitted with any future reserved matters and a requirement for the implementation of those energy saving measures to be verified. Likewise a condition will be required to ensure a suitable level of electric car charging points are provided within the site.

8.75 Capacity of the sewage system

The capacity of the sewage system has been raised as an issue by many people commenting on the application. Thames Water have confirmed in their consultation response that the existing foul water network infrastructure has an inability to accommodate the needs of this development proposal and request that a condition is applied to any permission requiring that the development is not occupied until confirmation has been provided that either:- 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. No details have been provided as to what upgrades are required, however, it is the responsibility of the developer to ensure that the necessary upgrades are carried out. The consultation response goes on to state “The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding.” The proposal is considered to be acceptable subject to the necessary upgrades which are capable of being secured by condition

8.76 Agricultural land

Local residents have also raised the issue that the application site is agricultural land and should remain as such. The land is classified as Grade 3 (good to moderate quality) on the Agricultural Land Classification map produced by Natural England. Grade 3 is further split into 3a and 3b, Grade 3a is considered to be Best and Most Versatile Agricultural Land, however, Grade 3b is only moderate quality. No soil tests have been carried out by the applicants to clarify the sub-grade of the site, nevertheless the development of the site would result in the permanent loss of approximately 11.2 hectares of agricultural land.. The Inspector for the appeal attributed limited weight to the loss of agricultural land.

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9.0 Other Relevant Legislation

9.1 Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

9.2 Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

9.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

10.0 PLANNING BALANCE AND CONCLUSION

10.1 An application for 160 homes was refused on this site in 2022 and was subsequently dismissed at appeal in 2023. The current proposal is for 160 homes on the same site. In my opinion, the fundamental concerns that the council and Inspector had with the previous scheme are still relevant in respect of the application scheme. The proposal still conflicts with the Development Plan read as a whole, particularly policies STRAT1, H1 and ENV1 of the Local Plan and C1 of the Chalgrove Neighbourhood Plan. Moderate adverse landscape harm would still arise from the development.

10.2 The proposed development conflicts with the development plan in that the scheme relates to a site that has not been allocated for development. It would result in the enlargement of the built envelope of Chalgrove and involve development in the open countryside. Additionally, unplanned development puts pressure on infrastructure, facilities and services that have not been planned for.

10.3 The proposal conflicts with Local Plan policies STRAT1 and H1, as well as Neighbourhood Plan policy C1. However, the weight to be given to this conflict is reduced given that the council cannot currently demonstrate a five year supply of deliverable housing sites, and policies for the supply of housing are therefore considered by the NPPF to be out-of-date. The application of policies in the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the development. The Chalgrove Neighbourhood Plan was made more than five years ago so the additional level of protection set out in paragraph 14 of the NPPF does not apply. Whilst the plan is currently under review it must be part of the development plan (i.e. 'made') to benefit from paragraph 14. The 'tilted balance' therefore applies to this proposal and the presumption in favour of sustainable development should attract more weight.

10.4 Paragraph 11d) requires that where there are no relevant development plan policies, or, as in this case, the policies which are most important for determining the application are out-of-date, (i.e. a lack of five year housing land supply) permission is granted unless:

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ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

This ‘tilted balance’ effectively sets out that the starting position is that permission is to be granted, even though there is conflict with the development plan. It is still necessary, however, to conduct a planning balance exercise, to ascertain whether the harms arising from the proposal would significantly and demonstrably outweigh the benefits.

- 10.5 The NPPF notes that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to assess whether a proposal constitutes sustainable development it must satisfy the three dimensions, which include the economic, social and environmental planning roles. It makes it clear these three roles are mutually dependent and should not be taken in isolation.
- 10.6 With regards to the social dimension, the proposal would support the delivery of housing, including the provision of 40 percent affordable housing, at a time when the council cannot demonstrate a five year supply of deliverable housing sites. In my opinion, this is a material consideration that has significant positive weight in the planning balance.
- 10.7 Counter to the benefits of delivering the housing, the lack of education capacity at Chalgrove Primary School weighs significantly against the proposal.
- 10.8 The site lies on the far eastern edge of the village with limited links to facilities within the village, the development would not be well connected or integrated to the rest of the village and future residents would need to rely on the private car for most of their needs, contrary to the objectives of the NPPF, the Local Plan and OCC’s Local Transport Plan. This is afforded moderate negative weight.
- 10.9 In respect of the economic dimension, the Government has made clear its view that house building plays an important role in promoting economic growth. In economic terms, the proposal would provide construction jobs and local investment during construction, as well as longer term expenditure in the local economy and through the employment uses proposed. These benefits are temporary and given moderate weight in the planning balance.
- 10.10 With regards to the environmental dimension, the proposed development would encroach into the open countryside on the edge of Chalgrove and would have a detrimental impact on the landscape by considerably increasing the conspicuous extent of the settlement in views from the surrounding countryside contrary to Local Plan policy ENV1, also adding further lighting

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into the rural landscape. As per the Inspector's conclusion in 2023, this is afforded moderate negative weight.

- 10.11 The development would result in the loss of agricultural land. However, some loss will be inevitable in order to secure the delivery of the levels of housing required. Furthermore, the land is not classified as best and most versatile land. Limited weight is afforded to this loss.
- 10.12 In dismissing the appeal in 2023, the Inspector gave very significant weight to the conflict with the development plan and the harm that flows from that. However, two years on from that decision, the Local Plan is due to be replaced by the emerging Joint Local Plan, and the Chalgrove Neighbourhood Plan is more than 5 years old. The Council cannot demonstrate a five year supply of housing and the tilted balance applies. Therefore, the weight to be afforded to the conflict with the Development Plan is reduced to moderate.
- 10.13 The Inspector noted the national imperative to boost the supply of housing particularly affordable housing in 2023 and that has only been reinforced by the publishing of the December 2024 version of the NPPF. Whilst there are impacts of the proposal which weigh against it, notably landscape impact, conflict with the development plan, lack of school places and connectivity, taken together they do not significantly and demonstrably outweigh the benefits of provide additional homes. Applying the tilted balance to the proposal it is therefore recommended that permission is granted.

11.0 **RECOMMENDATION**

- 11.1 It is recommended that permission is **granted** subject to a legal agreement and conditions

11.2 **Abbreviated versions of the recommended conditions are listed below and shown in full in Appendix 3**

1. Commencement
2. Reserved Matters approval
3. Submission of reserved matters
4. Maximum number of units
5. Approved plans *
6. Maximum 2 storey
7. Reserved Matters information
8. Housing Delivery Document
9. Updated Ecology Surveys
10. Biodiversity Enhancement Plan
11. Landscape Management Plan
12. Landscaping (incl hardsurfacing and boundary treatment)
13. Public right of way
14. Cycle Parking Facilities
15. Energy Statement
16. Construction environmental management plan for Biodiversity
17. Construction Method Statement
18. Archaeology (Submission and implementation of WSI)

- 19. Archaeology- further investigation**
- 20. EV charging points**
- 21. Schedule of Materials**
- 22. CTMP**
- 23. Surface water drainage works (details required)**
- 24. Foul Drainage**
- 25. Tree Protection (Detailed)**
- 26. Tree pits design**
- 27. Ecology Management Plan**
- 28. Protection from Noise**
- 29. Construction environmental management plan for Biodiversity**
- 30. Childrens' Play Space**
- 31. Energy Statement Verification**
- 32. Connection to utilities**
- 33. SUDS verification**
- 34. Contaminated Land - Linked Conditions (2)**
- 35. New vehicular access**
- 36. Travel plan**
- 37. Thames water upgrades - foul**
- 38. Thames water upgrades**
- 39. Highway improvements**
- 40. Hours of Construction**
- 41. Unsuspected Contaminated Land Condition**

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Appendix 3

Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement	<p>That the development to which this permission relates shall be begun not later than whichever is the later of the following dates:</p> <p>(a) the expiration of three years from the date of this permission; or</p> <p>(b) the expiration of one year from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.</p> <p>Reason: By virtue of Section 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Reserved Matters approval	<p>Details of the appearance, landscaping, layout, means of access within the site and scale for the development hereby permitted (hereinafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall thereafter be carried out as approved. The submission of reserved matters applications pursuant to this outline planning permission shall demonstrate broad accordance with the Development Framework Plan (CSA/5776/111 rev A)</p> <p>Reason: In accordance with Sections 91 to 95 of the Town and County Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
3	Submission of reserved matters	<p>Application for approval of all the Reserved Matters shall be made to the local planning authority not later than 18 months from the date of this permission.</p> <p>Reason: In accordance with Sections 91 to 95 of the Town and County Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to ensure</p>

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		that the development is delivered in a timely manner.
4	Maximum number of units	<p>The development hereby permitted shall comprise no more than 160 dwellings in C3 use.</p> <p>Reason: To define the terms of the permission and to ensure adequate infrastructure is provided for the development.</p>
5	Approved plans	<p>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site location plan CSA 5776 118</p> <p>Access Strategy Proposed 25011 001</p> <p>Reason: To define the terms of the permission.</p>
6	Maximum storey 2	<p>The dwellings hereby permitted shall have a maximum of two storeys only.</p> <p>Reason: To minimise the landscape impact of the development in accordance with policies ENV1 and DES1 of the South Oxfordshire Local Plan 2035.</p>
7	Reserved Matters information	<p>All applications for reserved matters shall include the following information:</p> <ul style="list-style-type: none"> - An overlay plan showing utilities and services including drainage, lighting columns and tree planting - Levels - Recycling and waste storage <p>Reason: To monitor the development in accordance with the permission and Development Plan policies DES5, ENV1, TRANS3, TRANS5 of the South Oxfordshire Local Plan 2035.</p>
8	Housing Delivery Document	<p>Prior to the submission of reserved matters for residential development, a Housing Delivery Document shall be submitted for approval in writing by the local planning authority. The Housing Delivery Document shall demonstrate the disposition of housing across the whole site and provide the following information:</p> <p>a) The number and mix (bedroom size) of market dwellings to be provided including a</p>

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		<p>mix of dwelling types and sizes to meet the needs of current and future households, informed by an agreed housing needs assessment.</p> <p>b) The number of accessible and adaptable homes to be built to Building Regulations Part M4 Category 2 (all affordable housing and 15% of market dwellings) for both market and affordable sectors and Part M4 Category 3 wheelchair accessible housing (5% of affordable housing).</p> <p>All affordable housing and 1 and 2 bed market housing dwellings shall be designed to meet the Nationally Described Space Standards.</p> <p>The development shall be carried out in accordance with the approved Housing Delivery Document as updated and approved in writing by the local planning authority.</p> <p>Reason: To provide the housing mix on the site to meet housing need and facilitate a balanced community in accordance with the strategic housing market assessment (SHMA) and Policies H9 and H11 of the South Oxfordshire Local Plan 2035 and to enable monitoring of the provision.</p>
9	Updated Ecology Surveys	<p>Prior to the submission of any Reserved Matters or the commencement of any work on site including any site clearance or Archaeological investigation updated protected species surveys shall be submitted to the Local Planning Authority. The Reserved Matters submission must then be informed by the approved survey results.</p> <p>Reason: To secure biodiversity enhancements on site, in accordance with Policy ENV2 of the South Oxfordshire Local Plan 2035 and the NPPF.</p>
10	Biodiversity Enhancement Plan	<p>Concurrent with the submission of each reserved matters application, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The BEP should identify dark zones around the central woodland, eastern boundary and southern Chalgrove Brook watercourse, and how the Chalgrove Brook is protected and enhanced as a result of development.</p> <p>The BEP shall include:</p>

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		<p>a. Details of habitat creation or enhancements (this should cross reference relevant landscape plans) and include suitably detailed drawings and cross sections as required;</p> <p>b. Details of species enhancements including relevant scale plans and drawings showing the location, elevation and type of features such as bat and bird boxes etc. as appropriate;</p> <p>c. Selection of appropriate strategies for creating/restoring target habitats or introducing target species;</p> <p>d. Selection of specific techniques and practices for establishing vegetation;</p> <p>e. Sources of habitat materials (e.g. plant stock) or species individuals;</p> <p>f. Method statement for site preparation and establishment of target features;</p> <p>g. Extent and location of proposed works;</p> <p>Thereafter, the biodiversity enhancement measures shall be implemented on site and retained in accordance with the approved details. All enhancements shall be delivered prior to the occupation of the 155th dwelling.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035 and to secure biodiversity enhancements on site, in accordance with Policy ENV3 of the South Oxfordshire Local Plan 2035 and paragraphs 174 and 180 of the NPPF.</p>
11	Landscape Management Plan	<p>Concurrent with the submission of each reserved matters, a maintenance schedule and a long-term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the local planning authority. The Landscape Management Plan shall include:</p> <p>a. Details of long-term design principles and objectives;</p> <p>b. Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and any play/youth provision;</p> <p>c. A plan detailing which areas of the site the Landscape Management Plan covers and also</p>

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		<p>who is responsible of the maintenance of the other areas of the site;</p> <p>d. Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, native or ornamental hedgerows.</p> <p>The schedule and plan shall be implemented in accordance with the agreed details.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035 and to secure biodiversity enhancements on site, in accordance with Policy ENV3 of the South Oxfordshire Local Plan 2035 and paragraphs 174 and 180 of the NPPF.</p>
12	Landscaping (incl hardsurfacing and boundary treatment)	<p>Accompanying any application for Landscaping Reserved Matters for the development hereby permitted a scheme for the landscaping of the site, including the planting of live trees and shrubs and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme.</p> <p>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 or equivalent number of trees or shrubs, as the case may be, of a species first approved by the local planning authority, shall be planted and properly maintained in a position or positions first approved in writing by the local planning authority.</p> <p>Reason: To help to assimilate the development into its surroundings in</p>

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		accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.
13	Public right of way	<p>As part of a future reserved matters planning application, the existing public right of way (155/15) through the site, shall be widened and surfaced in accordance with the Council's specifications.</p> <p>Reason: In order to provide promote active travel to and from the development and in accordance with Policy TRANS2 of the South Oxfordshire Local Plan 2035.</p>
14	Cycle Parking Facilities	<p>Concurrent with the submission of reserved matters application(s), details of cycle parking facilities shall be submitted to and agreed in writing by the local planning authority. Thereafter, the approved cycle parking shall be provided before first occupation of each dwelling within the site and be maintained and retained at all times.</p> <p>Reason: To promote travel by cycling and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
15	Energy Statement	<p>Prior to the submission of any reserved matters for built development, an Energy Statement, including SAP (Standard Assessment Procedure) calculations in line with the recognised methodology set by Government, demonstrating how the development will achieve compared with code 2013 Building Regulations:</p> <ul style="list-style-type: none"> - at least a 40% reduction in carbon emissions for dwellings and development begun before 31 March 2026 - for dwellings and development begun after 31 March 2026 at least a 50% reduction - for dwellings and development begun after 31 March 2030 at least a 100% reduction <p>The development shall be constructed in accordance with the approved details.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policies DES 7, DES8 and DES10 of the South Oxfordshire Local Plan 2035.</p>

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16	Construction environmental management plan for Biodiversity	<p>Prior to the commencement of the development, including vegetation clearance or preparatory groundworks, a construction environmental management plan for Biodiversity (BCEMP) shall be submitted to and approved in writing by the local planning authority. The BCEMP shall include the following:</p> <ul style="list-style-type: none"> a) Update ecological surveys for relevant habitats and species, update surveys shall follow national good practice guidelines. b) Risk assessment of potentially damaging construction activities. c) Identification of biodiversity protection zones. d) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction. e) The location and timing of sensitive works to avoid harm to biodiversity features. f) The times during construction when specialist ecologists need to be present on site to oversee works. g) Responsible persons and lines of communication. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved BCEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason: To minimise the impacts of development on biodiversity, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035 and the NPPF.</p>
17	Construction Method Statement	<p>No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following has been submitted to, and approved in writing by, the Local Planning Authority.:</p> <ul style="list-style-type: none"> a) the parking of vehicles of site operatives and visitors; b) loading and unloading of plant and materials;

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		<p>c) storage of plant and materials used in constructing the development;</p> <p>d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;</p> <p>e) wheel washing facilities;</p> <p>f) measures to control the emission of dust and dirt during construction;</p> <p>g) a scheme for recycling/disposing of waste resulting from demolition and construction works;</p> <p>h) measures for the protection of the natural environment;</p> <p>The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction methods.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>
18	Archaeology (Submission and implementation of WSI)	<p>Prior to the commencement of the development an Archaeological Written Scheme of Investigation, relating to the application site area, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2024).</p>
19	Archaeology-further investigation	<p>Following the approval of the Written Scheme of Investigation referred to in condition 17, and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall make provision for all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the local planning authority within two years</p>

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		<p>of the completion of the archaeological fieldwork.</p> <p>Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2024).</p>
20	EV charging points	<p>Prior to the first occupation any dwelling hereby approved, a scheme to provide each dwelling with Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each Electric Vehicle Charging Points shall be implemented prior to the occupation of the dwelling it would serve.</p> <p>Reason: To ensure sustainable forms of transport are provided in accordance with Policy DES8 of the South Oxfordshire Local Plan 2035.</p>
21	Schedule of Materials	<p>Prior to the commencement of development, details of all materials, including samples where required, to be used in the external construction and finishes of the development shall be submitted to and approved in writing by the local planning authority. The development of the site shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
22	CTMP	<p>Prior to the commencement of any works, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented prior to any works being carried out on site and shall be maintained throughout the course of the development. The CTMP shall also state that no deliveries of plant or materials will take place between the hours of 0730 - 0930 and 1600 - 1800.</p> <p>Reason: In the interests of highway safety and to mitigate the impact of construction vehicles</p>

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		on the surrounding highway network and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035
23	Surface water drainage works (details required)	<p>No phase or sub phase of the development shall begin until a detailed sustainable drainage scheme sufficient for the associated phase or sub</p> <p>phase and any upstream catchments, has been submitted to and approved in writing by the local planning authority. This shall be based on the Flood Risk Assessment and Outline Drainage Strategy Report, by Jackson Purdue Lever, Ref 002171-JPL-ZZ-ZZ-RP-D-2001-A2-CO7 April 2025 sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.</p> <p>No building shall be occupied until the surface drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.</p> <p>The scheme to be submitted shall include:</p> <ul style="list-style-type: none"> - Drainage Catchment Plans and outline strategy for the entire development; - Information on proposed discharge rates with the overall discharge from the site restricted to the 1 in 1yr greenfield runoff rate for the worst case 1 in 1yr storm and the QBar greenfield runoff rate for the worst case 1:100yr + 40% storm; QBar is to be calculated based on the impermeable areas of the site only. Large areas of open space are to be excluded from the greenfield runoff calculations. - A compliance report to demonstrate how the scheme complies with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire ; - Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event based on using the latest FEH input data; - Fully detailed sustainable surface water drainage layouts; - Proposed site levels, floor levels and an exceedance plan; - SUDS features and sections;

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		<ul style="list-style-type: none"> - Landscape plans with sustainable drainage features integrated and coordinated as appropriate; - Drainage Construction Details; - Maintenance and Management Plan covering all surface water drainage and SUDS features. - An assessment of water quality from the proposed development, extra measures in addition to the simple index approach may be required given discharge to a chalk stream priority habitat. <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
24	Foul Drainage	<p>No phase or sub phase of the development shall begin until a detailed foul drainage scheme sufficient for the associated phase or sub phase</p> <p>and any upstream catchments, has been submitted to and approved in writing by the local planning authority.</p> <p>No building shall be occupied until the foul drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.</p> <p>Reason: To prevent pollution and flooding in accordance with Policies ENV12 and EP4 of the South Oxfordshire Local Plan 2035.</p>
25	Tree Protection (Detailed)	<p>Prior to the commencement of any site works or operations relating to the development hereby permitted, an arboricultural method statement to ensure the satisfactory protection of retained trees during the construction period shall be submitted to and approved in writing by the local planning authority. Written approval must be obtained prior to commencement of any site works including demolition. The matters to be encompassed within the arboricultural method statement shall include the following:-</p>

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		<p>a. A specification for the pruning of, or tree surgery to, trees to be retained in order to prevent accidental damage by construction activities;</p> <p>b. The specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of BS 5837 'Trees in relation to design, demolition and construction' and details of the timing and duration of its erection;</p> <p>c. The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;</p> <p>d. The means of demolition of any existing site structures, and of the re-instatement of the area currently occupied thereby;</p> <p>e. The specification of the routing and means of installation of drainage or any underground services in the vicinity of retained trees;</p> <p>f. The details and method of construction of any other structures such as boundary walls in the vicinity of retained trees and how these relate to existing ground levels;</p> <p>g. The details of the materials and method of construction of any roadway, parking, pathway or other surfacing within the RPA, which is to be of a 'no dig' construction method in accordance with the principles of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and as appropriate for the type of roadway required in relation to its usage.</p> <p>h. Provision for the supervision of ANY works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at</p>
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		<p>the developer's expense and notified to the local planning authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the local planning authority.</p> <p>Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>
26	Tree pits design	<p>Details of the tree species and the tree pits shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site. That all trees to be planted within hard surface areas shall be planted in the first planting season after the first use of the buildings. The tree/s must be planted into site specific tree pits. The tree pits are to be a crated pit design that incorporates technology that will enable tree/s to successfully grow in hard surface environments. The pits must provide the significant quantities of growing medium required to allow the trees to become established and grow on to maturity, sustaining the trees in a healthy condition and allow for ease of maintenance.. In the event of any of the trees so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree of a species first approved by the Local Planning Authority, be planted and properly maintained.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
27	Contaminated Land - Linked Conditions (1)	<p>Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land</p>

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		<p>Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites'. Each phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.</p> <p>Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.</p> <p>Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
28	Protection from Noise	<p>No development shall take place until a detailed scheme for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the local planning authority.</p> <p>The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings is such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 "Indoor ambient noise levels for dwellings". Noise levels in external amenity areas shall not exceed the desirable level of 50dB LAeq,T, as specified in Paragraph 7.7.3.2 of BS 8233:2014 "Indoor ambient noise levels for dwellings". Thereafter the development shall not be carried out other</p>

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		<p>than in accordance with such approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the local planning authority otherwise agrees in writing.</p> <p>Reason: To safeguard the amenities of the occupiers of the proposed development in accordance with Policy ENV12 of the South Oxfordshire Local Plan 2035.</p>
29	Ecology Management Plan	<p>Prior to the first occupation of the development hereby approved, an Ecology Management Plan (EMP) shall be submitted to and approved in writing by the local planning authority. The content of the EMP shall include the following:</p> <ul style="list-style-type: none"> a) Description and evaluation of ecological features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Length of the plan and preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. <p>The EMP shall include details of the legal and funding mechanism by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also</p>

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		<p>set out (where the results from monitoring show that conservation aims and objectives of the EMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved plan will be implemented in accordance with the approved details and management prescriptions implemented across the site for the plan period.</p> <p>Reason: To secure the ongoing management of biodiversity features and habitats, in accordance with Policy ENV3 of the South Oxfordshire Local Plan 2035 and paragraphs 174 and 180 of the NPPF.</p>
30	Childrens' Play Space	<p>No dwelling shall be occupied until details of the layout and equipment to be included in the children's play space, and a timetable for their implementation, have been submitted to and approved in writing by the local planning authority. The play space shall be implemented in accordance with the approved details and be maintained thereafter in accordance with details approved in the Landscape Management Plan.</p> <p>Reason: To deliver infrastructure in accordance with Policies STRAT5, DES7, CF5 of the South Oxfordshire Local Plan 2035.</p>
31	Energy Statement Verification	<p>Prior to the first occupation of each house type, an Energy Statement Verification Report shall be submitted to the local planning authority and approved in writing. The Verification Report(s) shall demonstrate (with photographic evidence) that the energy efficiency measures agreed in Condition 14 for each dwelling have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>

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32	Connection to utilities	<p>Prior to first occupation, details of the means by which the dwellings 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.</p> <p>Reason: In the interests of providing sustainable living environments, to promote home working, reduce the need to travel and to mitigate any impacts on air pollution in accordance with Policy EP1 of the South Oxfordshire Local Plan 2035.</p>
33	SUDS verification	<p>Prior to 75% of occupations in any phase, a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings, 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 4) Evidence that that remedial works have been completed. 5) Confirm details of any management company set up to maintain the system. <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
34	Contaminated Land - Linked Conditions (2)	<p>The development shall not be occupied until any previously approved remediation strategy has been carried out in full and a validation report confirming completion of these works</p>

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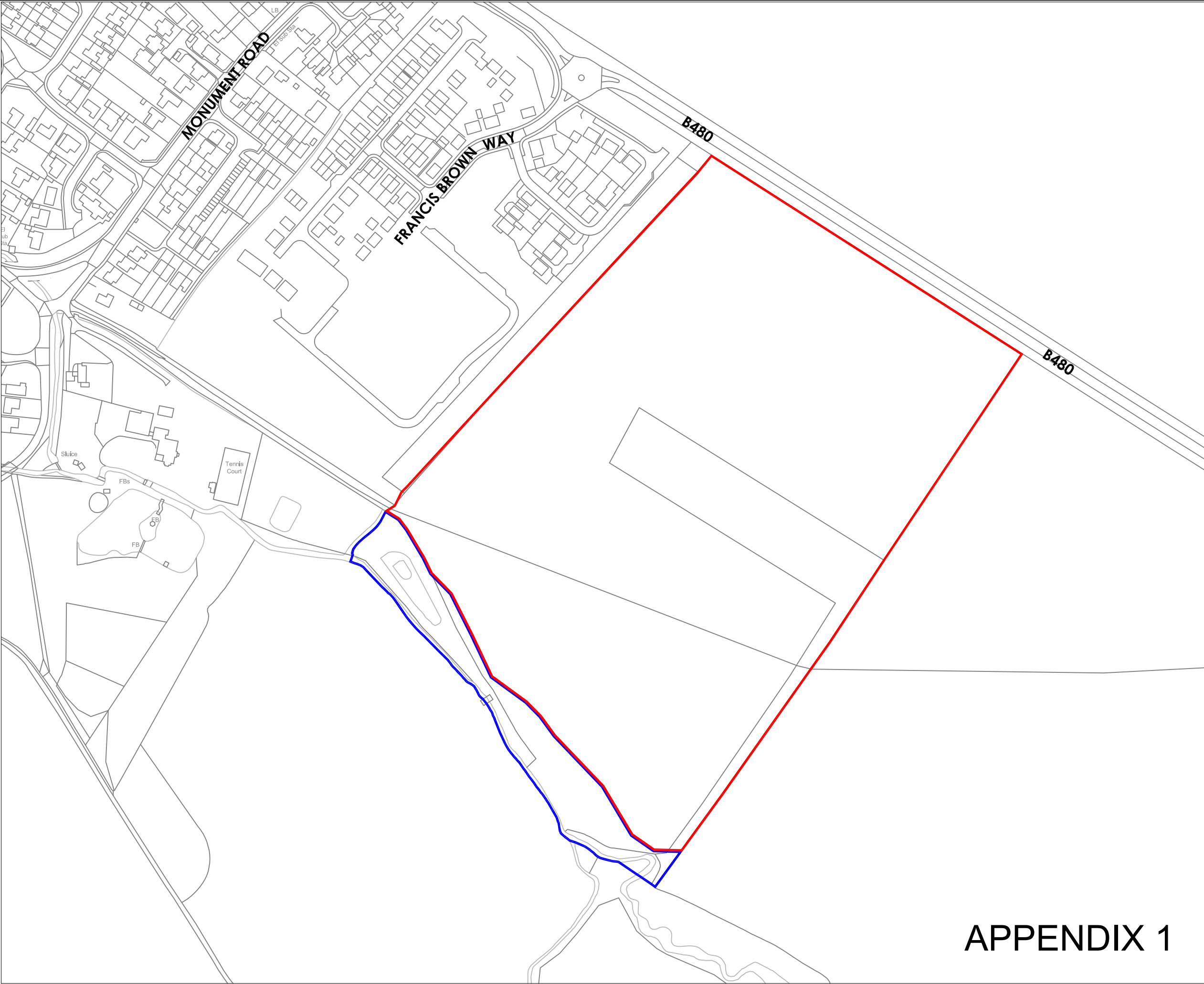
		<p>has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
35	New vehicular access	<p>Prior to the first occupation of the development, the means of access, including visibility splays along the B480 shall be provided and constructed in accordance with drawing No.001- Proposed Access Strategy and the Highway Authority's specifications. Within the visibility envelope, there shall be no obstructions whatsoever, (including vegetation) above 0.6 metres above the adjacent carriageway channel edge.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
36	Travel plan	<p>Prior to occupation of any part of the development a full and detailed Travel Plan and Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, upon first occupation, the Travel Plan shall be implemented in full and the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.</p> <p>Reason: To promote travel to and from the site by walking, cycling and public transport, in the interests of sustainability and in accordance with Policy TRANS4 of the South Oxfordshire Local Plan 2035.</p>
37	Thames water upgrades - foul	<p>The development shall not be occupied until confirmation has been provided that either:</p> <ol style="list-style-type: none"> 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or 2. A development and infrastructure phasing plan has been agreed with the local planning



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		<p>authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.</p> <p>Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.</p>
38	Thames water upgrades	<p>No development shall be occupied until confirmation has been provided to the local planning authority that either:</p> <ol style="list-style-type: none"> 1. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or 2. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. <p>Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.</p>
39	Highways improvements	<p>Prior to the first occupation of the development, the proposed improvements along the adjacent highway including a new footway/cycleway and pelican crossing along the B480, tactile paving, dropped kerbs and footway along High Street and Monument Road, as identified indicatively on drawing number 002 - Accessibility Improvements, provided as Appendix F of the submitted Transport Assessment, shall be fully constructed in accordance with the Council's specification.</p>


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		<p>Reason: In the interests of highway safety and in order to promote active travel to and from the</p> <p>development and in accordance with Policy TRANS2 of the South Oxfordshire Local Plan 2035.</p>
40	Hours of Construction	<p>The hours of operation for the development shall be restricted to 8:00 am - 6.00 pm Monday to Friday and 8.00 am - 1.00 pm on a Saturday. No work shall take place on Sundays or Public Holidays without the prior written authority of the local planning authority.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>
41	Unexpected contamination	<p>The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken. Where land contamination investigation/remedial works are required this must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>







0 50 100 metres

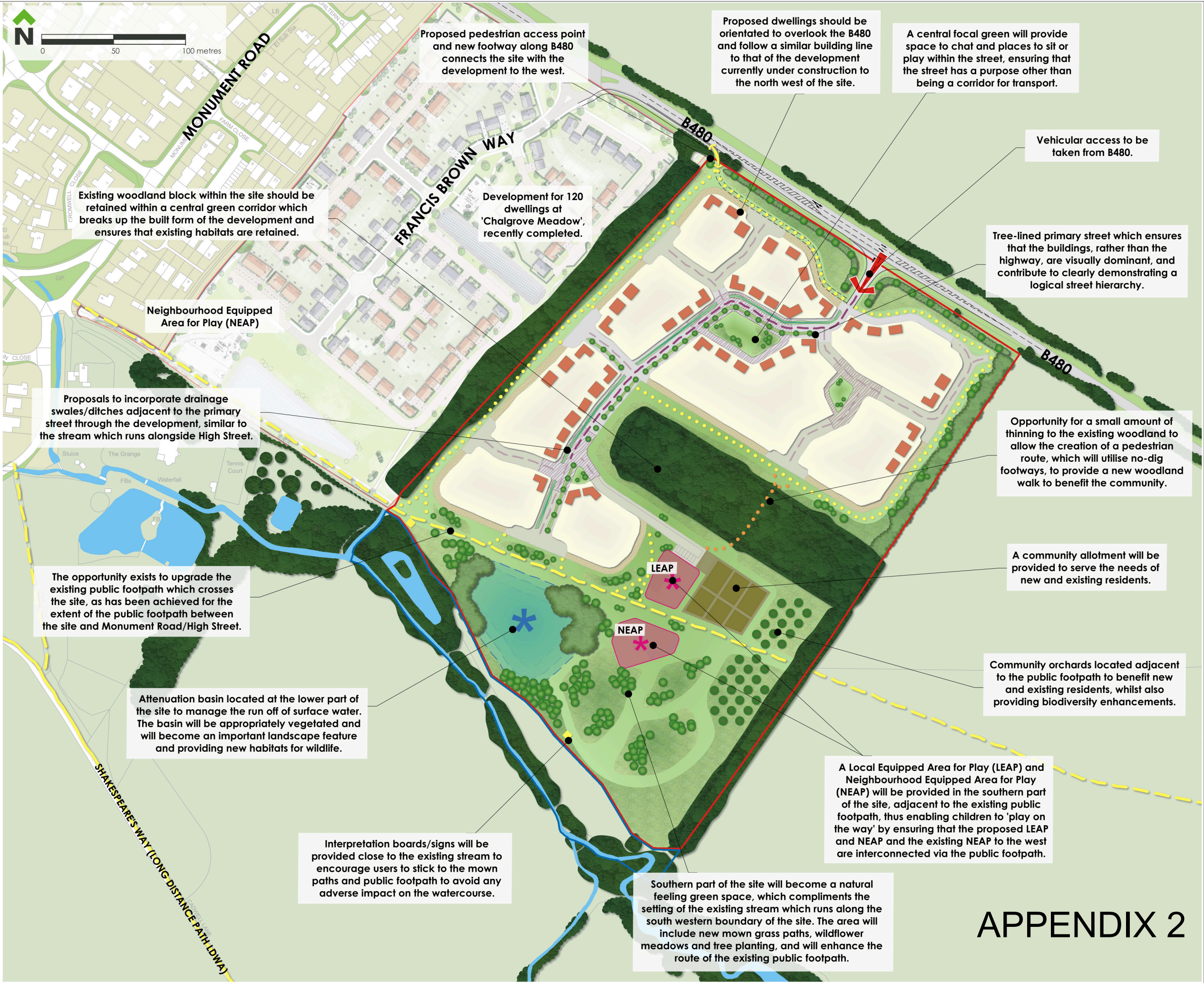


Site Boundary: **10.94ha**



Land in control of applicant: **0.95ha**

Rev	Date	By	Description
<div><div>environmental</div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>t</div>01462 743647</div><div><div>e</div>ashwell@csaenvironmental.co.uk</div><div><div>w</div>csaenvironmental.co.uk</div></div>			
Project	Land off B480, Chalgrove		
Title	Site Location Plan		
Client	Gladman Developments Ltd		
Scale	1:2500 @ A3	Drawn	RC
Date	Feb 2025	Checked	RR
Drawing No.	CSA/5776/118	Rev	-



Site Boundary: 10.94ha

LAND USE

Proposed developable area: 4.51ha (approx. 160 dwellings @ 35 dph)

Proposed new areas of public open space

Existing vegetation

Proposed areas of tree planting

Proposed community orchard

Proposed community allotments

Proposed wildflower meadows

Proposed children's play areas
LEAP- Local Equipped Area for Play
NEAP- Neighbourhood Equipped Area for Play

Proposed Sustainable Drainage Features (SuDS)

Proposed interpretation board

ACCESS & MOVEMENT

Proposed vehicular access point

Proposed pedestrian connection

Proposed primary street

Proposed secondary street

Proposed shared street space

Proposed private lanes/drives

Proposed recreational routes

Proposed woodland walk

EXISTING CONTEXT

Existing public footpaths

Existing water courses

A	18.02.25	RC	Red/blue line amended
Rev	Date	By	Description
<div><div><div>CSA</div><div>environmental</div></div><div><div>Divies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>01462 743647</div><div>ashwell@csaenvironmental.co.uk</div><div>csaenvironmental.co.uk</div></div></div></div>			
Project	Land off B480, Chalgrove		
Title	Development Framework Plan		
Client	Gladman Developments Ltd		
Scale	1:2500 @ A3	Drawn	RC
Date	Feb 2025	Checked	RR
Drawing No.	CSA/5776/111	Rev	A

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APPENDIX 2

**APPLICATION NO.
SITE
PROPOSAL**

[P25/S0643/O](#)

Land at Warren Hill Stadhampton
Outline planning application (with some matters reserved except for access) for up to 15 dwellings, including affordable housing and open space, with all matters reserved other than access.(amended and additional information received 11 April 2025 and amended plan received 24 April 2025).

AMENDMENTS

APPLICANT

Manor Oak Homes

APPLICATION TYPE

OUTLINE

REGISTERED

7.3.2025

TARGET DECISION DATE

4.7.2025

PARISH

STADHAMPTON

WARD MEMBER(S)

Georgina Heritage

OFFICER

Chris Hill

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee as it was called in by Councillor Georgina Heritage, the Haseley Brook Ward Councillor. The reasons included increased traffic, safety concerns regarding the entry/exit on the A329, overdevelopment, lack of amenities, limited public transport and impact on local schools arising from increased demand.



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- 1.2 A location plan is shown above. The application site is located on the eastern edge of the village of Stadhampton between the village built up area and the Newells Farm.
- 1.3 The site covers an area of 1.04 hectares and is bordered on the north by Newells Close, a semi-rural lane and public right of way providing access to Newells Farm and linking into the Ascott Park historic trail. The site is a pair of rectangular fields lying east of the development off Newells Close and Warren Hill. To the east of this parcel lies a pig farm and other agricultural uses. Beyond the pig farm and other agricultural activity lie more open fields in agricultural nature. To the south lies the recently approved Bovis Homes housing site, allowed on appeal. The site lies in a pastoral landscape that separates the built-up part of the village and Newells Farm.
- 1.4 A previous application, P18/S1111/O, was refused under delegated authority on the 11 March 2019. This application included an additional parcel of land north of Newells Close and was for 30 dwellings. The reasons for refusal that formed part of that decision are included and discussed later in this committee report. The refusal of this application is a material consideration in this current application.
- 1.5 The number of dwellings proposed on the site has been reduced by 50% and there has since been numerous revisions to the National Planning Policy Framework (NPPF) including most recently in December 2024. Between these two factors, the planning context and application scale has changed materially.
- 2.0 **Proposal**
- 2.1 The application is made in outline with access to the site not reserved. All other matters (appearance, layout, scale, landscaping) are reserved for later consideration. The proposal is for a residential development including the following:
- Up to 15 dwellings, including a policy compliant level of affordable housing (40% or 6 dwellings)
 - 0.56ha of Public Open Space (46% of the site)
 - Drainage, Landscaping, Biodiversity Net Gain.
- 2.2 Access to the site is included in detail as part of this outline application, with one vehicle access point proposed taking access from Warren Hill to the west. An additional pedestrian access point would be located to the north onto Newells Close. Both are shown on the parameter plan. The location plan is shown at **Appendix 2** and the parameters plan is shown in **Appendix 3**.
- 2.3 The site covers an area of 1.04 hectares and is bordered on the north by Newells Close, a semi-rural lane / public right of way providing access to Newells Farm and linking into the Ascott Park historic trail. The site is a rectangular pair of fields lying east of the development off Newells Close and Warren Hill. To the east of this parcel lies a pig farm and other agricultural uses. Beyond the pig farm and other agricultural activity lie more open fields in agricultural nature. To the south lies the recently approved Bovis Homes

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housing site, allowed on appeal. The site lies in a pasture landscape that separates the built-up part of the village and Newells Farm.

- 2.4 A parcel of land, within the same ownership, sits to the north of Newells Close. As this land sits outside of the red line it would not be developable land, but may be used to secure Biodiversity Net Gain. Amendments were received on the 11 April 2025 correcting the Biodiversity Net Gain Calculations.
- 2.5 Additional amendments were received on the 24 April 2025 concerning the alteration of the wording on the Parameters Plan so that it specified a maximum of two storeys for the dwellings and that the pedestrian link to the north would be definite.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Statutory Consultee Responses

A summary of consultation responses is provided below. The full comments are available via the Council's Planning Public Access Portal.

	Representation	Comments
3.1.1	Stadhampton Parish Council	Concerns raised. Need for sufficient associated supporting infrastructure and services for a development of this size. Understanding that small and medium estates will likely be endorsed but that supporting infrastructure and services may be an after thought/non-priority. Concerns that flood water management infrastructure is insufficient or overstrained in and around Stadhampton. Request for a strategic narrative from SODC as to how infrastructure and services will be enhanced to support this and future developments.
3.1.2	Oxfordshire County Council – Highway Authority	No objection subject to S106 and conditions. <ul style="list-style-type: none">- There would be an increase of 9 two-way vehicle trips in the AM and PM peak hours, which would be acceptable.- No amendments would be sought to the junction of Newington Road/B480 due to

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	<p>the low number of dwellings and associated vehicle trips.</p> <ul style="list-style-type: none">- The principle of access is acceptable, and detailed drawings can be addressed as part of the associated reserved matters planning application and the required S278 agreement.- The development is within walking distance of a farm shop, convenience store, public house (Officer Note: It is understood that the public house referred to is the hotel bar that continues to operate) community hall, primary school and public transport facilities.- Adequate walking provisions and routes, whilst not to a high standard, are considered to exist against the backdrop of the North Newington appeal site (ref APP/Q3115/W/15/3035899).- A 'potential' pedestrian connection to the north would be required as part of the reserved matters application (Officer Note: This has been altered to affirm this connection, with the parameter plan now just specifying 'pedestrian connection')- The site is served by a single bus service (City 151) which would have financial contributions sought (Total: £19,890 for via a S106 agreement.- A Travel Information Pack (TIP) would be required, produced and issued to the occupants of dwellings, secured via condition.
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3.1.3	Oxfordshire County Council – Lead Local Flood Authority	<p>No objection subject to conditions.</p> <ul style="list-style-type: none"> - Details to be secured at reserved matters stage. - Infiltration should be designed as shallow as possible. - Consideration should be given to urban creep. - Conditions pertaining to water quality and SuDs maintenance also requested.
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3.2 Council –Technical Officer Comments

	Representation	Response
3.2.1	Landscape Officer	<p>No objection subject to conditions.</p> <ul style="list-style-type: none"> - The proposed development would not cause a level of unacceptable landscape and visual harm that would warrant refusal under Local Plan Landscape Policy including ENV1. - Proposed development would have some impact on the local landscape of the site and immediate vicinity of the site, with the most significant visual impact being from the housing adjacent to the west and the Prow to the north. - A 15m wide area of open space to the east would soften the interface of the site with the more open countryside. - The parameter plan should state the proposed storey number/height on the plan (Officer Note: Maximum storey height of 2 added to parameter plan).
3.2.2	Ecology Officer	<p>Comments received 01/04/2025: Minor corrections sought.</p> <p>Comments received 25/04/2025: No objection subject to conditions and legal agreement for BNG.</p>
3.2.3	Drainage Officer	No objection subject to conditions.
3.2.4	Forestry Officer	No objection subject to conditions.
3.2.5	Air Quality Officer	No objection subject to conditions.

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3.2.6	Environmental Protection Officer	No observations.
3.2.7	Contaminated Land Officer	Suggested condition concerning ground contamination management.
3.2.8	Housing Development	Comments <ul style="list-style-type: none"> - Compliance with affordable housing mix/tenure and S106 agreement required.
3.2.9	Waste Management Officer	Comments <ul style="list-style-type: none"> - A full refuse strategy will be required at the Reserved Matters stage.
3.2.10	Urban Design Officer	Comments <ul style="list-style-type: none"> - Compliance with Joint Design Guide (JDG, 2016) required. - Parameter plan submitted should have information on green infrastructure, movement and access, density and building heights. - Landscape led masterplan is key. - Boundary treatments should be considered. - Focal points important. - Specific design choices on illustrative layout need to be reflected on. - Street trees, landscaping, parking, open space, play, BNG and SuDs should be considered. - Density and urban grain seem acceptable and fit better with urban fabric compared to previous scheme. - Timber boarding should be used for detailing only.
3.2.11	Designing Out Crime Officer (Thames Valley Police)	Comments <ul style="list-style-type: none"> - Green space should be proactively protected and overlooked. - Rears of properties should be considered in terms of safety. - Parking should be overlooked.

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		<ul style="list-style-type: none"> - Boundaries between dwellings and public space should be robust. - Defensible space should be provided for dwellings. - Bins and cycle stores should be secure. - Adequate site lighting should be included. - Utility meters should be located where accessible and visible from public realm.
3.2.12	Oxfordshire County Council – Education	No objection as due to scale there is no expected need for additional school provision.
3.2.13	Oxfordshire County Council – Archaeology	No objection subject to conditions.

3.3 Local Residents

A wide public consultation with neighbours was carried out. There have been 36 letters objecting to the proposal. The reasons given for objecting and the reasons for support are summarised as follows, with the full comments being available via the Council's website under the planning reference number.

- Site is not allocated and is speculative development.
- Total increase in dwellings to Stadhampton.
- Potential for further dwellings were this be allowed.
- Lack of enforcement over planning conditions on nearby developments.
- Overdevelopment and over delivery of dwellings in market terms.
- Concern regarding whether dwellings will be truly 'affordable'.
- Adjacent applications for the conversion of non-residential dwellings will compound issues.
- Impact on existing character of the area, including intrusion onto open countryside and change to edge of village.
- Loss of agricultural land.
- Loss of existing natural habitat.
- Loss of green open space.
- Inaccurate documentation.
- Inadequate local key services to support additional dwellings including shops, schools, public houses, post office and doctor/medical services.
- Incorrect description of transport links.
- It would not encourage Active Travel.
- Unsafe pedestrian environment in surrounding village, especially at night.
- Limited off street parking availability and increased stress on that which is available.
- Increased vehicular movements through Warren Hill, including poor access for waste and delivery vehicles.

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- Impact on bridleway/public footpath to the north.
- Inadequacy of flood assessment due to recent trends.
- Concerns regarding supply of water service and sewage capacity to existing and proposed dwellings, including flooding of local brook linking villages.
- Concern regarding ability to construct without significant disruption.
- Loss of privacy.
- Loss of outlook.
- Increase in noise and disturbance to existing residents.
- Impact on ability to work from home.
- Lack of archaeological investigation.
- Impact on protected species.

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
P18/S1111/O	Outline application for the proposed erection of approximately 30 dwellings with associated infrastructure, landscaping, open space and access (all matters reserved except for access)	Refused (11/03/2019)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 2 (section 10b) requires local planning authorities to screen infrastructure projects to determine whether significant effects on the environment are likely and whether an Environmental Statement is required. The screening threshold and criteria for an infrastructure project is advised to be more than 150 dwellings or where the overall area of the development exceed 5 hectares.

5.2 The proposed development does not exceed this threshold and there is no other reason for the development to be subject to EIA screening.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

Section 2 - Achieving sustainable development

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the climate change, flooding and coastal change

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Section 15 - Conserving and enhancing the natural environment

6.2 Development Plan Policies

STRAT1 - The Overall Strategy

STRAT2 - South Oxfordshire Housing and Employment Requirements

STRAT5 - Residential Densities

H1 - Delivering New Homes

H11 - Housing Mix

H8 - Housing in the Smaller Villages

H16 - Backland and Infill Development and Redevelopment

ENV1 - Landscape and Countryside

ENV2 - Biodiversity - Designated sites, Priority Habitats and Species

ENV3 - Biodiversity

ENV6 - Historic Environment

ENV7 - Listed Buildings

ENV9 - Archaeology and Scheduled Monuments

ENV11 - Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)

ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES3 - Design and Access Statements

DES4 - Masterplans for Allocated Sites and Major Development

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES7 - Efficient Use of Resources

DES8 - Promoting Sustainable Design

DES9 - Renewable Energy

DES10 - Carbon Reduction

TRANS2 - Promoting Sustainable Transport and Accessibility

TRANS4 - Transport Assessments, Transport Statements and Travel Plans

TRANS5 - Consideration of Development Proposals

INF1 - Infrastructure Provision

INF4 - Water Resources

EP1 - Air Quality

EP3 - Waste collection and Recycling

EP4 - Flood Risk

CF5 - Open Space, Sport and Recreation in New Residential Development

6.3 Emerging Joint Local Plan 2041

The council has prepared a Joint Local Plan for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The Joint Local Plan was submitted to the Secretary of State on 9 December 2024 for independent examination. The Local Plan has now been subject to

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independent examination by a Planning Inspectorate, with the determination of the acceptability of the plan being expected in the coming weeks.

In line with paragraph 49 of the National Planning Policy Framework, decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the Framework. The starting point for decision taking remains with the policies in the current adopted plan.

The Joint Local Plan is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the Joint Local Plan.

6.4 Neighbourhood Plan

At present Stadhampton does not have a neighbourhood plan, nor is one in an advanced or prepared state.

6.5 Supplementary Planning Guidance/Documents

- South Oxfordshire and Vale of White Horse District Councils' Joint Design Guide 2022 (JDG)
- Developer Contributions Supplementary Planning Document 2023
- South Oxfordshire and Vale of White Horse Landscape Character Assessment 2024
- South Oxfordshire District Council Air Quality Developer's Guidance
- Oxfordshire Local Transport and Connectivity Plan
- South Oxfordshire District Council and Vale of White Horse District Council Joint Landscape Assessment (September 2024)

6.6 Other Relevant Legislation

6.6.1 Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been considered in the processing of the application and the preparation of this report. The recommendation to approve this proposal has been taken within the scope of normal planning policy and will not detrimentally impinge on the human rights of the applicant or any other person. The recommendation has been made in a legitimate and balanced way.

6.6.2 Equality Act 2010

In considering this planning application, officers have had regard to the council's equalities obligations including its obligations under Section 149 of the Equality Act 2010. The proposal will not cause detrimental harm to any person with protected characteristics and has been made in a legitimate and balanced way.

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6.6.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- Principle of Development
- Matters of detail & technical issues:
 - Housing mix and affordable housing
 - Landscape impact
 - Impact on trees and biodiversity
 - Design and accessibility
 - Access and transport
 - Drainage and flood risk
 - Archaeology
 - Infrastructure requirements
 - Other material planning considerations

7.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Principle of Development

7.3 The current development plan consists of the South Oxfordshire Local Plan 2035 (SOLP), there is no adopted or progressed neighbourhood plan in place for Stadhampton.

7.4 The overarching strategy for development in the district is set out in SOLP policy STRAT1 (The Overall Strategy). This seeks to focus major new development in Science Vale, and to provide strategic allocations at specific locations. The strategy supports the role of 'Smaller' and 'Other' Villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services.

7.5 The village of Stadhampton fits into the category of 'smaller village' under the settlement hierarchy described in the SOLP.

7.6 Having regard to Policy STRAT2 (Housing and Employment Requirements), during the plan period provision will be made to deliver a total housing requirement for the plan period of 23,550 homes. The annual requirement up to 2025/2026 is 900 homes per annum. This policy adds that these requirements will be delivered in accordance with the spatial strategy for the district set out in Policy STRAT1 (Overall Strategy), and outlines that the locations and trajectory for housing development is identified in Policy H1 (Delivering New Homes).

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- 7.8 Policy H1 (Delivering New Homes) of the SOLP expands on the spatial strategy in respect of developments for new homes. This policy specifies that residential development ‘will be permitted at sites allocated or carried over by this plan and on sites that are allocated by Neighbourhood Development Plans.’ The application site does not fall within any of these categories. This policy also provides a list of exceptions where sites not allocated in the development plan will be permitted.
- 7.9 Policy H8 (Housing in Smaller Villages) of the SOLP states that the council will support development within the Smaller Villages in accordance with Policy H16 (Backland and Infill Development and Redevelopment). SOLP policy H16 provides a definition of infill development. The scale of the proposed development is modest and limited in nature. The site is located on the edge of Stadhampton village proper, with the buildings to the east being firmly agricultural in nature. Therefore, I do not consider that it can reasonably be classed as ‘infill’ development. The proposal is therefore not considered to fall into any of the categories listed in policy H1 (Delivering New Homes).
- 7.10 The starting point for consideration of this application is that the development plan does not specifically allow for development at this site. It is located adjacent to, but outside of the built up area of Stadhampton. The Development Plan is the starting point for decision making and the NPPF states at paragraph 12 that “Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.” The material considerations relevant to this application are discussed below and weighed into the planning balance at section 9 below.
- 7.11 The applicant contends that there are material considerations that exist to justify a departure from the development plan in respect of the council not being able to demonstrate a five year housing land supply. The requirement for councils to maintain a five year supply of deliverable housing sites against their housing requirement is outlined in paragraph 78 of the NPPF. The NPPF is a material consideration that must be taken into account in the determination of planning applications
- 7.12 The NPPF explains at footnote 8 the circumstances in which the policies which are most important for determining applications are ‘out-of-date.’ For applications involving the provision of housing, this includes situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 7.13 The council released a Housing Land Supply Statement in January 2025 and this outlined that the council can demonstrate a 4.5 years supply of housing land, however, a recent appeal decision indicates that the Council has 4.1 years supply of housing.

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- 7.14 The applicant considers that the council has overestimated the number of deliverable housing sites within the trajectory and that, in reality, the supply position may be substantially lower than that published, although no figure is suggested by the applicant. In the applicant's view, this means that the spatial strategy in the Local Plan is not delivering sufficient homes to meet the council's housing requirement. Although the applicant and the council have different views on the extent of the shortfall, both are in agreement that the council cannot currently demonstrate a five year supply of deliverable housing sites.
- 7.15 Given that the council cannot demonstrate a five year supply, the housing policies referred to in the section above are considered to be 'out-of-date.' This does not mean that no weight can be applied to them, just that the level of weight is reduced.
- 7.16 Given the council's five year supply position, paragraph 11d) of the NPPF is engaged. This means that:
- 'd) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to the key policies for directing development to sustainable locations, making efficient use of land, securing well designed places and providing affordable homes, individually or in combination.'*
- 7.17 In respect of the first criteria of paragraph 11d), footnote 7 of the NPPF outlines the policies in the NPPF that protect areas or assets of particular importance. These relate to habitats sites, sites designated as Sites of Special Scientific Interest, Green Belt, Local Green Space, a National Landscape, a National Park or defined as Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change. The site does not fall within any specially designated areas so none of the policy considerations listed in footnote 7 apply to the proposal.
- 7.18 With regards to the second criteria of paragraph 11d), this requires an assessment of whether any adverse impacts of granting the development would significantly and demonstrably outweigh the benefits. This is commonly referred to as the 'tilted balance' and applies to the consideration of this application. The impacts of the development are again considered in the relevant part of the report, and an overall weighing of the harm against the benefits is carried out in the Planning Balance section.
- 7.19 The application of the presumption at paragraph 11d) has implications for the way communities engage in neighbourhood planning. Paragraph 14 of the

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NPPF therefore provides a further test when the presumption at paragraph 11d is applied for areas that have a Neighbourhood Plan, as follows:

‘In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.’*

As no Neighbourhood Plan is adopted, Paragraph 14 of the NPPF is therefore not engaged and the presumption at paragraph 11d) (the ‘tilted balance’) applies. The tilted balance is considered in the Planning Balance section below.

Housing mix and affordable housing

- 7.21 Policy H9 of the South Local Plan requires schemes with a net gain of 10 or more homes to provide 40% of the total number of dwellings on the site as affordable housing. For a site of 15 units this would equate to 6 affordable homes. The council will expect a tenure mix of 40% affordable rent, 35% social rent, 6% First Homes and 19% other routes to home ownership in accordance with policy H9.

The council's housing team has advised for this site, that this should be as follows:

Tenure mix	Percentage %	Number of units
First Homes	6%	0
Social rent	35%	2
Affordable rent	40%	3
Home ownership	19%	1

- 7.22 The supporting documentation accompanying the application indicates that the proposal will provide a policy compliant level of affordable housing, i.e.40% of the total housing. This is capable of being secured by a legal agreement, together with details of the mix of size and tenure.

In accordance with policy H11, all affordable dwellings and at least 15% of market housing should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings and 5% of affordable dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.

In terms of the market mix of the general needs housing, Policy H11 of the SOLP states that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. Consideration should be given to the Council's latest evidence and any

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Neighbourhood Development Plan evidence. A condition would be required on any planning permission to secure a suitable market mix.

- 7.23 Policy H11 (Housing Mix) of the Local Plan requires a mix of dwelling types and sizes to be provided on all new residential developments to meet the needs of current and future households. The mix of housing should have regard to the council's latest evidence, monitoring and delivery and Neighbourhood Development Plan evidence.

- 7.24 A suitable market mix will be secured through a condition. The latest evidence is the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. Should the application be granted at committee, a condition requiring the market mix to be in broad accordance with the SHMA mix, outlined in the table below:

1 bed	2 bed	3 bed	4+ bed
6%	27%	43%	24%

Landscape Impact

- 7.25 The Joint Landscape Assessment (September 2024) is the most up to date body of evidence concerning Landscape Character within South Oxfordshire.
- 7.26 Stadhampton sits within the National Character Area (NCA) 108 Upper Thames Clay Vale. The description is summarised as follows: “... a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays ... There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places... The area is dominated by watercourses, including the Thames and its tributaries, and there are also lakes associated with mineral extraction areas ... Watercourses and lakes provide important areas for wildlife and recreation. There are a number of major transport routes and patches of intensive industrial influence, including Didcot Power Station. There is little woodland cover (around 3 per cent) but hedgerows and mature field and hedgerow trees are a feature, and many watercourses are fringed with willow or poplar...”. Of course, minor variations in land use also have localised effects on landscape character.
- 7.27 The site itself is a medium sized, arable field of predominantly grassland. The area to the north, within the ownership of the applicant but not within the redline of the application, is of a similar nature. They have both previously functioned as small-scale paddocks and pasture land. To the east sits the aforementioned Newell's Farm and associated structures, whilst to the south sits dwellings along Newbury Hill View and beyond more open, predominantly flat grassland fields.
- 7.28 The application is supported by an LVIA which has assessed the impact of the proposed development on the landscape character and visual amenity of the surrounding area. The Landscape officer has no objection to the proposal.

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- 7.29 The proposed development would marginally extend the current settlement edge of Stadhampton. It would expand into the countryside, but would retain the eastern portion of the site as public open space which would prevent coalescence with the rural structures to the east.
- 7.30 The proposed development would have a localised impact on the landscape, the immediate vicinity of the site and on the immediate setting of dwellings it would sit adjacent to. The proposal would directly affect the characteristics of the application site through the change in land use and the introduction of development which would have an urbanising influence on a small area of pasture and paddocks.
- 7.31 As the application is outline, no elevations or floor plans for the structures have been submitted, nor is the layout or appearance of the dwellings to be determined within this application. The applicant has provided a parameter plan which would fix the broad location of dwellings and open space, with the dwellings situated adjacent to the eastern edge of Stadhampton and the open space east and north of said dwellings. This would function as a 'landscape buffer' by preventing coalescence with Newell's Farm. A play trail for play provision would sit within this open space. In addition, following comments from the Landscape Officer, the parameter plan was updated to limit the dwellings to 2 storeys in height.
- 7.32 Views from Ascott Park would be minimal, with only limited views from the Historic Trail. Glimpsed views of the site from the western edge of the park may be possible but would read the proposed development as part of Stadhampton, with the landscape buffer ensuring this is the case. The proposed development would have little influence on the views within Ascott Park given that it would not adversely alter the visual character of Stadhampton from said distance.
- 7.33 Previously refused application P18/S1111/O was not refused on grounds of adverse landscape impact and concluded that development would have a major to moderate / adverse impact to the view from properties associated with Warren Hill and Newell's Close and the Bridleway B359/4/10 and that it would have a minor / neutral effect on the other visual receptors identified. Notably, this was for a total of 30 dwellings, rather than the 15 that are now proposed. As such, it is reasonable to conclude that the revised scheme would have a moderate impact to views from the properties and a minor to neutral effect on other visual receptors. There is no objection to the development on grounds of landscape.

Impact on trees and biodiversity

- 7.34 There are some small number of trees and grassland features both on and adjacent to the site that make a valuable contribution to the wider landscape and the character of the area. An arboricultural impact assessment has been submitted in support of this outline application with all matters reserved except for access.
- 7.35 The proposed development would require the removal of 1 individual tree and 1 group of trees, all of which would be category C retention value. Neither tree is

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particularly substantial in height or canopy size and are not identified as significant contributors to the tree and landscape character of the area. The Forestry Officer has assessed the proposals and agreed that this is a minor loss of trees. This is acceptable from an arboricultural perspective subject to an appropriate landscaping scheme being agreed as a part of any future Reserved Matters application to help mitigate the losses.

- 7.36 Local Plan policy ENV1 requires development proposals to protect and, where possible enhance, features that contribute to the nature and quality of South Oxfordshire's landscapes, in particular: trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries. In addition, Policy ENV5 requires developments to protect or enhance existing Green Infrastructure, and Policy DES1 requires all new development to be of a high-quality design that uses land efficiently while respecting the existing landscape character and incorporating a network of green infrastructure. The proposal is considered to be in compliance with these policies and is acceptable in terms of tree protection.
- 7.37 This application is subject to mandatory biodiversity net gain (BNG) - within the meaning of Schedule 7A of the TCPA 1990. If planning permission is granted, it will be subject to the (pre-commencement) general biodiversity gain condition. This condition requires the submission and approval of a Biodiversity Gain Plan, demonstrating how a 10% uplift in biodiversity value can be achieved for the development, prior to any works commencing. Much of the detail regarding habitat creation and future management is reserved for the discharge of condition stage.
- 7.38 The Ecology Officer commented on the original submission, specifying that the Biodiversity Net Gain calculation and accompanying biodiversity statement was flawed in terms of its calculations. Amendments were submitted, with the Ecology Officer stating that the calculations now meet the requirements. They further state that a legal agreement is required before determination, to secure offsite BNG habitats and significant onsite enhancements for 30 years, including securing a finalised version of the habitat management and monitoring plan (HMMP) to be provided after detailed design and Reserved Matters approval, prior to commencement. This would be included in a S106 agreement. The Ecology Officer has suggested conditions to ensure that no harm would come to Protected Species including that a Construction Environmental Management Plan (CEMP), biodiversity enhancements and a sensitive lighting strategy to be submitted for approval.
- 7.39 Given the above, it is considered that no adverse impact would arise from the proposed development in terms of trees, ecology or biodiversity and that robust planting and biodiversity net gain could be secured through the appropriate means.

Design and accessibility

- 7.40 Policy DES1 of the Local Plan (High Quality Development) requires all new development to be of a high-quality design that uses land efficiently whilst respecting the existing landscape character of the area. Although the proposal

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is an outline application, with all matters reserved except for access to the site, the applicant has submitted an indicative layout and parameter plan for consideration. They have also submitted a Design & Access statement that outlines the design approach and expected design choices to be made as part of a reserved matters application. Per the previous section of this report, the built form would be located adjacent to Stadhampton, whilst the east and north areas of the site would be public open space, including a play trail and landscaping.

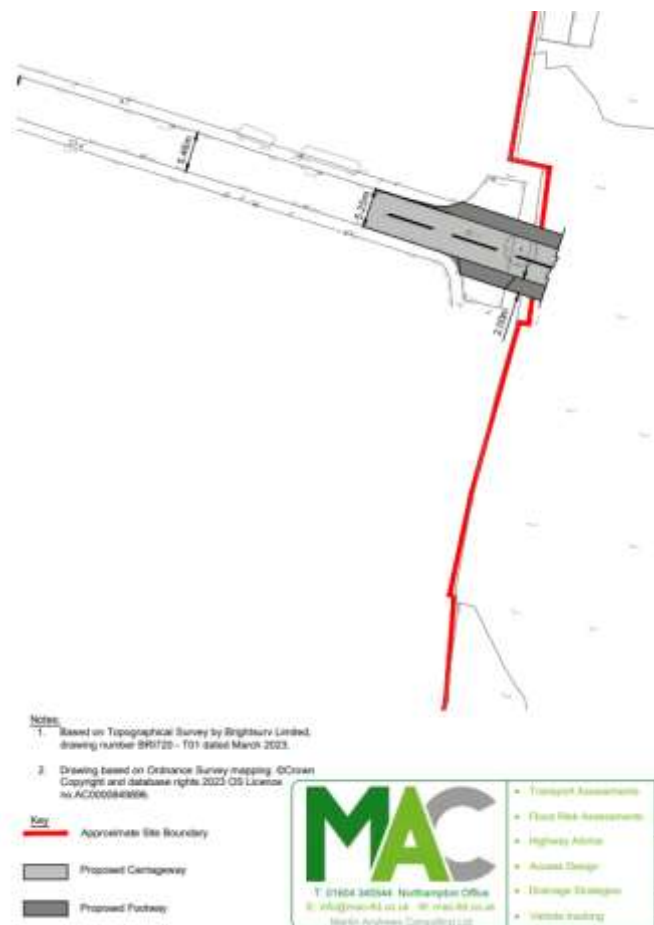
- 7.41 The application proposes 15 dwellings. Previously refused application P18/S1111/O was refused on grounds that the proposed number of dwellings, being 30, would be excessive for the size of the site, the location and the settlement of Stadhampton. Another reason for refusal related to a lack of evidence that the site could accommodate the number of dwellings proposed.
- 7.42 The proposed development is a significant reduction in the number of dwellings, and now includes 0.56ha of Public Open Space, which is almost half of the site (46%). From the Design & Access Statement, parameter plan and illustrative layouts it is clear that the site can accommodate 15 dwellings with comparative ease, and would be of a comparable density to the residential developments that it would adjoin. The South Oxfordshire and Vale of White Horse Joint Design Guide 2022 (Design Guide) does state that open space should not simply be distributed to the periphery of development, but given that the quantum proposed is significant and that it serves a purpose in gradually introducing the start of the rural countryside it is considered acceptable in this circumstance.
- 7.43 The application is in outline and future reserved matters application would include detailed landscape proposals including plant species, size, density, number and location. Tree and landscape planting proposals should be overlaid with all services, including lighting, to identify any conflicts. The submitted illustrative layout does not at present show a robust scheme of tree planting, but this can be addressed by condition and proposed in a reserved matters application. NPPF 136 requires all new streets to be tree-lined, so it will be important for tree planting to also be incorporated into the side streets. Soft landscaping should be prioritised wherever possible. Where engineered tree pit solutions are required, these must be supported by evidence confirming sufficient soil provision. Landscaping should be present within both the public open space and woven within the built environment. Building materials should be in keeping the local landscape character. Lighting should be designed in accordance with South Oxfordshire and Vale of White Horse Lighting Design Guidance.
- 7.44 Extensive comments were made by the Thames Valley Police Designing Out Crime Officer. These comments are welcomed, but pertain to detailed matters that would be addressed at the reserved matters stage.
- 7.45 Whilst it did not constitute a reason for refusal in of itself for the previous application, some concerns were raised about proximity of proposed dwellings and separation distances with dwellings in Newells Close and Springfields. The

illustrative layout achieves the required back-to-side distance of greater than 12 metres, whilst the back to back distances exceed 25 metres. As the layout is not fixed, this would be subject to further scrutiny at a reserved matters stage to ensure that neighbouring amenity is protected in regard to privacy, overlooking or overbearing development. Concerns about 'loss of view' from residents are noted and these comments are considered as part of the Landscape impact earlier in this report, but specific loss of view from a residence is not a material planning matter.

- 7.46 Overall, I am of the opinion that the proposed number of dwellings could be comfortably accommodated on site whilst delivering an amount of public open space that greatly exceeds policy requirement, whilst serving a suitable purpose of gradual transition to the rural countryside.

Transport and Access

- 7.47 The application is in outline form with the matter of the site access to be considered as part of the current application. The vehicular/pedestrian access to the site is to be taken from Warren Hill, from the west. Preliminary details of the proposed site access is shown within the submitted Transport Note on Page 27, included here for reference:



The proposed vehicular access would be achieved by removing the existing turning head and extending the carriageway and footway into the site. Oxfordshire County Council Local Highways Authority (OCC LHA) submitted comments concerning the application. OCC LHA have stated that whilst the

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principle of this arrangement is acceptable that details (including associated swept path, alternative turning, vehicle crossover alterations etc) have not been submitted at this time. These details can be addressed by condition. Given the available land within the site, I am of the opinion that swept path analysis for refuse vehicles would be readily achievable.

7.48 Whilst OCC LHA registered no objection, they acknowledge that Stadhampton itself is not well served by public transport options and facilities are limited within the village. Manual for Streets, at section 4.4 discusses the “walkable neighbourhood” defining it as “typically characterised by having a range of facilities within 10 minutes’ (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot.” Whilst it is recognised that this is not an upper limit the relative inaccessibility and limited options that the site presents suggests that many journeys that might be made on foot or by cycle from another part of the village would be made by car from this site. It is acknowledged that most residents would make use of a private vehicle for the purpose of healthcare, secondary and above education or larger shopping trips.

7.49 The proposed development would be within walking distance of the following:

- Farm shop
- Convenience store (albeit with limited offerings)
- A hotel bar (but not a public house)
- Community Hall
- Primary School
- 151 City bus link

7.50 OCC LHA described the expected route that pedestrians may take towards the local facilities:

“From the site, pedestrians are able to walk westwards along both sides of Warren Hill and north along the footway of Newington Road (A329) towards Newell Close and Bear Lane. Pedestrians can then either use Bear Lane (shared surface) or continue along the Newington Road (A239) footway until it terminates at the other end of Bear Lane. At this point, pedestrians turn right onto public footpath 359/22, which is a short route that provides a connection between Newington Road (A329) and the B480 (Thame Road) and on to local facilities within the village. In addition, a pedestrian route would be provided onto the Bridleway (359/4) to the north, as shown on the parameter plan.

7.51 OCC LHA have confirmed that the pedestrian footpaths do provide reasonable connections/provisions to the local facilities within the village and they have been considered acceptable at previous appeals. Cycle provision would be conditioned and sought as part of any reserved matters submission, in line with OCC Cycle Standards.

7.52 The submitted Transport Statement indicates that an additional 9 two-way vehicle trips in both the AM and PM peak hours would arise owing to the reliance on private cars in this location. Part of this would be owing to the expectation that a number of future residents may be travelling to employment

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opportunities outside of Stadhampton. Various measures are proposed to support active travel to and from the site, such as contributions towards the provision of public transport. These matters are factored into the planning balance in section 10 below.

- 7.53 This level of traffic movement is not expected to have a detrimental impact on the junction of Warren Hill / Newington Road (A329) or Warren Hill. In addition, OCC LHA are of the opinion that the proposed development will not have a material impact on the junction of Newington Road (A329) and Thame Road (B480) in terms of vehicle trips. As such, no mitigation works are sought by OCC LHA in this regard.
- 7.54 Illustrative parking is shown as either on plot or to the frontage of its associated dwelling, with visitor parking shown adjacent to the public open space. Details will be submitted at reserved matters stage but this demonstrates that the proposal now contains an appropriate quantum of development.
- 7.55 I am of the opinion that whilst the site would have a fair reliance on the use of the private car that it would not be the sole means of transport available to future residents. Contributions to the public bus service would be required and OCC seek a contribution of £19,890 towards improvements to the frequency of bus service that serves Stadhampton. If the application were to be approved, this would be sought through a S106 Legal Agreement.
- 7.56 Material to transport and sustainability considerations is the Inspector's comments on the North Newington appeal site (ref APP/Q3115/W/15/3035899) to the south. The Inspector concluded that "...most notably the very good level of service provision in the village and the good frequency of buses, I am not persuaded that there would be a disproportionate reliance on car borne journeys contrary to the objectives of the spatial strategy and NPPF". Given all of the above the accessibility of the site is considered acceptable

Drainage and flood risk

- 7.57 The application is supported by a Flood Risk Assessment. This concludes that the site is located within Flood Zone 1 (based on the Environment Agency flood zone maps). It further concludes that the risk of flooding from other sources (pluvial, sewerage, groundwater, artificial water bodies) is low subject to the mitigation measures proposed to be implemented. Groundwater risk mapping indicates a high risk in the north of the site with a low to medium risk of groundwater effecting below ground infrastructure in the northern, non-developed parcel. Surface water management is to be achieved by a combination of infiltration and SuDs features, namely permeable paving and geocellular soakaways.
- 7.58 The Council's Drainage Officer has no objection subject to conditions pertaining to detail, namely a full detailed sustainable drainage scheme, a SUDS Compliance report and a foul drainage scheme, all to be submitted and approved prior to occupation.

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- 7.59 The OCC Lead Local Flood Authority (LLFA) have also submitted comments and offered no objection, subject to the same conditions concerning a sustainable drainage scheme and SUDS scheme. They have noted that they would expect infiltration drainage to be designed to be as shallow as possible. This would be reviewed as part of the discharge of these conditions alongside the subsequent reserved matters application.
- 7.60 The previous application P18/S1111/O was refused on grounds of inadequate demonstration of fluvial flood management and surface water drainage strategy details. Both of these issues have been resolved as part of the revised submission and neither the council's Drainage Officer or OCC LLFA have objected to the proposal, subject to conditions.
- 7.61 Thames Water have clarified they are not objecting to the proposal or seeking conditions on the scheme. Informatives concerning water and waste usage for future dwellings was suggested.

Infrastructure requirements

- 7.62 On-site infrastructure can be secured through a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). In addition to the affordable housing, the on-site public open space (a minimum of 0.56ha), would need to be secured through the provisions of a S106 agreement, in accordance with policy CF5.
- 7.63 In accordance with the council's S106 Planning Obligations Supplementary Planning Document, the following additional financial contributions (all to be index linked) towards on-site infrastructure are necessary:
- Provision of recycling / refuse bins - £212 per dwelling
 - Street naming and numbering - £268 per 10 dwellings
 - Monitoring fees - £5,834
- 7.64 In relation to the functions that they administer, Oxfordshire County Council have sought the following contributions (index linked) and provisions to directly mitigate the impact of the development:
- £19,890 (£1,326 x 15) - Bus Service contributions (City 151)
 - £1,528 – Householder Waste Recycling Centre Contribution
 - Administration and Monitoring fee
- 7.65 No contributions to education are sought as there is sufficient capacity in the local schools.
- 7.66 Furthermore, the application is CIL liable. South Oxfordshire District Council adopted their CIL Charging Schedule on 1 April 2016, and a new CIL Charging Schedule was adopted 3 January 2023. This scheme would be liable for CIL at a rate of £225+ indexation per square metre of development, and an exemption is available for affordable housing.

Archaeology

- 7.67 The site is located in an area of archaeological interest and the results of an archaeological field evaluation support the application proposals. The OCC Archaeologist has reviewed the desk-based assessment that was submitted with the application and they have noted that the results of trenched evaluation conducted within the application site demonstrate the presence of below ground archaeological remains identifying its occupation and use in the Iron Age and Roman periods.
- 7.68 They have specified that the findings, whilst not significant, will require further investigation and record prior to demolition and commencement on site and have suggested a pair of conditions requiring the submissions and recording of a Written Scheme of Investigation.

Environmental Matters

- 7.69 The primary contamination risks at the site arise from the previous agricultural site uses. The contamination potential is considered to be low. Further site investigation would be required to confirm the potential for contamination on the site. The Council's Contaminated Land Officer has requested a condition to secure a phased risk assessment and remediation strategy and ensure that any required remediation is carried out prior to the occupation of any of the proposed dwellings.
- 7.70 The Council's Air Quality Officer has raised no objection to the application but has requested a condition is attached to any permission to secure the provision of electric vehicle charging points, secure cycle storage and travel packs. This is to mitigate the impacts of the development on local air quality.
- 7.71 The Council's Environmental Protection Officer has not objected, stating they have no observations to make concerning this application.
- 7.72 OCC Minerals & Waste Team have observed that the application is within 0.2km of a Mineral Consultation Area for a Mineral Safeguarding Area for sharp sand and gravel to the west. They observe that the existence of residential development between the proposal and this location means that no impact on future mineral working would occur and therefore they have no objection.

Other material planning considerations

7.73 Carbon reduction

Local Plan policy DES 10 requires development proposals to achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This will increase to 50% from 31 March 2026 and then 100% from 31 March 2030. This reduction is to be secured through renewable energy and other low carbon technologies and/or energy efficient measures. An energy statement is to be submitted to demonstrate compliance. As this application is in outline, it would be necessary to secure compliance with this policy by way of a condition requiring an energy statement to be submitted with any future reserved matters and a requirement for the implementation of those energy saving measures to be verified. A condition will

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also be required to ensure a suitable level of electric car charging points are provided within the site.

7.74 Agricultural land

The application site is agricultural land. The land is classified as Grade 3 (good to moderate quality) on the Agricultural Land Classification map produced by Natural England. Grade 3 is further split into 3a and 3b, Grade 3a is considered to be Best and Most Versatile Agricultural Land, however, Grade 3b is only moderate quality. No soil tests have been carried out by the applicants to clarify the sub-grade of the site, nevertheless the development of the site would result in the permanent loss of a small parcel of agricultural land.

8.0 **PLANNING BALANCE AND CONCLUSION**

- 8.1 An application for 30 homes was refused on this site in 2018, for reasons of overdevelopment, inadequate demonstration of site capacity for the number of dwellings proposed and inadequate flood risk and surface water management documentation.
- 8.2 Notably, the previous development was not refused on grounds of principle. Under the currently adopted Local Plan policies STRAT1, H1 and H8 the development is not considered to be infill and would result in the enlargement of the built up settlement of Stadhampton, a smaller village with South Oxfordshire. As such, the proposed scheme conflicts with the development plan in that it is not a site that has been allocated for development. Unplanned development puts pressure on infrastructure, facilities and services that have not been planned for.
- 8.3 However, the weight to be given to this conflict is reduced given that the council cannot currently demonstrate a five year supply of deliverable housing sites, and policies for the supply of housing are therefore considered by the NPPF to be out-of-date. There are not assets of particular importance, as identified by the NPPF, that would provide a strong reason for refusing the development. There is no neighbourhood plan in place for Stadhampton that may otherwise direct new development, so the additional level of protection set out in paragraph 14 of the NPPF does not apply. The 'tilted balance' therefore applies to this proposal and the presumption in favour of sustainable development attract significant weight.
- 8.4 This 'tilted balance' effectively sets out the starting position that permission is to be granted, even though there is conflict with the development plan. It is still necessary, however, to conduct a planning balance exercise, to ascertain whether the harms arising from the proposal would significantly and demonstrably outweigh the benefits.
- 8.5 The NPPF notes that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to assess whether a proposal constitutes sustainable development it must satisfy the three dimensions, which include the economic, social and environmental planning

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roles. It makes it clear these three roles are mutually dependent and should not be taken in isolation.

- 8.6 With regards to the social dimension, the proposal would support the delivery of housing, including the provision of 40 percent affordable housing, at a time when the council cannot demonstrate a five year supply of deliverable housing sites. In my opinion, this is a material consideration that has significant positive weight in the planning balance. In addition the provision of a limited amount of more homes in the village helps to support and sustain the local facilities and services, an objective supported by Policy STRAT1 of the Local Plan.
- 8.7 The site lies on the south-eastern edge of the village with limited links to facilities within the village, and future residents would need to rely on the private car for most of their needs, contrary to the objectives of the NPPF, the Local Plan and OCC's Local Transport Plan. However, the Inspector on adjoining site Did not consider accessibility to be an issue and this impact is therefore neutral.
- 8.8 In respect of the economic dimension, the Government has made clear its view that house building plays an important role in promoting economic growth. In economic terms, the proposal would provide construction jobs and local investment during construction, as well as longer term expenditure in the local economy through the additional residences. These benefits are small given the scale of development and are given limited positive weight in the planning balance.
- 8.9 With regards to the environmental dimension, the proposed development would encroach into the countryside on the edge of Stadhampton and would have a minor adverse impact on the local landscape. However, the extent to which this would harm the countryside is minimised by the manner in which the site is to be arranged, and the modest number of dwellings proposed. As such, this is afforded limited negative weight.
- 8.10 The development would result in the loss of grade 3 agricultural land. However, some loss will be inevitable in order to secure the delivery of the levels of housing required. Limited weight is afforded to this loss.
- 8.11 The introduction of the revised NPPF in December 2024 and has only reinforced the need to boost the supply of housing, particularly affordable housing. Whilst there are impacts of the proposal which weigh against it, notably conflict with the development plan and some impact on the countryside, taken together they do not significantly and demonstrably outweigh the benefits of providing additional homes. Applying the tilted balance to the proposal it is therefore recommended that permission is granted.

9.0 RECOMMENDATION

9.1 To delegate to the Head of Planning in consultation with the Chair of Planning Committee to APPROVE outline planning permission subject to:

- i) The completion of S106 agreement to secure infrastructure as highlighted in the report, and**
- ii) The following conditions**

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full in Appendix 1:

- 1. Commencement – Outline Planning Permission**
- 2. Submission of Reserved Matters**
- 3. Approved Plans**
- 4. Reserved Matters**
- 5. Maximum Number of Units**
- 6. Market Housing Mix**
- 7. Ecology - CEMP**
- 8. Ecology - Lighting**
- 9. Ecology - Protected Species and Enhancements**
- 10. Landscaping (incl hardsurfacing and boundary treatment)**
- 11. Landscape Management Plan**
- 12. Access**
- 13. Cycle Parking Facilities**
- 14. Electric Vehicle Charging Points**
- 15. Travel Plan**
- 16. Construction Traffic Management Plan**
- 17. Construction Management Plan**
- 18. Drainage Details**
- 19. Surface Water Drainage implementation**
- 20. Foul Drainage**
- 21. Energy Statement**
- 22. Energy Statement Verification**
- 23. Archaeology (Submission and implementation of WSI)**
- 24. Archaeology - Further Investigation**
- 25. Schedule of Materials**
- 26. Tree Protection (Detailed)**
- 27. Tree pits design**
- 28. Contaminated Land - Linked Conditions (1)**
- 29. Contaminated Land - Linked Conditions (2)29**
- 30. Unexpected Contamination**
- 31. Hours of Construction**

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Appendix 1

Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement - Outline Planning Permission	<p>That the development to which this permission relates shall be begun not later than whichever is the later of the following dates:</p> <p>(a) the expiration of three years from the date of this permission; or (b) the expiration of one year from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.</p> <p>Reason: By virtue of Section 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Submission of Reserved Matters	<p>Application for approval of all reserved matters must be made not later than the expiration of 18 months beginning with the date of the grant of outline planning permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
3	Approved Plans *	<p>The development hereby approved shall be carried out in accordance with the following approved plans: Site Location Plan SLP-01 Parameters Plan PPL-01 Rev A except as controlled or modified by conditions of this permission.</p> <p>Reason: To define the terms of the permission.</p>
4	Commencement - Reserved Matters Approval	<p>Details of the scale, appearance, landscaping, layout, and means of access within the site for the development hereby permitted (hereinafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall thereafter be carried out as approved. The submission of reserved matters applications pursuant to this outline planning permission shall demonstrate broad accordance with the Parameters Plan (MANO.220803 PPL-01 A) and shall include drawings showing the following:</p> <ul style="list-style-type: none"> - An overlay plan showing utilities and services including drainage, lighting columns and tree planting - Levels - Vehicular and cycle parking - Refuse and recycling storage plans - Garden sizes - Housing tenure

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		Reason: In accordance with Sections 91 to 95 of the Town and County Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to accord with Policies DES1, DES2, ENV1, H9 and TRANS5 of the south Oxfordshire Local Plan 2025.
5	Maximum Number of Units	<p>The development hereby permitted shall comprise no more than 15 dwellings in C3 use.</p> <p>Reason: To define the terms of the permission and to ensure adequate infrastructure is provided for the development.</p>
6	Market Housing Mix (Outline)	<p>Prior to the commencement of development details of a mix of dwelling types and sizes to meet the needs of current and future households shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the agreed mix.</p> <p>Reason: In accordance with Policy H11 of the South Oxfordshire Local Plan 2035.</p>
7	Ecology - CEMP	<p>Concurrent with the submission of the reserved matters application, a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Updated ecological surveys for relevant habitats and species (for any previous surveys that are over three years old, in line with CIEEM guidance). Updated surveys shall follow national good practice guidelines. b) Risk assessment of potentially damaging construction activities. c) Identification of biodiversity protection zones . d) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction. These shall include measures to protect (1) retained hedgerows and other boundary habitats from physical damage, spillages and other pollution events, dust and ground compaction, etc; (2) foraging badger and hedgehog, from harm during vegetation clearance and from entrapment in the construction area; (3) nesting birds from harm during vegetation clearance and demolition, and (4) reptiles, from harm during vegetation clearance. e) The location and timing of sensitive works to avoid harm to biodiversity features. f) The times during construction when specialist ecologists need to be present on site to oversee works. g) Responsible persons and lines of communication. h) Use of protective fences, exclusion barriers and warning signs.

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		<p>The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason: To avoid impacts on protected species and other ecological features during construction, in line with Policy ENV2 of the South Oxfordshire Local Plan.</p>
8	Ecology - Lighting	<p>Concurrent with the submission of the reserved matters application for landscaping of the development, a sensitive lighting strategy for bats shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall protect the conservation status of local bat populations, by:</p> <p>a) identifying those areas/features on site that are likely to be both sensitive for bats and vulnerable to disturbance from artificial lighting, including: known or potential breeding sites, resting places, foraging areas or important routes used to access key areas of their territory.</p> <p>b) demonstrating that the design and siting of the proposed lighting installation will not disturb or prevent bats using the areas identified in a) (through provision of appropriate lighting plans, isolux contour maps and technical specifications)</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the approved lighting strategy. Under no circumstances should any other external lighting be installed without the written approval of the local planning authority.</p> <p>Reason: to avoid impacts on bats from insensitive external lighting in line with Policy ENV2 of the South Oxfordshire Local Plan.</p>
9	Ecology - Protected Species and Enhancements	<p>Concurrent with the first reserved matters application for appearance of the development, details (including specification, position, height, orientation) of a scheme of features to be provided for protected and priority species, shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes on buildings shall be integrated into the fabric of the development. A minimum number of biodiversity enhancement features shall be provided onsite as follows:</p> <ul style="list-style-type: none"> - eight integrated bird nest boxes for house sparrow <i>Passer domesticus</i> or swift <i>Apus apus</i> - eight integrated bat boxes, and one hedgehog fence tunnel within each length of close-boarded fencing forming a plot boundary (arranged so that each plot is connected to at least two separate adjacent plots or to one other plot and open/public space as appropriate).

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		<p>Thereafter, the development shall be implemented in accordance with the approved details. All features shall be provided prior to first use and shall be retained and maintained thereafter.</p> <p>Reason: To secure biodiversity enhancements onsite, in accordance with Policy ENV2 of the South Oxfordshire Local Plan, The South and Vale Joint Design Guide and paragraphs 187d and 193d of the NPPF.</p>
10	Landscaping (incl hardsurfacing and boundary treatment)	<p>Prior to the commencement of the development hereby approved a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, details of the play trail and the provision of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, play features and an implementation programme. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. 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 or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
11	Landscape Management Plan	<p>Concurrent with the submission of comprehensive details of the proposed landscape works, a maintenance schedule and a long term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:</p> <ul style="list-style-type: none"> a) Details of long term design principles and objectives. b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and play provision. c) A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site. d) Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, native or ornamental hedgerows.

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		<p>The schedule and plan shall be implemented in accordance with the agreed details.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
12	Access	<p>Prior to commencement of works, formal details of the means of access to the site shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the access shall be laid out and constructed strictly in accordance with the approved details and the Local Highway Authority's specifications, with all ancillary works undertaken.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
13	Cycle Parking Facilities	<p>Concurrent with the submission of reserved matters application, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented prior to first use of the development and thereafter retained in accordance with the approved details.</p> <p>Reason: To encourage the use of cycles as a means of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
14	Electric Vehicle Charging Points	<p>Prior to the first occupation of any dwelling hereby approved, a scheme to provide each dwelling with Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each Electric Vehicle Charging Point shall be implemented prior to the occupation of the dwelling it would serve.</p> <p>Reason: To ensure sustainable forms of transport in accordance with Policies TRANS5, ENV12 and EP1 of the South Oxfordshire Local Plan 2035.</p>
15	Travel Plan	<p>Prior to occupation of any part of the development a full and detailed Travel Plan and Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, upon first occupation, the Travel Plan shall be implemented in full and the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.</p> <p>Reason: To promote travel to and from the site by walking, cycling and public transport, in the interests of sustainability and in accordance with Policy TRANS4 of the South Oxfordshire Local Plan 2035.</p>
16	Construction Traffic	<p>A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The</p>

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	Management Plan	<p>approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development. The CTMP shall also state that no deliveries of plant or materials will take place between the hours of 0730 - 0930 and 1600 - 1800.</p> <p>Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
17	Construction Management Plan	<p>No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following has been submitted to, and approved in writing by, the Local Planning Authority.:</p> <ul style="list-style-type: none"> a) the parking of vehicles of site operatives and visitors; b) loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) wheel washing facilities; f) measures to control the emission of dust and dirt during construction; g) a scheme for recycling/disposing of waste resulting from demolition and construction works; h) measures for the protection of the natural environment; <p>The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction methods.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>
18	Drainage Details	<p>No development shall begin until a detailed sustainable drainage scheme has been submitted to and approved in writing by the Local Planning Authority. This shall be based on the Drainage Strategy presented in MAC Pre-Planning Engineering Flood Risk Assessment reference 868-FRA-01-0 dated January 2025, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.</p> <p>No building shall be occupied until the sustainable drainage scheme has been carried out and completed in accordance with the approved details. The scheme to be submitted shall include:</p>

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		<ul style="list-style-type: none"> - Infiltration testing to BRE 365 in proposed soakaway positions; - A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire"; - Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event based on using the latest FEH input data and CV values of 0.95; - Fully detailed sustainable surface water drainage layouts; - Proposed site levels, floor levels and an exceedance plan; - SUDS features and sections; - Landscape plans with sustainable drainage features integrated and co-ordinated as appropriate; - Drainage Construction Details; - Maintenance and Management Plan covering all surface water drainage and SUDS features. <p>Reason: In the interests of managing site surface water and flood risk, in the interests of sustainability and in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
19	Surface Water Drainage Implementation	<p>Prior to the first occupation of the development, a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings in dwg and pdf format, 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 4) Evidence that that remedial works have been completed. 5) Confirm details of management system and responsibilities for future maintenance of the system. <p>Reason: In the interests of managing site surface water and flood risk, in the interests of sustainability and in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
20	Foul Drainage	<p>No development shall begin until a detailed foul drainage scheme sufficient for the associated phase or sub phase and any upstream catchments, has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage scheme has been carried out and completed in accordance with the approved details.</p>

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		Reason: In the interests of providing adequate foul water drainage, in the interests of sustainability and in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.
21	Energy Statement	<p>Prior to the submission of any reserved matters for built development, an Energy Statement, including SAP (Standard Assessment Procedure) calculations in line with the recognised methodology set by Government, demonstrating how the development will achieve compared with code 2013 Building Regulations:</p> <ul style="list-style-type: none"> - for dwellings begun before 31 March 2026 at least a 40% reduction in carbon emissions - for dwellings and development begun after 31 March 2026 at least a 50% reduction in carbon emissions - for dwellings and development begun after 31 March 2030 at least a 100% reduction in carbon emissions <p>The development shall be constructed in accordance with the approved details.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policies DES7, DES8 and DES10 of the South Oxfordshire Local Plan 2035.</p>
22	Energy Statement Verification	<p>Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Statement hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>
23	Archaeology (Submission and implementation of WSI)	<p>Prior to any demolition and the commencement of the development 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 in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).</p>
24	Archaeology - Further Investigation	<p>Following the approval of the Written Scheme of Investigation referred to in condition 22, and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with</p>

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		<p>the approved Written Scheme of Investigation. The programme of work shall make provision for all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the local planning authority within two years of the completion of the archaeological fieldwork.</p> <p>Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2021).</p>
25	Schedule of Materials	<p>Prior to the commencement of development, details of all materials, including samples where required, to be used in the external construction and finishes of the development shall be submitted to and approved in writing by the Local Planning Authority. The development of the site shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
26	Tree Protection (Detailed)	<p>Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Arboricultural Method Statement must include the following:</p> <ul style="list-style-type: none"> (1) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities; (2) The specification and location of temporary tree protective fencing and any ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design, demolition and construction", and details of the timing and duration of its erection; (3) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage; (4) The means of demolition of any existing site structures, and of the re-instatement of the area currently occupied thereby; (5) The route and method of installation of drainage or any underground services in the vicinity of retained trees; <p>Consideration will be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees</p>

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		<p>to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.</p> <p>(6) The details and method of construction of any other structures such as boundary walls in the RPA of retained trees and how these relate to existing ground levels;</p> <p>(7) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'No Dig' construction method, in accordance with the principles with in Arboricultural Association Guidance Note 12 "The use of cellular confinement systems near trees" and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage.</p> <p>(8) Provision for the supervision of ANY works within the RPA of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.</p> <p>Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>
27	Tree pits design	<p>Details of the tree species and the tree pits shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site. All trees to be planted within hard surface areas shall be planted in the first planting season after the first use of the buildings. The tree/s must be planted into site specific tree pits. The tree pits are to be a crated pit design that incorporates technology that will enable tree/s to successfully grow in hard surface environments. The pits must provide the significant quantities of growing medium required to allow the trees to become established and grow on to maturity, sustaining the trees in a healthy condition and allow for ease of maintenance. In the event of any of the trees so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree of a species first approved by the Local Planning Authority, be planted and properly maintained.</p>

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		Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.
28	Contaminated Land - Linked Conditions (1)	<p>Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites'. Each phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.</p> <p>Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.</p> <p>Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
29	Contaminated Land - Linked Conditions (2)	<p>The development shall not be occupied until any previously approved remediation strategy has been carried out in full and a validation report confirming completion of these works has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
30	Unexpected Contamination	<p>The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken. Where land contamination investigation/remedial works are required this</p>

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		<p>must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority. Reason - To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
31	Hours of Construction	<p>The hours of operation for the construction of the development shall be restricted to 8:00 am - 6.00 pm Monday to Friday and 8.00 am - 1.00 pm on a Saturday. No work shall take place on Sundays or Public Holidays without the prior written authority of the Local Planning Authority.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>

Informatives

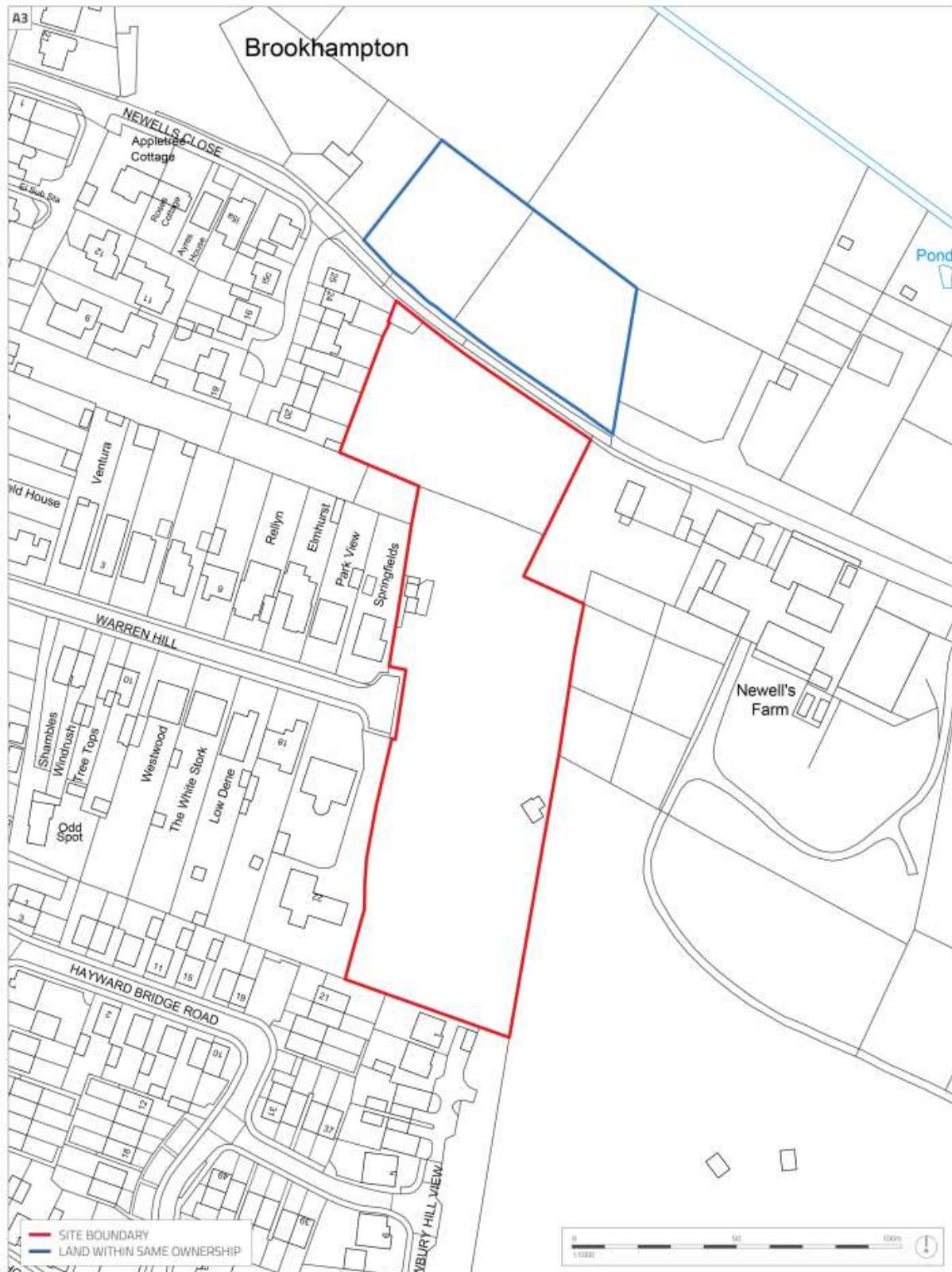
1	Private Roads	<p>The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer 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.</p>
2	Details	<p>Construction details, materials and street lighting etc. associated with the development have not been considered at this stage and will be reviewed as part of the technical approval process in relation to S278 and S38 or Private Streets Agreements.</p>
3	Public Highway	<p>Where works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:</p> <ul style="list-style-type: none"> i. a Section 184 Notice under the Highways Act 1980, or ii. a legal agreement between the applicant and Oxfordshire County Council.

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4	Speed 20mph	All estate roads within the site will be subject to a 20mph speed limit. As a result, an appropriate Traffic Regulation Order will be required as part of a S38 process, where applicable.
5	Thames Water 1	A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk . Please refer to the Wholesale; Business customers; Groundwater discharges section.
6	Thames Water 2	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater .

Appendix 2

Location Plan



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Rev	Description	Date	By
1	Issue for planning	24.02.25	685

Project	Land at Brookhampton
Drawing	Site Location Plan - 01
Client	Major Oak Homes
Job no.	MANO230803
Date	24.02.25
Dwg no.	SUP-01
Scale	1:1000 @ A3
Rev.	-
Author	685



Appendix 3

Parameters Plan

