
APPLICATION NO.	P23/V2861/O
SITE	Land north of Copenhagen Drive Abingdon, OX14 1RF
PROPOSAL	Hybrid application comprising: 1. Outline application with all matters reserved except access and layout for C3 Residential Development, open space, associated car parking, green infrastructure and; 2. Full planning permission for the erection of a Care Home (C2) with associated access, car parking, landscaping and drainage, which is capable of coming forward in distinct and separate phases in a severable way.
AMENDMENTS	Amplified by amendments submitted 24 & 29 January, 29 July, 20 August, 14 October, and 4 November 2024
APPLICANT	HDD Abingdon Limited
APPLICATION TYPE	OUTLINE
REGISTERED	3.1.2024
TARGET DECISION DATE	29.11.2024
PARISH	ABINGDON
WARD MEMBER(S)	Eric de la Harpe Robert Maddison Robert Clegg
OFFICER	Hanna Zembrzycka-Kisiel

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to Planning Committee as Abingdon Town Council object to the proposal.
- 1.2 The proposal is a hybrid application comprising: 1. Outline application with all matters reserved except access and layout for C3 Residential Development, open space, associated car parking, green infrastructure and; 2. Full planning permission for the erection of a Care Home (C2) with associated access, car parking, landscaping, and drainage, which can come forward in distinct and separate phases in a severable way.
- 1.3 The application site is a greenfield, measuring approximately 2.08 hectares, and is located towards the north-west part of Abingdon. Copenhagen Drive is adjacent directly to the south of the site with existing residential development located to the south of Copenhagen Drive. Wootton Road is located to the east, whereas A34 runs to the north-west of the application site. An Aldi Supermarket is located to the north of the application site.
- 1.4 The application site forms part of the North-West of Abingdon strategic site that is allocated for *‘around 200 homes subject to master planning’* in the Local Plan 2031 Part 1 (LPP1).

1.5 Outline planning permission (ref. P17/V1336/O) was granted in February 2018 for up to 200 dwellings on the area of the allocation to the east of Wootton Road, reserved matters was granted in July 2020; the site is nearly at the completion stage.

2.0 **PROPOSAL**

2.1 The proposal is a hybrid submission that seeks:

- **Outline** planning permission for residential development with all matters reserved except access and layout for, open space, associated car parking, green infrastructure, and,
- **Full** planning permission for the erection of a 75-bed Care Home with associated access, car parking, landscaping and drainage.

2.2 The Outline and Full elements of this submission are designed to enable each element to be delivered separately. All plans and supporting technical documents accompanying the application are available to view online at www.whitehorsedc.gov.uk.

2.3 Since submission of this application in December 2023 officers have carried out all the appropriate consultations, assessed the scheme and been in negotiations with the applicant around the details of the proposal and what it can deliver in terms of required infrastructure and quantum of housing, with amendments made through additional supporting information.

2.4 The initial submission consisted of outline planning application for residential development and full planning application for a Care Home and Day Nursery. Following detailed review of the received consultation responses an amended scheme proposes replacing the Day Nursery with an additional 8 residential dwellings taking the total number to 39.

2.5 A location plan is illustrated below:



The latest layout plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

A summary of responses received to the original proposal and to the amendments is below. All comments received can be seen in full online at www.whitehorsedc.gov.uk.

3.1 Publicity

This application has been publicised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and the Council's procedures, including the Statement of Community Involvement (SCI), December 2022.

3.2 Statutory Consultee responses

Representation	Comments
Abingdon Town Council	<i>November 2024 Comments</i> Objection • Should the application be granted we require that the Lodge Hill interchange is opened before there is any occupation of the site. • The comments from Thames Valley Police and the Vale of White Horse Waste and Tree officers are addressed. • Abingdon Town Council have serious ongoing concerns over the lack of NHS services in Abingdon and although we note the Integrated Care Board's requested contribution, we feel that this is insufficient for the extra demands created by a care home of this size and the additional residential housing included in this application. • Abingdon Town Council still considers that a care home and residential this close to the A34 raises severe concerns over noise and air pollution to the residents and their resulting quality of life. • Abingdon Town Council recognises local residents comments that irrespective of any traffic surveys local knowledge confirms that the traffic problems in this whole area will deteriorate further with traffic related incidents becoming more likely <i>February 2024 comments</i> Objection • Concerns regarding traffic, water management and environmental risks to new residents • Any development at the site will cause significant additional traffic onto Wootton Road and the roundabout which must be addressed. If approved a condition should be applied that the new housing and care home cannot be occupied before the Lodge Hill

	roundabout is introduced. - Concerned about risk of flooding as excess water will use the drain installed by Aldi and will end up in Larkhill stream. There has recently been flooding around Larkmead School which may have been exacerbated by pressure on Larkhill stream which runs close to the site. This is likely to be worsened by the proposed development. - Concern over the environmental impact on residents in the proposed development due to the proximity to the A34. The potential for noise and pollution must be taken into account. - The planning authority should take into account the need for adequate provision of NHS services in Abingdon which are already under increased pressure following expansion of the number of residents in the town.
National Highways	<i>April, August and October 2024 comments:</i> No objections subject to condition - Boundary Fence the boundary fence shall be constructed as per the boundary plan. <i>March 2024 comments:</i> Objection - Proposes Boundary Treatment – we note that 1.8metre close boarded fence is proposed alongside the boundary with the A34 (drawing no: 22601-305) but only around the area of the nursery. The area north of the nursery, that also runs alongside the A34 boundary only seems to show low vegetation. There is a potential that cars manoeuvring in that area, when parking, may cause dazzle of traffic on the A34 travelling southbound. - The Opportunities and Constrains drawing (no: 22601-315) – shows ‘the noise stand-off area’ alongside the boundary running in parallel with the A34. It is unclear if this is intended to be planted, have a noise fence or bund erected, noting that far end towards the Copenhagen Drive is showing as ‘safeguarded for highway and cycleway’. - Further to that, there is a ditch that belongs to National Highways and runs from Wootton Road towards the footbridge on Copenhagen Drive where it enters a piped system. We require access to it for inspection and maintenance in perpetuity. <i>February 2024 comments:</i> Objection

	• Further information required to assess the impact of the proposal on the A34. • 1.8 metre close boarded fencing is proposed along the boundary of A34 but only around the area of the nursery. The area north of the nursery along the A34 boundary only shows low vegetation. There is a potential that cars manoeuvring in that area when parking may cause dazzle of traffic on the A34 travelling southbound. • It is unclear whether the 'noise stand-off area' shown on the opportunities and constraints plan is intended to be planted, have a noise fence or bund erected. • There is a ditch that belongs to National Highways and runs from Wootton Road towards the footbridge on Copenhagen Drive where it enters a piped system. Access is required to it for inspection and maintenance in perpetuity.
Oxfordshire County Council – Transport and highways	<i>October/November 2024 comments:</i> No objection, subject to conditions • Access to be constructed before occupation • Details of cycle parking facilities to be provided • Visibility splay in accordance with plans • Electric vehicle charging points in accordance with the Councils adopted parking standards • Framework Travel Plan • Travel Information Pack • Construction Traffic Management Plan <i>September 2024 comments</i> Holding objection: • Clarification and amendments required in relation to the site layout and means of access. • Under provision of cycle parking. <i>February 2024 comments:</i> Objection <i>Highway assessment</i> • An assessment for a further 5-year period to 2033 is required taking account of all committed development traffic. Both assessment scenarios (2028 and 2033) are required to take account of the Lodge Hill slip roads which will be in place by 2026. • 2028 baseline traffic flows need to take account of the 2023 traffic surveys. • Percentage of travel by mode used in TA does not correlate with the trip data provided, clarification

	required. • Traffic surveys along Copenhagen Drive adjacent to the site are required to be submitted for review. • TA required to formally review and assess the interaction between the roundabout and the proposed site access. • The traffic modelling is required to model the site access as a staggered junction. • A review of road traffic accidents is required to be undertaken based on data obtained by OCC. <i>Access</i> • Plans are required to be clearly labelled and show dimensions and the full extent of the highway boundary adjacent to the site is required to be clearly shown. • Visibility splays appear to be incorrectly drawn and do not measure as annotated. • Swept paths for refuse vehicle for all turning movement to/ from the access are required. • Proposed uncontrolled pedestrian crossing at the access along Copenhagen Drive should be designed to accommodate cycles. • Length of stagger between the access and Bourlon Wood needs to be 50m. • Access needs to be designed with provision of a ghost island right turn lane. <i>Layout</i> • Plans are required to be clearly labelled and show all dimensions and location of trees should be shown to demonstrate that these do not conflict with visibility splays. • Full extent of the highway boundary adjacent to the site should be shown. • Speed reducing features required where there are straight sections of carriageway greater than 70m. • Long sections showing carriage and footway gradients are required. • Visitor parking is required to be located uniformly across the site adjacent to residential use. • Swept paths for refuse vehicle are required to show the vehicle passing a large oncoming car. • Pedestrian links to Wootton Road and Copenhagen Drive should be provided as shared cycle/ footways at a minimum width of 3m • Pedestrian/cycle link shown adjacent to proposed car home is required to be extended up to the existing footbridge to the west.
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	• A combined cycle/ footway at a width of 3m is required to be provided along the site frontage between the proposed access connecting to the existing cycle/ footway along Wootton Road. • Stage 1 Road Safety Audit and designer's response for layout required. • The full extent of the triangular area is required to be shown and this will be required to be dedicated/ transferred to the Council for future improvement works to the bridge over the A34. <i>Accessibility</i> • A controlled TOUCAN crossing is required along Copenhagen Drive as this will be the main desire line between the site and the wider area of Abingdon and adjacent amenities. • Residential car parking is required to be amended in accordance with OCC standards. A parking schedule is required. • Overprovision of parking for nursery is not acceptable and 16 cycle spaces required. • An assessment of weekend parking for care home is required to assess provision. 38 cycle parking spaces required for care home. <i>Travel plan</i> • Framework Travel plan and travel information pack required by condition. <i>Public transport</i> • Public transport contribution of £95,971.76 required. • Real time information units required to be provided at bus stops on Wootton Road. • Contribution towards the delivery of south facing slips at Lodge Hill slips required.
Oxfordshire County Council – Lead Local Flood Authority	<i>November 2024 comments</i> No objection, subject to conditions Key issues: • The LLFA recognise that pumping is the most viable option for surface water drainage on this site. The applicant has provided confirmation from Thames Water that the proximity of the pumping station to the residential properties is acceptable. • The approved drainage system shall be implemented in accordance with the approved Detailed Design • SuDS verification report • SuDS maintenance report

	<i>October 2024 comments</i> Objection Key issues: • The concerns of the LLFA's previous objection do not appear to have been addressed. <i>August 2024 comments</i> Objection Key issues: • Underground storage/oversized pipes are not acceptable • Pumping is proposed contrary to local guidance and industry best practice • The pump rate of discharge is above Greenfield run-off rates <i>February 2024 comments:</i> Objection • Underground storage in pipes and tanks is not acceptable. • Generally pumping of surface water is not sustainable and is not recommended. There appears to be a ditch at the low point of the site, and this should be investigated. • The rate of discharge should be calculated at 6.7 l/s. • CV values should be amended to be in line with the local standards and guidance.
Oxfordshire County Council – Archaeology	<i>August, October and November 2024 comments:</i> No objection • A report for the archaeological evaluation we requested has been submitted with this planning application. The evaluation has shown that significant archaeological remains do not survive on this site. As such no further archaeological investigations will be required <i>January 2024 comments:</i> Objection • A geophysical survey was undertaken in relation to previous applications on the site, albeit this only included a small area of the northern extent of the current application site. A subsequent targeted trenched evaluation across the area was implemented and whilst its results were limited it served to identify the presence of below ground

Vale of White Horse District Council – Planning Committee - 22 January 2025

	archaeological remains of Late Bronze Age/ Iron Age date to be present. A ditch was also identified within the current application site. • A predetermination evaluation is required to be undertaken across the remaining previously unexamined area of the proposal site. This information will be used to identify potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.
Oxfordshire County Council - Education	<i>August, October and November 2024 comments:</i> No objection • Contributions required towards secondary and special school education. <i>January 2024 comments:</i> No objection • Contributions required towards secondary and special school education. • An operator needs to be identified for the nursery which is assumed to be a commercial operation.
Oxfordshire County Council – Waste Management	<i>January 2024 comments:</i> No objection • The development will increase domestic waste arisings and the demand for all waste management services including Household Waste Recycling Centres (HWRCs). S106 contributions towards HWRCs required.
Thames Water	<i>August 2024 comments:</i> No objection • Applicant is expected to demonstrate what measures will be undertaken to minimise the groundwater discharges into the public sewer • No objections in relation to surface water or foul water network infrastructure capacity. • Identified an inability of the existing water network infrastructure to accommodate the needs of the development. Condition required. <i>January 2024 submission:</i> • Recommended petrol/ oil interceptors be fitting in all car parking/ washing/ repair facilities. • No objections in relation to surface water or foul water network infrastructure capacity. • Information regarding no building or construction within 5 metres of strategic water mains.

	- Identified an inability of the existing water network infrastructure to accommodate the needs of the development. Condition required. - Need clarification on how many children the nursery will cater for.
Designing Out Crime Officer	<i>May 2024 comments:</i> Full planning application – Care home - The bin store must be fully enclosed and secured with a robust door certificated to meet the requirements of LPS 1175 SR2 or equivalent. - Cycle storage for the use of residents of the care home must be fully enclosed and secured to prevent unauthorised access and theft. Visitor cycle storage does not have to be enclosed but should be located adjacent to the building entrance where it is well overlooked by surveillance. - Unable to locate any provision for the secure storage of mobility scooters, and I ask that details of proposed storage are provided prior to permission being granted. Outline planning application – residential Provides advice on: - Rear access routes - Parking - Defensible Space and planting - Surveillance - Bin and cycle stores - Public Open Space - Lighting - Utility Meters <i>January 2024 comments:</i> Objection Full application: - Unable to locate plans for bin and cycle stores. Both must be fully enclosed and secure. - Unable to locate provision for the secure storage of mobility scooters. - Unable to locate plans or elevations for buggy store. - Require specification for hit and miss fencing to nursery boundary. Horizontal hit and miss creates security concerns as it could be climbed. Vertical is required. - Require specification for the metal railing for the nursery garden.

Vale of White Horse District Council – Planning Committee - 22 January 2025

	Outline application: • Rear access routes must be secured to the front of the building line. Rear access routes to plots 3, 4, 11 and 12 require amendments. • Parking must be covered by active surveillance. • Plots with exposed side or rear boundaries (e.g. 14 and 31) should be provided with defensible space and planting. • Corner plots need to 'turn the corner'. • POS and play areas should have natural surveillance • Lighting plans required.
Oxfordshire Integrated Care Board	<i>October 2024 comments:</i> No objection, subject to financial contribution of £61,560.00 <i>January 2024 comments:</i> No objection, subject to financial contribution of £61,560.00
SGN Plant Protection Team	<i>January 2024 comments</i> • Information provided on assets

3.3 Council - professional officer comments

Representation	Comments
Ecology Officer	<i>November 2024 comments:</i> No objection, subject to conditions: • Offsetting to deliver an overall BNG in line with the Local Plan. • A Construction Environmental Management Plan to avoid impacts on retained habitats and protected species during construction. • A Landscape and Ecology Management Plan to guide creation and management of new habitats and enhancements for protected species. • Details of enhancements for protected species to be included within the new care home. • A sensitive lighting scheme to avoid impacts on foraging and commuting bats. <i>October 2024 Comments:</i> Holding objection • Although the information provided assist interpretation of the calculation, previous comments about the condition of proposed grassland are yet to be addressed. • In addition, other errors/discrepancies or omissions need correcting (that relate mainly to the values of the existing ecological features and the detailed BNG

	calculations) <i>August 2024 Comments:</i> Objection • Supporting information has not been included, as requested in my previous response (justification for baseline and proposed habitat types, areas, condition scores and strategic significance scores, plus plans showing the baseline and proposed habitats mapped by UK Habitats classifications). • The submitted calculators therefore do not provide sufficient information for me to assess how practical the proposed onsite creation/enhancement is. • It is also not clear how the calculated net loss is proposed to be offset. • the supporting information for the BNG calculations relating to the infrastructure and care home should be provided. This should also include a statement of the approach to be followed to offsetting, in order to deliver an overall BNG for the FUL component of the application. <i>February 2024 comments:</i> Objection Full application: • Agree with conclusions of the PEA and satisfied that subject to conditions there are unlikely to be any significant ecological impacts from the proposed development on designated sites, priority habitats or protected/ notable species. • Although detailed landscape plans have been included, no information has been provided to demonstrate where the site will deliver a biodiversity net gain. There is reasonable likelihood that the proposed development will deliver a net biodiversity loss, contrary to CP45 of LPP1. • The applicant should submit information to demonstrate that a biodiversity net gain can be delivered including a completed calculation spreadsheet using the latest version of the Defra metric. In the event that the site delivers a net loss, the applicant should submit information regarding how this is to be offset using offsite measures to enhance or create habitats. This request for BNG information is separate to that made for the outline part of the application. • Recommended conditions.
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	Outline application: • Agree with conclusions of the PEA and satisfied that subject to conditions there are unlikely to be any significant ecological impacts from the proposed development on designated sites, priority habitats or protected/ notable species. • No information has been provided to demonstrate whether the site will deliver a biodiversity net gain. • There is reasonable likelihood that the proposed development will deliver a net biodiversity loss, contrary to CP45 of LPP1. • The applicant should submit information to demonstrate indicatively how a biodiversity net gain can be delivered acknowledging that the completed landscape design and net gain balance may change at RM stage. This should include a completed calculation spreadsheet using the latest version of the Defra metric. In the event that the site is likely to deliver a net loss, the applicant should confirm how they intend to offset this loss using offsite measures to enhance or create habitats. This require for BNG information is separate to that made for the full part of the application. • Recommended conditions.
Air Quality	<i>August and October 2024 comments:</i> No further comments <i>January 2024 comments:</i> No objections, subject to conditions: • Electric vehicle points • Travel pack • Secured cycle parking provision
Contaminated Land	<i>August and October 2024 comments:</i> No objection • The content of the requested report satisfactorily addresses the requirements for submission of a 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. • No further observations on this application in respect of contaminated land. <i>January 2024 comments:</i> • Content of the submitted Phase 1 desk report submitted satisfactorily addresses the requirements

Vale of White Horse District Council – Planning Committee - 22 January 2025

	for submission of a Phase 1 contaminated land preliminary risk assessment. • Potential sources for land contamination have been identified which could present a significant risk to the proposed development and intrusive investigations have been recommended in the submitted report to characterise any contamination and substantiate any risk to the proposed use. • Recommended conditions requiring further investigation before development commences and submission of a remediation strategy if required.
Environmental Protection Team	<i>August and November 2024 comments:</i> No further comments <i>January 2024 comments:</i> No objection • The noise mitigation strategy outlined in the assessment will ensure noise levels are acceptable for the dwellings, nursery and care home. • No objection provided the mitigation measures (design features) stated in the assessment are adhered to in full.
Drainage engineer	<i>October 2024 comments:</i> No objection, subject to conditions (submission of): • Detailed sustainable drainage scheme • Detailed foul drainage scheme • SUDS Compliance report • All below ground drainage infrastructure serving more than one property is to be offered for adoption to Thames Water or alternative OFWAT approved water statutory authority. <i>August 2024 comments:</i> Objection • Insufficient survey and investigation has been undertaken at this site to identify suitable options that would prevent a pumped outfall. Given a pumped transfer of flow and volume is proposed, no evidence has been provided to confirm that this would not increase flood risk to areas downstream. • There is still an over-reliance on hard engineered forms of storage within the strategy rather than more sustainable forms of SUDS. As per previous comments surface level SUDS should be prioritised with the site planned accordingly.

	March 2024 comments: Objection • Lack of SUDS – site relies on attenuation in the form of oversized pipes and underground tanks which is not acceptable. Surface level SUDS should be provided. • Water quality – permeable paving has only been provided for private driveways. • Discharge point – discharge proposed in the form of a surface water pump which is not acceptable or sustainable, other discharge points should be explored. • Discharge from the site should be at greenfield rates. • CV values are incorrect.																								
Housing	August and November 2024 comments: • In line with the amendments, it is noted that the applicant has slightly reduced increased the total number of residential dwellings proposed on site to 39. For a site of 39 units, this would equate to 13.65 affordable homes. • However, it is noted that the applicant has rounded up the provision of affordable housing to 14. In line with this, the application is required to deliver in accordance with the affordable housing mix below: <table><tr><th>Tenure mix</th><th>Percentage %</th><th>Number of units</th></tr><tr><td>First Homes</td><td>25%</td><td>3</td></tr><tr><td>Affordable rent</td><td>56%</td><td>8</td></tr><tr><td>Shared ownership</td><td>19%</td><td>3</td></tr></table> January 2024 comments: • It is noted that the applicant has rounded up the provision of affordable housing to 11 units. In line with this, the application is required to deliver in accordance with the affordable housing mix below: <table><tr><th>Tenure mix</th><th>Percentage</th><th>Number of units</th></tr><tr><td>First Homes</td><td>25%</td><td>3</td></tr><tr><td>Affordable rent</td><td>56%</td><td>6</td></tr><tr><td>Shared ownership</td><td>19%</td><td>2</td></tr></table>	Tenure mix	Percentage %	Number of units	First Homes	25%	3	Affordable rent	56%	8	Shared ownership	19%	3	Tenure mix	Percentage	Number of units	First Homes	25%	3	Affordable rent	56%	6	Shared ownership	19%	2
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	• The detailed floor plans submitted confirm that the proposed care home is use class C2 compliant and therefore affordable housing is not required for the care home provision. • The site will be required to deliver 3 First Homes. Unit types, sizes and tenure mix • The table below sets out a suggested mix for the remaining affordable housing units (not including First Homes): <table><tr><td>Unit size</td><td>A/R</td><td>SO</td></tr><tr><td>1b/ 2p flat</td><td>2</td><td>0</td></tr><tr><td>2b/ 4p hse</td><td>4</td><td>2</td></tr><tr><td>Total</td><td>6</td><td>2</td></tr></table> • Two-bed properties should be delivered as houses rather than flats. • 1 or 2 bed flats should be delivered as maisonettes with separate garden spaces. 2-bed flats should not be situated on the second floor or above. • It is noted that the applicant is proposing 3 x3bed houses as First Homes. First Homes must be discounted by a minimum of 30 percent against the market value. After the discount has been applied, the first sale must be no higher than £250,000. The applicant will need to consider this and be confident that the proposed units will meet the price cap following the application of s a 30 percent discount. • Nationally Described Space Standards are required. • Affordable housing should be distributed evenly across a site in clusters up to 8 dwellings for blocks of flats and schemes over 30 dwellings. • Registered providers have previously indicated to us that varying tenures on adjoining units and within the provision of flats can be problematic. Whilst aligning with cluster stipulations, it is advised that rented units are kept together, and home ownership products are kept together for management and maintenance purposes. It is advises that the applicant revises the proposed affordable layout to achieve this. • Affordable housing should be indistinguishable from the market housing. • Parking courts should be avoided with parking spaces provided either on-plot or adjacent to the properties.	Unit size	A/R	SO	1b/ 2p flat	2	0	2b/ 4p hse	4	2	Total	6	2
Unit size	A/R	SO											
1b/ 2p flat	2	0											
2b/ 4p hse	4	2											
Total	6	2											
Forestry Officer	August and November 2024 comments: No objection, subject to conditions:												

	• Detailed Tree Protection • Landscaping Scheme (trees and shrubs only) • Tree pits design <i>March 2024 comments:</i> • The Arboricultural report submitted identifies 9 trees and a 4m section of hedge that would require removal to implement the proposed design layout. • This includes 3 Norway maple within a line of trees along Copenhagen Drive which are under the management responsibility of OCC. It would be a requirement to seek the views of the County Council Tree Team before any works take place. • No objections to the proposed tree removals; the indicative planting shown on the site layout plan proposed demonstrates adequate provision for soft landscaping to mitigate for the loss of trees subject to full landscaping details being provided prior to any works taking place. • Landscaping plans need to consider all proposed infrastructure such as drainage, service routes, highway layouts, vision spays and street lighting. These details could be secured through reserved matters or by pre-commencement conditions. • Detailed landscaping plans would also need to demonstrate that trees planted in areas surrounded by hard surfacing have sufficient rooting volume to develop a healthy root system, likely requiring a crated tree pit design. • A full arboricultural method statement will be required before any works take place, which can be secured by pre-commencement condition.
Landscape Architect	<i>October 2024 comments:</i> No objection, subject to conditions • Lighting and service run positions in association to the tree planting locations. • Landscape Implementation and Management Plan Condition <i>August 2024 comments:</i> Comments • The current redline of the care home scheme does not address the northern boundary of the car park. The treatment of the boundary and the softening of the car park should be part of the care home layout and not part of the housing area layout. • The 1.8m Close Board Fence is proposed on the western redline boundary of the site. However, this

	fence is proposed within the canopy of the boundary vegetation, and will likely require the cutting back of vegetation to install. • Incorrect rooting volumes are proposed for the types of the trees. • No lighting details. • The proposed LAP will require some play planting to provide play value and integrate the play space into the adjacent POS. • Clarity on the proposed bunding will be required at the reserved matters stage. • The above comments predominately relate to the detail rather than impacting on the footprint of the scheme so could be covered by Conditions. <i>January 2024 comments:</i> Objection • Need clarification on proposed boundary treatments. • The 1.8m close boarded fence on the southern boundary of the care home is not appropriate, a softer approach is required as it is a visible boundary and needs a more sensitive treatment. • More appropriate to provide more instant hedging to the boundary between the care home garden and the adjacent footpath to reduce the impact of noise and vehicles along Copenhagen Drive. • Boundary knee rail, especially timber, is not always successful. It is difficult to see on the plans where this is proposed and why this is needed. Would be better to have no or a different treatment to better link to other proposed treatments. • Opportunity to provide more native species into the planting mix around the pumping station, within the POS and hedgerows besides parking. • Street tree planting does not achieve County requirements of no more than 20% of one type of species for biosecurity reasons. Species used in the relation to the nursery parking and also the trees in front of the nursery are different to those associated with the care home to help with species diversity. • Proposed LAP will require play planting to provide play value and integrate the play space into the adjacent POS. Some small pieces of play equipment should be provided as a main road needs to be crossed to access other play spaces. • Details of the LAP, hard details, implementation, planting and boundary details will be required for the residential area and associated play spaces by condition along with a management plan for the site.
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	• The use of the proposed bunding between the site and Aldi is not an appropriate treatment. Unclear if this is required due to noise mitigation. • SUDS provision for housing area is not clear. • Details of lighting would be required to ensure that tree planting and lighting are designed in tandem.
Urban Design Officer	<i>October 2024 comments:</i> Comments • Majority of the concerns have been addressed. • It is acknowledged that some aspects of the proposal (such as boundary treatments, trees, landscape, materials) for the outline part of the application can be addressed via reserved matters. <i>August 2024 comments:</i> Comments • Whilst the proposed outline and full element of the application present some improvements, there are still a few issues that need to be addressed for this proposal to result in a high-quality development such as scale and massing, materials, boundary treatments, garden sizes, noise mitigation and SuDS. • I could not support this application unless the key issues were responded to, addressed and presented within the supporting drawings and documentation. <i>February 2024 comments:</i> Full application: • Clear opportunity to change the experience along Copenhagen Drive to provide built form fronting the drive to make it a safer and more attractive route. • Elevational treatment of care home is uninspiring and cannot see how it makes any reference to the character of Abingdon as a whole. Nor does it have its own distinctive character that would make it an impressive, standalone building. This has the potential to be a very prominent site and the architecture in its current form is not reflecting that significance. • Scale of building needs to be justified as to why it is appropriate in this context. The main façade is being broken up into its component parts (base, middle, roof) to reduce the bulk and massing and include vertical components or elements which can reduce the horizontal emphasis. Changes to texture and colour also help to provide visual interest to the front façade. The southern wing of the care home should drop down in height and scale so that it is not overbearing. The care home should present variation

	in heights throughout to reduce its visual dominance. • Strongly discourage the use of timber cladding in light blue as it stands out and visually dominates the proposed elevations. It is not typical of Abingdon and would be at odds in such a prominent location. Proposing too many materials, two facing materials should be used at most and a third if needed for detailing. Suggest breaking up the façade with a green wall. • Too much timber fencing proposed which will be seen from the public realm, footpaths or cycleways. Boundary treatments need to be carefully considered and when visible from the public realm need to be made of durable materials such as brick/ stone allowing space for landscaping to soften the boundary or a combination of durable columns and landscaping. • The pedestrian/ cycle link provided to the south of the care home is welcomed. • Changes to the nursery layout from pre-app stage is welcomed. • Trees need to have enough room to be established with appropriate soil volumes. • Concerned regarding noise nuisance impact of patios and balconies facing the A34 on care home and use of nursery. • Porous paving should be provided for large areas of parking. • Waste and recycling points should be conveniently located. Outline application: • Plan reflecting current noise levels resulting from the A34 and provide noise mitigation measures should be provided. • Proposal presents a clearer perimeter block structure (than pre-app versions) with the LAP overlooked by properties. • Pedestrian connection to Aldi has been incorporated. • SUDS features should be incorporated. • Concerns regarding garden sizes. • Corner properties need to turn the corner successfully.
Community Infrastructure Officer	<i>January 2024 comments:</i> • CIL will be due with the RM. • Query regarding S106 required.
Waste	<i>October 2024 comments:</i>

Management Officer	- Information on bin presentation and collection points for the individual residential properties is needed. - Care Home: clarification needed whether this will have commercial or domestic (provided by VOWH) collections. If opting for a domestic service we don't support the bin size shown on the plan. - Please refer to our planning guide and waste policy for more information and guidance. - If opting for a commercial waste service then there are no further comments. <i>Original submission:</i> - Day nursery will require commercial collections. - Bin collection points should not be gravel or grass. - Require bin collection points to be shown for plots 14-31. - Care home plans only show refuse and not segregated waste. It is not clear the number of bins provided for or how they will be collected as car parking spaces will block access to the vehicle. - Requirements for bin storage provided. - Tracked plan for waste collection vehicle access required. - S16 contributions of £170 per property for 10 or more properties required.
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3.4 Public responses

Representation	Comments
Residents	<i>July 2024 and October/November 2024 comments</i> 3 additional letters of objection have been received: - There is no consideration of the natural environment as the existing greenfield/wildflower meadow will be now turning to a housing estate - Air quality/pollution is linked to increased risk of Autism Spectrum Disorder in children - The proposed Care Home does not meet the fire regulations - The noise and light pollution has not been properly assessed - Application should be refused as the applicant disregards the OOC advise re drainage and flooding 1 letter of support has been received

	• Development provides much needed housing, including affordable units. Site is in a predominantly urban and developing area, and is in walking and bussing distance of several amenities, reducing reliance on private transport <i>January 2024 comments:</i> Comments from 41 residents raising concerns have been received and can be summarised as: • More infrastructure needed in Abingdon before more houses including schools, GP surgeries and dentists • Concerns regarding recent flooding on development sites. • Concerns regarding additional traffic on roads. • Access will be dangerous so close to Bourlon Wood. • More housing should not be built before the Lodge Hill slips are constructed. • There should be right turn filter lane into the site. • Not enough parking provided. • Site should be used for retail or entertainment instead. • Site not suitable for a care home due to pollution. • Concern regarding outlook, noise and air pollution for care home and housing. • Concern regarding loss of green spaces. • Area should be dedicated for nature. • Area should be kept for use for the circus. • Area should be used for a new school, doctors surgery and dentist. • Concern regarding size and overbearing impact of care home which is out of character. • Noise defences should be provided along A34 but to be shielded by trees. • Number of homes allocated in local plan for this site have already been met. • Homes should be provided with electric heating rather than gas. • The land has evidence of Iron and Bronze Age artifacts. • Concern regarding biodiversity lost. • Overdevelopment. • Nursery building should not be two-storey.
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	• Solar panels should be used. • Air Quality assessment took place during school holidays. • Not acceptable for windows of care home to be required to be sealed shut. • Unclear if trees on site are being retained. • Pavements should be provided within the site. • Not clear what provision is made for cycling. • Cargo bike parking should be provided. • Concern regarding quality and standard of buildings meeting Building Regulations. Comments from 2 residents in support have been received and can be summarised as: • Provides much needed housing including affordable units. • Adequate parking should be provided. • Additional pedestrian crossings should be provided. • A safe pedestrian route between Abingdon and Whitecross should be provided. • Site is in walking and bus distance to amenities reducing reliance on private transport.
Long Furlong Medical Centre	<i>January 2024 comments:</i> Objection • Development will add to the significant pressures on local health services. • No consideration has been made regarding the provision of local health care services.
Friends of Abingdon Civic Society	<i>August 2024 comments:</i> Objection • None of our objections to the original application have been addressed apart from the apparent removal of the Day Nursery. • In particular, the Care Home is still located immediately adjacent to the A34 and therefore the residents will be subjected to noise and pollution. • Concerns about this were raised in the pre-application advice and it is not clear that they have been addressed. Also, the entrance to the site from Copenhagen Drive is still dangerously located between the Wootton Road roundabout and the Mons Way junction.

	- This whole application should be rejected it is overdeveloped, noisy, and subject to health risks due to air pollution. As stated in our original objection, a better use for this piece of land would be to leave it as a wild green space. If it is to be developed, then it should certainly not be developed in the way proposed in the current application. <i>January 2024 comments:</i> Objection - Neither the houses or care home are needed to meet agreed housing targets in the local plan. - Significant overdevelopment. - Unacceptable load on roads. - Concerns regarding noise and air pollution, unsuitable for care home, housing or nursery. - Access will be dangerous. - Should be left as a wild green space.
Carebase, Operator of Bridge House Care Homes, Thames View, Abingdon	<i>January 2024 comments:</i> Objection - Local plan does not mention the provision of a care home on this site. - Site was released from the Green Belt for C3 use not C2 use. - The council's stated preference for new care accommodation in the district is for Extra Care units not care homes. - CP26 does not state care homes as a form of elderly accommodation that should be provided in strategic site allocations.

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
P23/V1319/PEJ	The proposals consist of three different forms of development for the remaining part of the land to the north of Copenhagen Drive following the application for 200 dwellings on the land to the east of Wootton Road.(as amended by plans received 13 September 2023).	Advice provided (12/12/2023)

[P22/V1298/PEJ](#)

The development of 50 residential dwellings and associated works including access and open space.

Advice provided
(22/12/2022)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires local planning authorities to screen infrastructure projects above a certain size to determine whether significant effects on the environment are likely and whether an Environmental Statement is required.

5.2 The screening threshold and criteria for urban infrastructure projects include where more than 150 dwellings are proposed or where the overall area of the development exceed 5 hectares. The proposed development is for 39 dwellings and a 75-bed Care Home on a site not exceeding 5 hectares. As such, the proposed development falls below the screening threshold requirements and is not EIA development.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

6.2 Development Plan Policies

Vale of White Horse Local Plan 2031 Part 1 policies:

- CP1 – Presumption in Favour of Sustainable Development
- CP3 – Settlement Hierarchy
- CP4 – Meeting Our Housing Needs
- CP7 – Providing Supporting Infrastructure and Services
- CP8 – Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
- CP22 – Housing Mix
- CP23 – Housing Density
- CP24 – Affordable Housing
- CP26 - Accommodating Current and Future Needs of the Ageing Population
- CP33 – Promoting Sustainable Transport and Accessibility
- CP35 – Promoting Public Transport, Cycling and Walking
- CP37 – Design and Local Distinctiveness
- CP38 – Design Strategies for Strategic and Major Development Sites
- CP40 – Sustainable Design and Construction
- CP42 – Flood Risk
- CP43 – Natural Resources
- CP44 – Landscape
- CP45 – Green Infrastructure
- CP46 – Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2031 Part 2 policies:

- CP12a – Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area
- DP2 – Space Standards
- DP16 – Access
- DP17 – Transport Assessments and Travel Plans
- DP20 – Public Art

DP21 – External Lighting
DP23 – Impact of Development on Amenity
DP25 – Effect of Neighbouring or Previous Uses on New Developments
DP25 – Noise Pollution
DP26 – Air Quality
DP27 – Land Affected by Contamination
DP28 – Waste Collection and Recycling
DP33 – Open Space
DP39 – Archaeology and Scheduled Monuments

Emerging Joint Local Plan 2041

- 6.3 The Council is currently preparing a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans.
- 6.4 The Joint Local Plan 2024 (JLP) has reached the Regulation 22 stage, with the Joint Local Plan being submitted on the 9th December 2024 to the Government for inspection. 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.
- 6.5 The starting point for decision taking remains the policies in the current adopted plan. The JLP is at an advanced stage of preparation and carries some weight. However, as the examination process has not yet commenced, the weight must be tempered by the potential for any necessary modifications.
- 6.6 Whilst the representations period has now concluded, particular care will need to be given when considering any unresolved objections to policies, which may limit the weight assigned to certain policies until further clarity is achieved through the JLP examination process. Therefore, limited weight can be attributed to its policies at this stage.
- 6.7 **Neighbourhood Plan**
Abingdon on Thames is currently preparing a Neighbourhood Plan. The neighbourhood area was formally designated on 2 March 2022. The town council has started the process of gathering evidence and engaging with the local community. This is to give the plan a direction and draft policies that will form the neighbourhood plan.
- 6.8 **Supplementary Planning Guidance/Documents**
Adopted Guidance
Joint Design Guide SPD 2022: The Joint Design Guide sets out design principles to guide future development and encourage a design-led approach to development.

Developer Contributions: Delivering Infrastructure to Support Development SPD 2021.

Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 149 of the Equality Act 2010
- Provisions of the Human Rights Act 1998
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)
- Countryside and Rights of Way Act 2000
- Environment Act 1995
- Air Quality (England) Regulations 2000
- Air Quality (England) Amendment Regulations 2002
- Air Quality Standards (England) Regulations 2010
- Air Quality Standards (England) Amendment Regulations 2016

PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- **Principle of development**
 - Care Home Provision
 - Amount of housing
- **Affordable housing and housing mix**
 - Affordable housing
 - Market housing
 - Accommodating needs of an ageing population
 - Space standards
- **Design and Layout**
 - Outline proposal (residential)
 - Full proposal – Care Home
- **Open Space**
- **Landscape and Visual Impact**
 - Trees
- **Flood Risk and Drainage**
 - Foul water and water supply
- **Traffic and highway safety**
 - Transport Assessment
 - Access and accessibility
 - Parking
 - Public transport
- **Residential amenity**
- **Air Quality**
- **Noise**
- **Contamination**
- **Historic environment**
- **Conservation Areas and Listed Buildings**
- **Archaeology**
- **Biodiversity**
- **Climate Change**

- **Public Art**
- **Community Employment Plan**
- **Pre-commencement conditions**
- **Financial Contributions**

Principle of development

- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 7.3 The development plan for this proposal comprises the adopted Local Plan 2031 Part 1 (LPP1) and the adopted Local Plan 2031 Part 2 (LPP2). There is currently no neighbourhood plan covering this site.
- 7.4 The proposal comprises of two elements: 39 dwellings C3 residential use and a 75-bed Care Home C2 residential use.
- 7.5 The proposed site forms part of the North-West of Abingdon strategic site that is allocated in the Local Plan 2031 Part 1 (LPP1) for residential use. The North-West of Abingdon strategic site is allocated for *'around 200 homes subject to master planning'*.

Care Home Provision

- 7.6 Concerns have been raised in the received representations that proposed Class C2 Care Facility falls outside of the Class C3 residential use, therefore does not meet the allocation criteria.
- 7.7 Core Policy 4 of LPP1 refers to housing which indicates the delivery of class C3 dwellinghouse development on the strategic sites. However, the "Site Development Template" for this site does refer to the use for *'homes'*. Furthermore, Policy CP26 of LPP1 expects strategic site allocations to provide residential units for older people (with or without extra care), and where possible, residential dwellings designed for older people should be located within close proximity to public transport routes, retail and other local facilities, including for health care.
- 7.8 The key objective of this allocation is to deliver *"a high quality and sustainable urban extension to Abingdon-on-Thames which is integrated with Abingdon-on-Thames so residents can access existing facilities in the town"*.
- 7.9 It is considered that the Class C2 Care Facility amounts to a residential use. Furthermore, it is to be delivered on an allocated site, that is sustainably located with good transport routes, retail, and other local facilities. As such, officers consider the delivery of a Class C2 Care Home element of this proposal would deliver a form of "housing", and therefore is acceptable in the planning balance.

- 7.10 The proposed development is assessed against the requirements of the Site Development Template and the Development Plan taken as a whole, below.

Amount of Housing

- 7.11 Objections and concerns have been raised that the amount of housing exceeds that envisaged by the adopted local plan. Housing allocation figures are only approximate as the final figure will always depend on the more detailed information and assessment that is entailed with a full planning application.
- 7.12 In meeting our housing need there is a presumption in favour of sustainable development under policy CP1 of LPP1. The National Planning Policy Framework (NPPF) also expects allocated sites to make optimal use of their potential to achieve efficient use of land.
- 7.13 Officers consider the proposed 39 dwellings along with the 75-bed Care Home can be suitably accommodated on the remaining part of the allocated site. The proposed quantum of the development has been assessed against all relevant planning considerations and no technical objections have been raised. The proposal is acceptable.

Affordable Housing and housing mix

Affordable housing

- 7.14 Policy CP24 of LPP1 requires development to provide 35% affordable housing with the following tenure split:

<i>Tenure mix</i>	<i>Percentage %</i>	<i>Number of units</i>
First Homes	25%	8
Affordable rent	56%	4
Shared ownership	19%	2
Total		14

- 7.15 The proposed development will deliver a policy compliant tenure split and can be secured via a legal agreement (s106). The scheme as proposed is acceptable and complies with Policy CP4 of LPP1.

Market housing

- 7.16 Policy CP22 of LPP1 expects a mix of house types that is in accordance with the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) which is the most recent assessment that estimates the following mix open market dwellings for the proposed 25 market houses:

	SHMA percentage	SHMA	Proposed
1 bed	5.9%	2	4
2 bed	21.7%	5	4
3 bed	43.6%	11	11
4 bed	29.8%	7	6
Total		25	25

- 7.17 Given the scale and location of the application site, officers consider the proposed market housing mix is acceptable as it broadly accords the recommendations in Strategic Housing Market Assessment. Officers consider the proposed mix to be acceptable and compliant with Policy CP22 of LPP1.

Accommodating needs of an ageing population

- 7.18 As mentioned above, policy CP26 of LPP1 expects strategic site allocations to provide residential units for older people (with or without extra care). The proposal includes a 75-bed (Class C2) care home use which meets the requirements of this policy.

Space standards

- 7.19 Policy DP2 of LPP2 sets out space standards for new residential development along with policy requirements for Category 2 – Accessible and adaptable dwellings and Category 3 – Wheelchair user dwellings. Officers consider that a policy compliant scheme can be achieved at the Reserved Matters stage.

Design and Layout

- 7.20 Policy CP37 of LPP1 states that new development must demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape and landscaping that physically and visually integrates with its surroundings. It sets out further design criterion for streets and movement, green infrastructure, social inclusion and safe communities, climate change resilience and that development must be visually attractive, with scale, height, massing, and materials appropriate to the site and surrounding area. Policy CP38 of LPP1 sets out more detailed design criterion required for strategic and major development sites.

Outline proposal (residential)

- 7.21 The residential element of this proposal is an outline submission with only access and layout to be considered. Details concerning scale, appearance and landscaping of the residential development are therefore Reserved Matters to be considered at a later stage.
- 7.22 The submitted layout plan has been assessed by the Urban Design Officer who initially raised concerns regarding the garden sizes, poor overlooking of the play area, inadequate SUDS features, connectivity, and the perimeter block structure.
- 7.23 The proposal has been amended, with the initial proposal for a child nursery being omitted from the scheme. As a result of these amendments, a better perimeter block structure has been achieved with appropriate garden sizes and setbacks, and an increased level of natural surveillance of public open space.
- 7.24 The proposal includes a simple street hierarchy with the pedestrian movement incorporating a new footpath linking to areas surrounding the site, such as the Aldi food store, Wootton Road, and the safeguarded element of the site. The proposed footpath links to the northern section of the site provide a greater connectivity for future residents to use the green public open space and play area.

- 7.25 Although details of landscaping, scale and appearance are matters to be considered at Reserved Matters stage, officers consider that a policy compliant scheme can be achieved on this site.

Full proposal (Care Home)

- 7.26 The proposed Care Home will be in the southern end of the application site, adjacent to the main access road from Copenhagen drive.
- 7.27 The Care Home will incorporate residential & dementia facilities (C2 residential use) and will provide 75 individual bedrooms with shared amenity space (such as living rooms and dining rooms), over three storeys, with an outdoor space available for the future residents with a separate dementia and communal gardens. The building will be T shaped, with the care home garden located centrally within the plot.
- 7.28 The Urban Design Officer initially raised concerns relating to the scale of the proposed Care Home (in particular the south elevation), the elevational treatment and the number of materials proposed across the building, as well as to the proposed boundary treatment along southern boundary.
- 7.29 A revised set of plans have been submitted to address these concerns. The amendments include the removal of the light blue timber cladding across the building with the materials proposed being now limited to a red and buff brick with white render in selected locations, that would now offer two facing materials with a third for detailing.
- 7.30 Furthermore, the south elevation has been amended to reduce its perceived mass, with the previously proposed flat roof structure being replaced with a double gable end and additional windows with brick detailing between. The previously proposed 1.8m timber fence has now been substituted for a 1.8m black metal railing, to make the appearance of the southern boundary more appropriate.
- 7.31 Officers consider that the amended scheme is acceptable in design terms. The proposed scheme accords with policies CP37 and CP38 of LPP1 and the recommendations in the Joint Design Guide.

Open space

- 7.32 Policy DP33 of LPP2 requires major development to provide 15% of the site as public open space. The submitted layout plan indicates the provision of public open space will meet this requirement. The proposal complies with policy DP33 of LPP2.

Landscape and Visual Impact

- 7.33 Policy CP44 of LPP1 confirms that key features that contribute to the nature and quality of the district's landscape will be protected from harmful development, and where possible enhanced. Where development is acceptable in principle, proposals will need to demonstrate how they have

responded to landscape character and incorporate appropriate landscape proposals.

- 7.34 As the site is allocated for housing development in the local plan, the loss of this site to housing should have no unreasonable impact on the surrounding landscape. Subject to the detailed design of a housing development, the wider landscape impacts could be limited.
- 7.35 The submitted plans indicate that the proposed heights of the residential dwellings will be predominantly 2 storeys, with some shown as 2.5 storeys. The proposed Care Home will be 3 storeys high. The proposal aims to retain majority of the existing mature treeline and the hedgerows to the perimeters of the site boundaries. By integrating the mature trees and landscaping along Copenhagen Drive and the western site boundary into the scheme will help to soften the built form and provide a landscape framework around the proposed buildings.
- 7.36 The Landscape Architect has assessed the proposals and raises no objections, subject to the submission of details of lighting and service run positions in association to the tree planting locations, as well as the Landscape Implementation and Management Plan. These could be secured by planning conditions, which are considered reasonable as they would ensure the implementation of appropriate landscaping which will improve the environmental quality of the development.

Trees

- 7.37 The application is supported by the Arboricultural report which identifies ten trees and a 4m section of hedge that would require removal to implement the proposed design layout. The Tree Officer raises no objection to the proposed removal of the trees/hedge as the indicative planting shown on the site layout plan proposed demonstrates adequate provision for soft landscaping to mitigate for the loss of trees, subject to full landscaping details being provided prior to any works taking place. These matters can be secured through reserved matters or by pre-commencement conditions, which are considered reasonable.
- 7.38 Detailed landscaping plans would also need to demonstrate that trees planted in areas surrounded by hard surfacing have sufficient rooting volume to develop a healthy root system, likely requiring a crated tree pit design. This aspect of the proposal also can be secured by a planning condition, which is considered reasonable as it would ensure the implementation of the appropriate landscaping which will improve the environmental quality of the development.
- 7.39 Overall, officers are satisfied that the development can be integrated into the surrounding landscape/area without material harm, and through the requested conditions and the development of appropriate landscape proposals at Reserved Matters stage to comply with policy CP44 of LPP1 can be achieved.

Flood Risk and drainage

- 7.40 Policy CP42 of LLP1 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings.
- 7.41 The Flood Risk Assessment (FRA) submitted with the application confirms that the site lies within Flood Zone 1 and is at a low risk of flooding from rivers or sea as well as from other potential sources of flood risk.
- 7.42 The Drainage Engineer and the Lead Local Flood Authority (LLFA) have initially raised objections to the proposal, due to the site relying on attenuation in the form of oversized pipes and underground tanks. Furthermore, surface level SUDS have been requested to be incorporated and integrated into the scheme. Officers also raised concern regarding the distance between the proposed pumping station and the closest residential dwelling.
- 7.43 Amended documents have been submitted for further assessment in which an increased level of SUDS integrated to the proposal has been demonstrated, as well as the explanation for the chosen drainage design strategy was provided.
- 7.44 A full intrusive ground investigation has been undertaken at the site and this concluded that the presence of predominantly cohesive strata across the area of investigation is likely to preclude the use of soakaways at the site and it is recommended that an alternative method of surface water drainage is considered.
- 7.45 Furthermore, a ditch was found to the site's western boundary, but no outfall could be identified nor any onward connectivity from desktop searches, as such it has been concluded that a gravity outfall to this ditch would not be a reliable long-term solution for surface water discharge and its viability has been ruled out.
- 7.46 The applicant has also provided evidence to confirm that Thames Water, who will maintain the surface water pumping station, have agreed a relaxation in the distance between the proposed pumping station and nearest dwelling to 17m.
- 7.47 Based on the evidence provided, both the LLFA and the Drainage Engineer consider the proposed approach is satisfactory. As such, officers consider that subject to conditions, requiring the submission of detailed surface and foul water drainage schemes as well as the submission of the SUDS verification report, the proposed scheme is acceptable in respect of flood risk and surface water management to accord with the requirements of policy CP42.

Foul water and water supply

- 7.48 Thames Water advise there is no objection regarding foul water sewerage network infrastructure capacity to serve this development but have stated that there is an inability of the existing water supply network infrastructure to accommodate the needs of the development proposal and request a condition restricting occupation of the development until a development and infrastructure phasing scheme is agreed.

- 7.49 Following amendment, Thames Water have subsequently agreed to provide water to the site. A copy of the agreement to bring water to the site has been provided by the applicant and therefore it is not necessary to restrict occupation of the development.

Traffic and highway safety

- 7.50 Policy CP33 of LPP1 actively seeks to ensure that the impacts of new development on the strategic and local road network are minimised, to ensure that developments are designed in a way to promote sustainable transport access and to promote and support improvements to the network that increase safety and improve air quality.
- 7.51 Policy CP35 of LPP1 promotes public transport, cycling and walking and together with policy DP17 of LPP2 requires proposals for major developments to be supported by a Transport Assessment in accordance with OCC guidance. Policy DP16 of LPP2 requires evidence to demonstrate that acceptable off-site improvements to highway infrastructure can be secured where these are not adequate to service the development.
- 7.52 The Highway Authority had initially objected to the proposal based on the submitted highway assessment, nature of vehicle access, layout of the development and its implications upon the proposed visibility splays, swept path analysis and provision of pedestrian/cycle crossing facilities, overprovision of car and under provision of cycle parking. Local concern has also been raised on traffic generation.
- 7.53 The applicant has provided updated plans and amended the following elements of the proposal to address the highway concerns:
- Junction capacity analysis and trip generation
 - Off-street car parking provision
 - Cycle parking provision
 - Access junction (amended to include a 3m ghost right turn lane with 3.5m thru lanes)
 - Provision of Toucan Crossing
 - Tracking and Swept Path Analysis
 - All junction dimensions and road widths (now clearly labelled on the plans)

Transport Assessment

- 7.54 A revised assessment has been undertaken which now comprises 2028 and 2033 future assessment years. The traffic impact of the proposed care home and residential development on the new Lodge Hill Interchange has also been assessed, which indicates that the impact will be negligible. The Highway Authority agrees with the outcome of this assessment.
- 7.55 The interaction between the proposed site access and Copenhagen Drive Roundabout has been assessed through junction capacity testing. The assessment has modelled the roundabout junction of Copenhagen

Drive/Dunmore Road and the proposed site access along Copenhagen Drive. The results of the model of the site access demonstrate that this will operate within capacity without impact on the highway network.

- 7.56 Concerns have been raised that vehicles may queue past the access to the site at peak times, which would block right turning traffic entering the site. However, the Highway Authority advises that this can be addressed with the provision of “Keep Clear” road markings across the access, which would supplement the junction design.

Access and accessibility

- 7.57 The proposed site access demonstrates visibility splays in both directions which accords with the recommendations provided by the Manual for Streets calculations and are acceptable to the Highway Authority.
- 7.58 Access to the site has been redesigned with the provision of a ghost island right turn lane (with the through lane widths at 3.5m), as requested by the Highway Authority. Furthermore, a Stage 1 Road Safety Audit (in relation to the layout of the site) and a designer’s response have been provided and are considered acceptable to the Highway Authority.
- 7.59 A Toucan crossing is now shown along Copenhagen Drive adjacent the site. Although it’s been noted by the Highway Authority that some further technical adjustments may be required to the proposed crossing (a maintenance bay adjacent to it is also required to be provided). These details can be addressed as part of the associated S278 Technical Agreement/Approval.
- 7.60 The proposed swept paths have been re-modelled to an 11.6m long refuse vehicle and some of the kerb lines adjusted, which are now acceptable.

Parking

- 7.61 The Transport Assessment informs that car parking will be provided at 1 space per 1- and 2-bedroom dwelling and 2 spaces per 3+ bedroom dwellings, in accordance with the County Council’s standards. The applicant has also confirmed that electric vehicle charging points and cycle parking in relation to both the residential and care home uses within the site will be provided in accordance with the standards. The provision of the electric vehicle charging points and cycle parking can be secured by a condition.

Public transport

- 7.62 Contributions are sought for public transport services and infrastructure improvements. These can be secured through a S106 legal agreement.
- 7.63 Based on the above, officers consider the proposal is acceptable in terms of traffic generation and highway safety and is in line with requirements of policies CP33 and CP35 of LPP1 and policies DP16 and DP17 of LPP2.

Residential Amenity

- 7.64 Policy DP23 of LPP2 seeks to ensure that proposals will not result in significant adverse impacts on the amenity of neighbouring uses.

- 7.65 The closest existing residential properties are located to the south of Copenhagen Drive (approximately 55 metres away from the application site), and to the east of Wootton Road (approximately 150 metres away from the application site). Based on the submitted layout plans, that the proposed development would not have an adverse impact in terms of overlooking, dominance, or visual intrusion on existing residential dwellings. Furthermore, residential amenity of future residents is also considered acceptable. The proposal accords with policy DP23 of LPP2 and design guide principles in respect of residential amenity.

Air Quality

- 7.66 Policy DP26 of LPP2 seeks to ensure all new development adequately considers air quality. The policy sets out that *“where sensitive development is proposed in areas of existing poor air quality and / or where significant development is proposed, an air quality assessment will be required”*. The application is supported by an Air Quality Assessment, which was reviewed by the Air Quality Officer.
- 7.67 The Air Quality Officer has no objections in principle to the proposed development, but requests conditions to secure the adequate provision of EV charging points and secure cycle parking storage for future residents. The requested conditions are considered reasonable as they would help to promote sustainable transport modes.
- 7.68 As such, subject to the requested conditions the proposed development is considered acceptable and in line with Policy DP26 of LPP2.

Noise

- 7.69 Policy DP25 of LPP2 states that noise-sensitive development in locations affected by existing sources of noise, such as that from roads, should provide an appropriate scheme of mitigation to ensure appropriate standards of amenity are achieved for future occupiers of the proposed development. The policy states that appropriate noise limits for residential development are set out in BS8233:2014.
- 7.70 The A34 is located to the north-west of the site. Copenhagen Drive and Wootton Road can be busy with traffic at peak hours. The site is subject to traffic noise particularly at peak hours. A noise survey has been undertaken by the applicant and assessed by the council's environmental health team. The survey methodology is considered reasonable. The proposed mitigation including appropriate glazing and ventilation (plus orientation of gardens) can ensure future residents are not unduly exposed to noise disturbance.
- 7.71 The Environmental Health Protection Team raise no objections to the proposal, subject to the implementation of the mitigation strategy outlined in the submitted Noise Assessment Report (and the latest addendum). This can be secured through a planning condition, which is considered reasonable as it ensures that sufficient noise attenuation is provided to all residential properties and to safeguard the amenity and health of future residents.

- 7.72 Subject to the requested condition being imposed to a planning permission, the proposal is considered acceptable and accords with Policy DP25 of LPP2.

Contamination

- 7.73 Policy DP27 of LPP2 sets out measures to ensure land affected by contamination is appropriately remediated and mitigated.
- 7.74 The applicant has submitted a report which satisfactorily addresses the requirements for submission of a contaminated land risk assessment. Potential sources for land contamination have been identified which could present a significant risk to the proposed development and intrusive investigations have been recommended to characterise any contamination and substantiate any risk to the proposed use.
- 7.75 The content of the report also confirms the findings of such comprehensive intrusive investigations, and no significant contamination has been identified. As such the site is considered suitable for the proposed development and accords with policy DP27 of LPP2.

Historic Environment

- 7.76 Policy CP39 of LPP1 and policies DP36 and DP38 of LPP2 sets out the Council's approach to conserve and enhance heritage assets in the Vale and seeks that development within the curtilage and setting of a Listed Building will conserve or enhance its special architectural or historic interest and significance.

Conservation Areas and Listed Buildings

- 7.77 The proposal does not impact on the setting of any conservation area. There are no listed buildings on site and there is no impact on the setting of any listed building.

Archaeology

- 7.78 DP39 of LPP2 states that development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments or nationally important designated or non-designated archaeological remains.
- 7.79 An initial holding objection was received from the County Archaeologist who requested an archaeological evaluation report. This has since been submitted and the evaluation has shown that significant archaeological remains do not survive on this site. As such no further archaeological investigations will be required.
- 7.80 The proposal is considered compliant with policy CP39 of LPP1 and policies DP36 DP38 and DP39 of the LPP2.

Biodiversity

- 7.81 Policy CP46 of LPP1 seeks to protect important ecological receptors (designated sites, protected species, priority habitats, etc.) and secure net gains for biodiversity. Net losses of biodiversity will not be supported. Where

development results in the loss, deterioration or harm to habitats or species of importance to biodiversity, these will not be permitted unless measures can be provided (and secured through planning conditions) that would compensate for the adverse effects likely to result from the development.

7.82 The application is supported by a Preliminary Ecological Appraisal (PEA). The Ecology Officer objected to the original proposal as it did not demonstrate where the site will deliver a Biodiversity Net Gain or provide a completed calculation spreadsheet using the latest version of the Defra metric.

7.83 The requested information has been submitted and re-assessed by the Ecology Officer, who raises no objection to the proposed development, subject to conditions.

7.84 The requested conditions include:

- Offsetting to deliver an overall BNG in line with the Local Plan.
- A Construction Environmental Management Plan to avoid impacts on retained habitats and protected species during construction.
- A Landscape and Ecology Management Plan to guide creation and management of new habitats and enhancements for protected species.
- Details of enhancements for protected species to be included within the new care home.
- A sensitive lighting scheme to avoid impacts on foraging and commuting bats.

7.85 These requested conditions are considered reasonable and necessary to help to avoid impacts on protected species and other ecological features during construction and would help to deliver a biodiversity net gain to accord with policies CP45 and CP46 of LPP1.

Climate Change

7.86 Policy CP40 of LPP1 encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development.

7.87 A range of sustainable design and construction measures will be implemented throughout the scheme to ensure climate impact is minimised. This includes:

- A fabric-first approach.
- Measures to ensure water usage is below 110 litres/person/day.
- The use of a high-efficiency heat pump system on both heating and hot water for the care home.
- A rooftop PV panels.

7.88 The proposal should also be sustainable and resilient to climate change taking account of layout, building orientation, massing, and landscaping to minimise energy consumption and mitigate water run-off to demonstrate compliance with policy CP40 of LPP1. Officers are satisfied the submitted layout will achieve this and such measures can be further developed at Reserved Matters stage to ensure compliance with policy CP40 of LPP1.

Public Art

- 7.89 Policy DP20 of LPP2 requires proposals for all major development to provide public art that makes a significant contribution towards the appearance of the scheme or character of the area, or which benefits the local community. Officers are confident the site can successfully accommodate public art to accord with policy DP20, and further detail can be determined via planning condition.

Community Employment Plan

- 7.90 Policy DP11 of LPP2 states all new development should demonstrate how opportunities for local employment, apprenticeships and training can be created. A Community Employment Plan is required and can be secured by condition to accord with policy DP11 of LPP2.

Pre-commencement conditions

- 7.91 In accordance with S100ZA(6) of the Town and Country Planning Act 1990 (a), any pre-commencement conditions have been agreed with the applicant.

Financial contribution requests

- 7.92 Paragraph 56 of the NPPF advises that planning obligations should only be sought where they meet all the following tests:

- I. Necessary to make the development acceptable in planning terms;
- II. Directly related to the development; and
- III. Fairly and reasonably related in scale and kind to the development.

- 7.93 Policy CP7 of LPP1 provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured.

Community Infrastructure Levy

- 7.94 The Community Infrastructure Levy (CIL) was adopted in September 2017 and implemented in November 2017. CIL is a levy charged on new development in the district; the money raised will be used to fund infrastructure and support growth. The site is not CIL liable.

S106 Legal Agreement

- 7.95 In accordance with the Developers Contributions SPD if permission were to be granted, a s106 legal agreement would be required to secure affordable housing including the amount (35%), tenure, mix, size, being indistinguishable from the market housing and clustering (no more than 8 per cluster) and financial contributions towards public transport improvements, health care travel plan monitoring, street naming, the expansion of the waste recycling centre, waste bin provision and education.

Vale of White Horse District Council – Planning Committee - 22 January 2025

7.96 Should planning permission be granted this authority would expect the following contributions (all indexed linked) to be secured which are considered fair and proportionate to mitigate the impact of this development:

7.97

District Council	Amount (£)
Waste bin provision (£212per unit)	£8,268
Street naming (£268 per 10 houses)	£1,072
First Homes (£168 per First Home sale)	£672
Health Care	£61,560
Monitoring fees:	
Recording (£94 per agreement)	£94
Reporting (£470 per agreement)	£470
Financial monitoring (£188 per financial obligation)	£752
Total	£72,888

Oxfordshire County Council	Amount (£)
Transport	
Construction costs in relation to the Lodge Hill slip roads.	£33,587
Provision of Real Time Information Units at bus stops along Wootton Road that will serve the development.	£18,712
Maintenance/improvement of bus services that will serve the development.	£73,418
Monitoring of the Framework Travel Plan	£3,110
Monitoring of the Care Home Travel Plan	£1,890
Education	
Secondary education to serve the development.	£332,370
Special school education to serve the development.	£22,947
Waste	
Expansion and efficiency of Household Waste Recycling Centres (HWRC)	£3,664
Total	£489,698.00

8.0 Other Relevant Legislation

8.1 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.

8.2 Equality Act 2010

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

8.3 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.

9.0 PLANNING BALANCE AND CONCLUSION

9.1 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1 and Part 2 and the National Planning Policy Framework. All relevant consultations have been undertaken and all responses received have been fully considered.

9.2 The application site forms a part of a strategic housing allocation in the council's adopted Local Plan to contribute towards the sustainable planned growth of the district. The application could support an economic and social objective through construction employment, increased investment in the local economy and providing additional market and affordable housing. The application could also make contributions towards local infrastructure.

9.3 The scheme is of an acceptable design with no unreasonable impacts. Pedestrian connections are proposed and considered safe. Suitable vehicular access can be provided without detriment to highway safety or severe impacts on the road network.

9.4 The site is in flood zone 1 which is the preferred location for housing development in terms of fluvial flooding. An appropriate drainage scheme can be delivered on the site.

9.5 Impacts of the development can be mitigated through off site improvement works or financial contributions. Contributions can also be sought for education, bus service infrastructure, health care and waste provision.

9.6 In conclusion, subject to the recommended conditions and completion of a S106 legal agreement for infrastructure and highways improvements, education and affordable housing and health care, the proposal is considered to accord with the development plan and should be approved.

9.7 Abbreviated versions of the recommended conditions are listed below with full wording set out in **Appendix 1**.

10.0 **RECOMMENDATION**
Planning Permission

Standard

1. Reserved matters to be approved
2. Reserved matters time limit for submission
3. Time Limit - Outline Application
4. Time limit - Full Application

5. Approved plans & document list

Prior- commencement

6. Biodiversity Offsetting Scheme
7. Construction Environment Management Plan (Biodiversity)
8. Construction Environmental Management Plan (CEMP)
9. Community Employment Plan
10. Detailed Tree Protection Condition
11. Landscaping Scheme
12. Tree pits design
13. Sustainable drainage scheme
14. Foul drainage
15. Details of cycle parking facilities
16. Samples of materials

Concurrent with the submission of the Reserved Matters

17. Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity)
18. Biodiversity Enhancement Plan (BEP)
19. Sensitive lighting strategy for bats
20. Landscaping
21. Noise mitigation

Pre-occupation conditions and later trigger points

22. SUDS Compliance report
23. Public Art
24. Electric vehicle charging points – Residential
25. Framework Travel Plan
26. Travel Plan
27. Landscape and Ecology Management Plan (LEMP) 29: Care Home Infrastructure
28. Residential Infrastructure
29. Care Home Infrastructure

Compliance

30. Noise mitigation – Care Home

Informative

1. Legal Agreement S106
2. Estate roads (20mph speed limit)

Vale of White Horse District Council – Planning Committee - 22 January 2025

3. S278/S38/Private Streets Agreement
4. Trees and visibility splays
5. Works within the public highway

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Appendix 1

Recommended Conditions (full text):

	Description	Details
1	Reserved matters to be approved	No development under the outline planning permission shall be begun until full details illustrating the following matters ('the reserved matters') have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such details: · The scale of the development; · The appearance of the development; · The landscaping of the development. Reason: As the part of the application is in outline only and is not accompanied by detailed plans and 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.
2	Reserved matters time limit for submission	Application for approval of the reserved matters shall be submitted to the Local Planning Authority before the expiration of three years of the date of this permission. Reason: As the part of the application is in outline only and is not accompanied by detailed plans and 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.
3	Time Limit - Outline Application	The development under the outline planning permission shall be begun within a period of two years from the date of the approval of the reserved matters or, in the case of different dates, the date of the approval of the last reserved matter to be approved. 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.
4	Time limit - Full Application	The development to which this permission relates shall be begun within a period of three years from the date of this permission. Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act, 1990.
5	Approved plans & document list for severable phases	This permission is for three independent and severable developments, referred to as "the residential phase" and "the care home phase" and "the infrastructure phase". References to a "phase" elsewhere in these conditions are to the residential phase (Phasing Plan- Residential 22601-328-05) and the care home phase (Phasing Plan – Care Home 22601-327-05) and the infrastructure phase (Phasing Plan – Infrastructure - 22601-326-05) as shown on the following plans which are hereby approved: Proposed Care Home Site Layout 22601-324- 05 Proposed Residential Site Layout 22601-325-05 Proposed Infrastructure Site Layout 22601-326-05 Except as controlled or modified by conditions of this permission, the

Vale of White Horse District Council – Planning Committee – 22 January 2025

		development “phases” hereby permitted shall be carried out in accordance with the approved plans listed below in so far as they relate to each phase or sub-phase: 22601-300-03 Site Location Plan Proposed Site Layout 22601-301-24 Proposed Site Layout Colour 22601-301-24(Co) Phasing Plan – Infrastructure - 22601-326-05 Phasing Plan – Care Home 22601-327-05 Phasing Plan- Residential 22601-328-05 Plans for residential phase only Proposed Residential Site Layout 22601-325-05 Proposed Residential Site Layout (Co) 22601- 325-05 Proposed Boundary Treatments – Residential – 22601-330-03 Proposed Waste Management Plan – Residential – 22601-334-03 Preliminary Drainage Residential CDAD-BSPZZ-XX-DR-C-SK05 P02 Plans for Care Home phase only Site Plan Care Home L233010-AL-(9)901 P8 Proposed Care Home Site Layout 22601-324- 05 Proposed Care Home Site Layout (Colour) 22601-324-05(Co) Care Home Elevations 01 L233010-AL(1)140 P5 Care Home Elevations 02 L233010-AL(1) 141 P5 Proposed Boundary Treatments – Care Home 22601-329-05 Proposed Hard Landscaping Plan – Care Home 22601-331-05 Proposed Waste Management Plan – Care Home – 22601-333-05 Preliminary Drainage Care Home CDAD-BSPZZ-XX-DR-C-SK04 P02 Boundary Treatments Care Home L233010- AL(9)902 P8 Proposed Outbuildings Care Home L233010- AL-(9) 903 P3 Boundary Treatments Care Home L233010- AL(9)902 P8 Proposed Outbuildings Care Home L233010- AL-(9) 903 P3 Detailed Soft Landscape Proposals (care home) P23-1305 EN 0002 M 0001 Plans for Infrastructure phase only Proposed Boundary Treatments 22601-305-11 Proposed Hard Landscaping 22601-306-11 Proposed Waste Management Plan 22601-307- 10 Preliminary Levels CDAD-BSP-ZZ-XX-DR-CSK03 P09 Preliminary Drainage CDAD-BSP-ZZ-XX-DR-CSK02-P17 Preliminary Road Long Sections – CDAD-BSPZZ-XX-DR-C-SK06 P03 Detailed Soft Landscape Proposals (Access road Infrastructure) P23-1305 EN 0002 M 0002 Proposed Site Access 23051 010 Rev G Proposed Site Access dimensions 23051 014 Rev B Internal Site Layout Visibility Splays 23051 012 Rev D Internal Site Layout Carriageway/Footway Dimensions 23051-13 Rev D Reports in so far as they relate to each phase or sub-phase: Arboricultural Impact Assessment 11969 001 Rev H Biodiversity Net Gain Report 12765 REV B Response to LHA 20241104 TN08 Copenhagen Drive Abingdon Noise Addendum 2321809 GJK TN2 Reason: To secure the proper planning of the area in accordance with
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Vale of White Horse District Council – Planning Committee – 22 January 2025

		Development Plan policies.
Pre-commencement conditions		
6	Biodiversity Offsetting Scheme	Prior to the commencement of works within either the care home phase or the infrastructure phase hereby permitted a certificate confirming the agreement of a Local Offsetting Provider to deliver a Biodiversity Offsetting Scheme, totalling a minimum of: - 2.86 area biodiversity units (Care Home Phase) - 1.79 area biodiversity units (Infrastructure Phase) shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The written approval of the Council for that phase shall not be issued before the certificate has been issued by the Offset Provider. Reason: To compensate for the net loss of biodiversity resulting from the development by providing biodiversity enhancements offsite (Policies CP45 and CP46 of the adopted Local Plan 2031 Part 1 and paragraphs 180 and 186 of the NPPF).
7	Construction Environment Management Plan (Biodiversity)	Prior to the commencement of the care home phase or the infrastructure phase or sub-phase (including vegetation clearance a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) for care home phase or the infrastructure phase or sub-phase shall be submitted to and approved in writing by the local planning authority for the care home phase or the infrastructure phase or sub-phase. The CEMP (Biodiversity) for the care home phase or the infrastructure phase or sub-phase shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones. c) 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 method statements to avoid harm to foraging badger and hedgehog, nesting birds and reptiles during site clearance and construction. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) Use of protective fences, exclusion barriers and warning signs. The approved CEMP (Biodiversity) for the care home phase or the infrastructure phase or sub-phase shall be adhered to and implemented for the care home phase or the infrastructure phase or sub-phase throughout the construction period strictly in accordance with the approved details. Reason: To avoid impacts on protected species and other ecological features during construction, (Policy CP46 of the adopted Local Plan 2031 Part 1).
8	Construction Environmental Management Plan (CEMP)	Prior to the commencement of works within any phase hereby permitted, a phase specific Construction Environmental Management Plan (CEMP) for any phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway

Vale of White Horse District Council – Planning Committee – 22 January 2025

		Authority and National Highways for the relevant phase or sub-phase. The CEMP for each phase or sub-phase shall include, but not be limited to, the following: 1) The proposed construction traffic routes to the phase, to be identified on a plan 2) Construction Traffic Management to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (07:30-09:30) and PM Peak (16:30-18:00) periods) 3) an estimate of the daily movement of the construction traffic 4) the hours of construction work and deliveries 5) area(s) for the parking of vehicles of site operatives and visitors 6) area(s) for the loading and unloading of plant and materials 7) area(s) for the storage of plant and materials used in constructing the development 8) details of waste management arrangements 9) dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment 10) consideration of noise & vibration and appropriate mitigation strategies 11) the storage of materials and construction waste, including waste recycling 12) Risk Assessments and Method Statements for the works 13) access and protection arrangements around the site for pedestrians, cyclists, and other road users 14) provision of safe walking and cycling routes through the construction site including routes serving completed phases of the development 15) a Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport 16) contact details of personnel responsible for the construction works. All construction activities shall for each relevant phase or sub-phase be carried out in accordance with the approved plan to which they relate for the relevant phase or sub-phase. Reason: In the interest of highway safety and to protect the amenities of the occupants of adjacent dwellings during construction (Policies DP16 and DP23 of the adopted Local Plan 2031 Part 2).
9	Community Employment Plan	Prior to the commencement of works within any phase or sub-phase hereby permitted, a phase specific Community Employment Plan (CEP) for the phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority for the relevant phase or sub-phase The CEP for each phase or sub-phase shall where possible: · i) address the local employment situation, identify the areas of need and opportunity for the site to address them. · ii) provide an assessment of the temporary, contract, part-time and full -time employment and any training opportunities for the site from the initial constructions phases to the employees that would work within the final development. · iii) address the District, County and Local Enterprise Partnership

Vale of White Horse District Council – Planning Committee – 22 January 2025

		economic and employment priorities and the opportunity for the site to contribute to these aims. iv) provide details of the proposed project management plans and timetables for recruitment of local individuals within the Oxfordshire County area in partnership with local employment organisations and training providers. Reason: To secure sustainable economic growth to create jobs, reduce unemployment and to increase prosperity within Oxfordshire in accordance with Government advice contained in the NPPF (Policy DP11 of the adopted Local Plan 2031 Part 2).
10	Detailed Tree Protection Condition	Prior to the commencement of any site works or operations, including demolition and site clearance, for the relevant phase or sub-phase hereby permitted, a phase specific Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority for that relevant phase or sub-phase The Arboricultural Method Statement for each phase or sub-phase must include the following: (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 reinstatement 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; 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'. (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; (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 of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage. (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

Vale of White Horse District Council – Planning Committee – 22 January 2025

		compliance or any departure there from to the Local Planning Authority. Reason: To protect the hedgerow/trees in the interest of visual amenity (Policy CP44 of the adopted Local Plan 2031 part 1).
11	Landscaping Scheme (trees and shrubs only)	Prior to the commencement of any site works or operations, including demolition and site clearance, within any phase or sub-phase a specific scheme for the landscaping, including the planting of live trees and shrubs for that phase or sub-phase, shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. These details for the relevant phase or sub-phase 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 for the relevant phase or sub-phase. The scheme shall be implemented prior to the first occupation or use of that phase or sub-phase hereby approved and thereafter be maintained in accordance with the approved scheme for that phase or sub-phase. In the event of any of the trees or shrubs within the relevant phase or sub-phase so planted dying or being seriously damaged or destroyed within 5 years of the completion of that phase or sub-phase, 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 for that phase or sub-phase, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority for that phase or sub-phase. Reason: In the interest of visual amenity (Policies CP44 and CP37 of the adopted Local Plan 2031 Part 1).
12	Tree pits design	Prior to the commencement of any site works or operations for the relevant phase or sub-phase, including demolition and site clearance, within any phase or sub-phase hereby permitted, details of the phase specific tree species and the tree pits shall be submitted to and approved in writing by the Local Planning Authority for that relevant phase or sub-phase The pits for each phase or sub-phase 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 for each phase or sub-phase proposed to be planted within hard surface areas shall be planted in the first planting season after the first use of the buildings, within that phase. The tree/s must be planted into site specific tree pits, which are to be a crated pit design that incorporates technology that will enable tree/s to successfully grow in hard surface environments. Reason: In the interest of visual amenity (Policies CP44 and CP37 of the adopted Local Plan 2031 Part 1).
13	Sustainable drainage scheme	Prior to the commencement of any phase or sub-phase of the development a detailed sustainable drainage scheme sufficient for any phase or sub-phase, shall be submitted to and approved in writing by the local planning authority for the relevant phase or sub-phase. This shall be based on the Flood Risk Assessment reference CDAD-BSP-XX-XX-T-W-0001-P06 dated 16 July 2024, drawing CDAD-BSP-ZZ-XX-DR-C-

Vale of White Horse District Council – Planning Committee – 22 January 2025

		SK02 P17, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development in so far as it relates to any phase or sub-phase. No building, within that phase, shall be occupied until the surface drainage works to serve that phase or sub-phase of the development have been carried out and completed in accordance with the approved details. The scheme for each phase or sub-phase to be submitted shall include: - A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" - Full drainage calculations for all events up to and including the 1 in 100yr plus climate change event including a further 10% allowance for urban creep (Note: the CV values should be set to 0.95 for roof areas and 0.9 for paved areas and the latest FEH input date should be used) - Fully detailed sustainable surface water drainage layouts; - A flood Exceedance Conveyance Plan; - Proposed site and floor levels; - 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; - Details of how water quality will be managed during construction and in perpetuity. Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).
14	Foul drainage	Prior to the commencement of any phase or sub-phase of the development a detailed foul drainage scheme for the relevant phase or sub-phase shall be submitted to and approved in writing by the local planning authority for that phase or sub-phase. This shall be based on the drawing CDAD-BSP-ZZ-XX-DR-C-SK02 P17 in so far as it relates to the phase or sub-phase, No building within that phase or sub-phase shall be occupied until the foul drainage works to serve that phase or sub-phase of the development have been carried out and completed in accordance with the approved details for that phase or sub-phase. Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).
15	Details of cycle parking facilities	Prior to the commencement of any phase or sub-phase hereby permitted (except the Infrastructure phase), details of cycle parking facilities (secured and undercover) in relation to that phase or sub-phase, in accordance with the Council's parking standards shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase.

Vale of White Horse District Council – Planning Committee – 22 January 2025

		Thereafter, the proposed cycle parking for each phase or sub-phase shall be provided before first occupation of that phase or sub-phase. Reason: To promote travel by cycling and sustainable transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1 and in accordance with the Councils adopted Parking Standards).
16	Samples of materials	Prior to the commencement of the Care Home Phase above slab level samples of all materials to be used in the external construction and finishes of that phase shall be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the visual appearance of the development in accordance with (Core Policy 37 of the adopted Local Plan 2031).
Concurrent with the submission of the Reserved Matters		
17	Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity)	Concurrent with the submission of a reserved matters application for the approval of landscaping details for the residential phase or sub-phase a construction environmental management plan for Biodiversity (CEMP: Biodiversity) for that phase or sub-phase shall be submitted to and approved in writing by the local planning authority for that phase or sub-phase. The CEMP (Biodiversity) for each phase or sub-phase shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones . c) 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 method statements to avoid harm to foraging badger and hedgehog, nesting birds and reptiles during site clearance and construction. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) Use of protective fences, exclusion barriers and warning signs. The approved CEMP (Biodiversity) for each phase or sub-phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. Reason: To avoid impacts on protected species and other ecological features during construction (Policy CP46 of the adopted Local Plan 2031 Part 1).
18	Biodiversity Enhancement Plan (BEP)	Concurrent with the submission of a reserved matters application for the approval of landscaping details for the residential phase, a Biodiversity Enhancement Plan (BEP) for that phase or sub-phase shall be submitted to and approved in writing for that phase or sub-phase by the Local Planning Authority. The BEP for each phase or sub-phase should be broadly in accordance with the outline details of habitat enhancements illustrated on the Illustrative Landscape Masterplan (Pegasus Group drawing no. P23-1305_EN_0001_M_0001, Rev M dated 29/10/2024). The BEP should include: 1. Extent and location of proposed works; 2. Full details of, and supporting information for, a finalised biodiversity metric assessment to demonstrate a biodiversity net gain. This shall

Vale of White Horse District Council – Planning Committee – 22 January 2025

		include evidence of offsetting provision from a local provided where appropriate; 3. Details of habitat creation or enhancements (this could cross reference relevant landscape plans) and include suitably detailed drawings and cross sections as required; 4. Details of species enhancements including relevant scale plans and drawings showing the location, elevation, orientation and specification of features. These shall include (1) integrated bat boxes on at least 50% of dwellings, (2) integrated bird nest boxes for house sparrow or swift on at least 50% of dwellings, and (3) hedgehog fence tunnels in every plot bounded by close-boarded fencing, such that every plot is connected to at least two other plots or to one plot and open/public space as appropriate; 5. Sources of habitat materials (e.g. plant stock) or species individuals; 6. Appropriate strategies and detailed method statements for site preparation, creating and/or enhancing target habitats, installation of species enhancements, long-term management of habitats and species enhancements, and monitoring and remedial work; 7. A work schedule capable of being rolled forward for at least 30 years and incorporating the measures in (6) above. Thereafter, the habitats and biodiversity enhancement measures for each phase or sub-phase shall be developed on site and retained and managed in accordance with the approved details. All enhancements for each phase or sub-phase shall be delivered prior to the final occupation of that phase or sub-phase. Reason: To ensure that habitats are created and managed for biodiversity to maximise their ecological value and deliver a biodiversity net gain (Policies CP45 and CP46 of the adopted Local Plan 2031 Part 1 and paragraphs 174 and 180 of the NPPF).
19	Sensitive lighting strategy for bats	Concurrent with the submission of a reserved matters application for the approval of landscaping details for the residential phase or sub -phase, a sensitive lighting strategy for bats shall be submitted to and approved in writing for the residential phase or sub-phase by the Local Planning Authority. The strategy shall: a) identify those areas/features on site that are likely to be both particularly 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. b) show how and where external lighting will be installed (through provision of appropriate lighting plans, isolux contour maps and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites or resting places. All external lighting for the residential phase or sub-phase shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting for the residential phase or sub-phase be installed without the prior consent from the local planning authority. Reason: To avoid impacts on bats from insensitive external lighting (Policy CP46 of the adopted Local Plan 2031 Part 1).
20	Landscaping Co-ordination	Prior to commencement of any phase or sub-phase a plan showing all details of landscaping, highways works, visibility splays, street lighting,

Vale of White Horse District Council – Planning Committee – 22 January 2025

	S278/S38	drainage and servicing for that phase or sub-phase shall be submitted to and approved in writing by the LPA for that phase or sub-phase. Thereafter the development shall be carried out in accordance with the approved details for that phase or sub-phase. Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policies CP37, CP44 of the adopted Local Plan 2031 Part 1).
21	Noise mitigation	Prior to commencement of the residential phase of development, details of noise insulation measures (having regard to the building fabric, glazing and mechanical ventilation requirements) as recommended in the noise assessment report by Sharps Redmore (2321809) shall be submitted for the residential phase of development, to be approved in writing for the residential phase of development. The noise insulation measures for the residential phase as approved shall be fully implemented before occupation of any dwelling to which it relates and shall be retained and not altered. Reason: To protect the amenities of adjacent dwellings (Policy DP25 of the adopted Local Plan 2031 Part 2).
Pre-occupation conditions and later trigger points		
22	SUDS Compliance report	Prior to the first occupation of any phase or sub-phase, a SUDS Compliance report for that phase or sub-phase prepared by an appropriately qualified Engineer for that phase or sub-phase of the development must be submitted to and approved by the Local Planning Authority for the relevant phase or sub-phase. This must suitably demonstrate that the sustainable drainage system within that phase or sub-phase been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following for each phase or sub-phase; 1) Inclusion of as-built drawings in 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 at each key stage of construction and on completion, 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. Foul Water Drainage Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).
23	Public Art	Prior to the first occupation of the residential phase or sub-phase, details of the Public Art Scheme shall be submitted to and approved in writing

Vale of White Horse District Council – Planning Committee – 22 January 2025

		for the residential phase or sub-phase by the Local Planning Authority. Such details shall include its location, proposed materials and design. Reason: To secure high quality art within new development and to improve the appearance of the scheme and the character of the area (Policy DP20 of the adopted Local Plan 2031 Part 2).
24	Electric vehicle charging points - Residential	Before occupation of the residential phase or sub-phase of the development, all dwellings within the residential phase or sub-phase shall be provided with "active" electric vehicle charging points in accordance with the Councils adopted parking standards. Thereafter, the charging points within the residential phase or sub-phase shall be maintained and retained at all times. Reason: To promote sustainable transport in accordance with (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1 and in accordance with the Councils adopted Car Parking Standards and Policy EVI 8 of the Oxfordshire Electric Vehicle Infrastructure Strategy).
25	Framework Travel Plan	Prior to first occupation of the residential phase or sub-phase a Framework Travel Plan for the residential phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority for the residential phase or sub-phase. Thereafter, the agreed document shall be implemented in accordance with the approved details for the residential phase or sub-phase. Reason: To promote sustainable travel by non-car modes of transport (Policy CP35 of the adopted Local Plan 2031 Part 1).
26	Travel Plan	Prior to first occupation of the proposed Care Home phase or sub-phase, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. Thereafter, the approved document shall be implemented in accordance with the agreed details for the care home phase. Reason: To promote the use of non-car modes of transport (Policy CP35 of the adopted Local Plan 2031 Part 1).
27	Landscape and Ecology Management Plan (LEMP)	Prior to the first occupation of any phase or sub-phase, a Landscape and Ecology Management Plan (LEMP) for any phase or sub-phase shall be submitted to and approved in writing for the phase or sub-phase by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Proposals for ecological enhancements for habitats and species. d) Aims and objectives of management. e) Appropriate management options for achieving aims and objectives. f) Prescriptions for management actions. g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period). h) Details of the body or organization responsible for implementation of the plan. i) Ongoing monitoring and remedial measures. The plan for each phase or sub-phase shall also set out (where the

Vale of White Horse District Council – Planning Committee – 22 January 2025

		results from monitoring show that conservation aims and objectives of the LEMP 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. The approved plan will be implemented in accordance with the approved details and management prescriptions implemented across the site for the plan period. Reason: To ensure that habitats are created and managed for biodiversity to maximise their ecological value and deliver a biodiversity net gain (Policies CP45 and CP46 of the adopted Local Plan 2031 Part 1).
28	Care Home Infrastructure	The Care Home Phase of development (Care Home 22601-327-05) shall not be occupied until the following is completed within the infrastructure phase of development (Infrastructure 22601-326-05) sufficient to serve the care home phase of development • Roads and Footpaths excluding wearing course shown coloured purple on the Care Home Infrastructure Phase plan • Surface Water Drainage infrastructure within the Infrastructure Phase • Foul Water Drainage Infrastructure within the Infrastructure Phase Reason: To secure the proper planning of the area in accordance with Development Plan policies and in the interests of the delivery of the approved scheme.
20	Residential Infrastructure	The Residential phase of development (Residential 22601-328-05) shall not be occupied until the following is completed within the infrastructure phase of development (Infrastructure 22601-326-05) sufficient to serve the residential phase of development: • Roads and Footpaths excluding wearing course shown coloured purple on the Residential Infrastructure Phase plan • Surface Water Drainage infrastructure within the Infrastructure Phase • Foul Water Drainage Infrastructure within the infrastructure phase Reason: To secure the proper planning of the area in accordance with Development Plan policies and in the interests of the delivery of the approved scheme.
Compliance		
30	Noise mitigation	The Care Home Phase shall be carried out in accordance with the noise mitigation measures specified within the Noise Impact Assessment report by Sharps Redmore 2321809 in so far as they relate to the care home phase. The specified measures for the care home phase shall be fully implemented prior to occupation of the care home phase and retained thereafter for the life of the care home development. Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of road noise and safeguard the amenity and health of future residents (Policy DP25 of the adopted Local Plan 2031 Part 2).

Vale of White Horse District Council – Planning Committee – 22 January 2025

		Reason: To protect the amenities of adjacent dwellings (Policy DP25 of the adopted Local Plan 2031 Part 2).
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