



Abingdon-on-Thames Town Council

Royse Court Offices, Bridge Street, Abingdon, OX14 3HU

Cherie Carruthers, Town Clerk/Chief Executive

Telephone: 01235 522642

Email: enquiries@abingdon.gov.uk

Website: www.abingdon.gov.uk

Report to	Planning Committee
Meeting date	21 st July 2025
Report author	
Agenda item	5a
Report subject	Planning Decisions

Planning Decisions

Application Ref	Address	Town Council Recommendation	VWHDC Decision
P25/V1002/HH	176 South Avenue Abingdon Oxfordshire OX14 1QU	No objections	granted
P23/V2861/O	Land north of Copenhagen Drive Abingdon, OX14 1RF	• See below	Granted VWHDC Planning Committee - 22.01.2025 report
P25/V1043/HH	42 Oxford Road Abingdon OX14 2DZ	No Objections	Granted
P25/V0665/S73	The Clock House 28 Ock Street Abingdon OX14 5SW	Abingdon-on-Thames Town Council would like to see that this application adheres to the Heritage Officer s comments and affordable housing comments.	Granted
P25/V0712/S19	The Clock House 28 Ock Street Abingdon OX14 5SW	Abingdon-on-Thames Town Council would like to see that this application adheres to the Heritage Officer s comments and affordable housing comments	Granted
P25/V0968/HH	3 Bostock Road Abingdon OX14 1DP		Granted

Planning Committee, 21 July 2025
REPORT – Planning Decisions 5a

P25/V1025/HH	The Spot Radley Road Abingdon OX14 3PP	No Objections	Granted
P25/V0118/HH	4 Mill Road Abingdon OX14 5NS	• See below	Granted
P25/V0861/S73	8 Ock Street Abingdon OX14 5AP	No Objections	Granted
P25/V0975/S19	8 Ock Street Abingdon OX14 5AP	No Objections	Granted
P24/V2509/S73	Darcey House Drayton Road Abingdon OX14 5FU	No Objections	Granted
P25/V1113/HH	6 Ethelhelm Close Abingdon OX14 2RE	No Objections	Granted
P25/V1055/A	Santander 23 Bury Street Abingdon OX14 3QT	No Objections	Granted

[P23/V2861/O](#)

07/02/2024

The town council has a number of concerns over this application, in particular with regard to traffic, water management at the proposed site and environmental risks to the potential new residents. - The town council notes that any development at the site will cause significant additional traffic onto Wootton Road and the busy Wootton Road roundabout, which must be addressed in any plans. If the planning authority approves the application, the town council requests a condition that new housing and care home cannot be occupied before the Lodge Hill roundabout is introduced expected to be 2-3 years. - The town council is also concerned about the 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. - There is a 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 town council asks that the planning authority takes into account the need for adequate provision of NHS services in Abingdon, which are already under increased pressure following recent expansion of the number of residents in the town. The town council supports sustainable development but asks that essential services are considered for all such plans

25/11/2024

Abingdon-on-Thames Town Council's comments on the latest amendments to the planning application:

1. Should the application be granted we require that the Lodge Hill interchange is opened before there is any occupation of the site.
2. The comments from Thames Valley Police and the Vale of White Horse Waste and Tree officers are addressed.
3. 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.

4. 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.
5. 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.

03/02/2025

Abingdon-on-Thames Town Council noted that the Care Home application, [P23/V2861/O](#) was granted planning permission by the Vale of White Horse Planning Committee.

- Abingdon Town Councillors attended and spoke at the planning panel.
- The decision was a majority decision with Abingdon District Councillors voting against the application.
- It was noted that the report from NHS Integrated Care Board (Buckinghamshire, Oxfordshire and Berkshire West (BOB), Integrated Care Board -BOB ICB) had not helped.
 - BOB ICB had not objected to the care home.
 - However, the Town Council had independently checked with the two closest GP practices receiving email confirmation stating that they have no available capacity to support a care home at the surgeries. This will be the case even after the planned expansion of the practices.

[P25/V0118/HH](#)

Abingdon-on-Thames Town Council comments of 24/02/2025, 28/04/2025 and 16/06/2025 (as authorised by the Chair of Planning):

Abingdon-on-Thames Town Council would like to restate their comments of 24th February 2025 and 28th April 2025 planning committee meetings: There have been three surface / ground water flood events since January 2024 in areas close to this property. Abingdon-on-Thames Town Council will have no objections providing the Drainage Officer is satisfied with: - The provided Flood Risk Assessment. - Agrees that this application will not increase the flooding risk. - Or can suggest suitable mitigation measures in addition to the surface water drainage connection if considered necessary for this application.