

PLANNING

ELECTRONIC
VERSION

Planning Decision

P17/V0050/O

CEG Land Promotions II Limited
c/o Carter Jonas
Mayfield House
256 Banbury Road
Oxford
Oxon
OX2 7DE

OUTLINE PLANNING PERMISSION

Application No : **P17/V0050/O**

Application proposal, including any amendments :

Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds (As amended by drawings and information accompanying agent's letter dated 2 May 2017)

Site Location : **Land north of Dunmore Road and Twelve Acre Drive Abingdon**

Vale of White Horse District Council hereby gives notice that **outline planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. Approved plans and document list

The development hereby permitted shall be carried out in accordance with the approved plans listed below:



Parameter Plans (Drawing Number - Drawing Title)

- . DE187_001 Rev O - Development Framework
- . DE187_017 Rev D - Open Space Provision
- . DE187_016 Rev E - Access and Movement
- . DE187_015 Rev G - Maximum Building Height
- . DE187_014 Rev D - Density
- . DE187_013 Rev D - Land Use

Other Plans: (Drawing Number - Drawing Title)

- . DE187_100 Rev A - Location Plan
- . DE187_101 Rev A - Redline Plan
- . 8150282/6100 Rev H - Site Access Locations and Mitigations Works Overview
- . 8150282/6101 Rev F - Site Access 1 Proposed Junction Geometry
- . 8150282/6102 Rev G - Site Access 2 Proposed Junction Geometry
- . 8150282/6103 Rev E - Site Access 3 Proposed Junction Geometry
- . 8150282/6104 Rev E - Site Access 4 Proposed Junction Geometry
- . 8150282/6111 Rev D - Proposed Controlled Pedestrian Crossings
- . 8150282/6112 Rev C - Proposed Uncontrolled Pedestrian Crossings
- . 8150282/6170 Rev D - Junction 2 Mitigation - Overview
- . 8150282/6115 Rev B - Oxford Road Cycleway Improvements
- . 8150282/6114 Rev B - Junction 11 Wootton Road / Dunmore Road / Copenhagen Drive Roundabout Mitigation
- . 8150282/6116 Rev A - Twelve Acre Drive Cycleway Improvements

and in accordance with the following document:

- . Design and Access Statement and Design Code December 2016 & Addendum Dated April 2017

Reason: To define the relevant approved plans and documentation and to secure the proper planning of the area in accordance with Development Plan policies.

2. The development shall comprise the following land uses in general accordance with Parameter Plan DE187_103 Rev D - Land Use:

- (a) Up to 950 dwelling units
- (b) A local centre (to include all or any of the following):
 - . Retirement Apartments Use Class C3
 - . Care Home Use Class C2
 - . Public House/ Restaurant Use Classes A3 & A4
 - . Community Hub Use Classes D1 & D2
 - . Children's Nursery Use Class D1

- Branch Doctor's Surgery Use Class D1
- Commercial with flats above Use Classes A2 & B1 with Use Class C3 above
 - Retail Use Class A1
 - Hot Food Takeaway Use Class A5
- (c) Primary school
- (d) Distribution/ Link Roads
- (e) SUDs
- (f) Landscape and open space (including playing fields, local parks, play areas, existing woodland and buffer zones)

Reason: To ensure a balanced mix of uses in the development in line with the Development Site Template for the "North of Abingdon" site allocation that establishes the principle of this development (Core Policies 3, 4, 8 of the adopted Local Plan)

3. The development to which the permission relates shall be begun not later than whichever is the later of the following dates: i) 3 years from the date of this permission: or ii) 2 years from the final approval of the first reserved matters application in the first phase or sub-phase.

Reason: To comply with the provisions of section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004, and Article 3(1) of the Town and Country Planning (General Development Procedure Order 1995 (as amended))

4. The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement, dated December 2016 and its appendices and strategies. Wherever in these conditions the local planning authority is given power to approve a variation to those mitigation measures imposed by that condition it shall only do so if it is satisfied that the relevant variation would not have significant environmental effects other than those assessed in the Environmental Statement.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Core Policies 3, 4, 7, 8, 37, 38, 40, 41, 42, 43, 44, 45 and 46 of the adopted Local Plan and Saved Policies DC5, DC6, DC7, DC9, DC10, DC12 and NE7 of the Local Plan 2011)

5. The provision of market residential accommodation (excluding affordable housing) across the site shall comprise:

- 5.5% one bedroom
- 16.3% two bedrooms
- 43.7% three bedrooms

34.5% four (or more) bedrooms

Unless otherwise agreed in writing with the local planning authority, a variation will only be permitted if there is a demonstrable housing need for a different mix.

Reason: To meet the need for different dwelling sizes in the area (Core Policy 24 of the adopted Local Plan)

6. The applications for the approval of the first reserved matters for the first phase of the development (or a sub-phase to the first phase) shall be submitted within a period of two years from the date of this permission.

Reason: To comply with the provisions of section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004, and Article 3(1) of the Town and Country Planning (General Development Procedure Order 1995 (as amended))

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7. Applications for the approval of all remaining reserved matters shall be made no later than eight years from the date of commencement of the first phase or sub-phase of development.

Reason: To comply with the provisions of section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004, and Article 3(1) of the Town and Country Planning (General Development Procedure Order 1995 (as amended)).

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8. No phase or sub phase of the development shall be begun until full detailed drawings illustrating the following matters ('the reserved matters') have been submitted to and approved in writing by the Local Planning Authority and the development of that phase or sub-phase shall be carried out in accordance with such details:

- (i) the layout of the new development;
- (ii) the scale of the new development;
- (iii) the appearance of the new development;
- (iv) the means of access, other than that approved by this permission; and
- (v) the landscaping for that phase or sub phase.

Each reserved matters application shall demonstrate how it conforms to the Development Delivery Strategy, Design Code and parameter plans.

Reason: As 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.

9. Within each reserved matters application for any phase or sub-phase the reserved matters details shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenity of the nearby residential properties, the Oxford Green Belt and the North Vale Corallian Ridge (Core Policy 13 and 37 of the adopted Local Plan and Saved Policies DC9 and NE7 of the Local Plan 2011).

10. Concurrent with the submission of the first reserved matters application adjacent to the retained watercourses, a scheme for the provision and management of an ten metre (minimum) wide buffer zone alongside each side of the retained watercourses shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including footpaths/ cycleways, lighting, domestic gardens/allotments and formal landscaping; and could form a vital part of green infrastructure provision.

The scheme shall include:

- a) plans showing the extent and layout of the buffer zone and distance from the development. This should be a minimum distance of 10m (measured from the top of the river bank to the development) but vary in size to include larger areas. Larger buildings should not be closer to the river than their height, irrespective of this 10m buffer.
- b) details of enhancements including proposed planting. Only native species appropriate to this location shall be planted within the buffer zone. They should be of UK provenance and ideally of local provenance.
- c) details demonstrating how the buffer zone will be protected during development.
- d) details of any proposed lighting within or adjacent to the buffer zone. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.
- e) details of any proposed footpaths/ cycleways, fencing and swales adjacent to the buffer zone
- f) to minimise disturbance from residents and their dogs, some sort of barrier should be provided along the watercourse, such as parallel swales, fencing or scrub barriers.

Reason: To protect the watercourses of the site from development and to ensure the proposed ecological habitats offer a "no net loss" in biodiversity terms (Core Policies 45 and 46 of the adopted Local Plan)

11. Concurrent with the submission of comprehensive details of the landscape works submitted with each landscaping reserved matters application for each phase or sub-phase, a maintenance schedule and a 15-year term management plan for the soft landscaping works for that phase or sub-phase shall be submitted to and approved in writing by the local planning authority. The schedule and plan shall be implemented in accordance with the agreed programme.

Reason: To help to assimilate the development into its surroundings (Core Policy 44 of the adopted Local Plan and Saved Policy DC6 of the Local Plan 2011).

12. Concurrent with the submission of each reserved matters application, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP should be broadly in accordance with the outline details of habitat enhancements illustrated on the Abingdon Parameter Plan Open Space Provision rev D, Drawing number DE187_017, and relevant parts of the North Abingdon-on-Thames Design and Access Statement and Design Code December 2016.

The BEP should include (where relevant):

- a) Details of any habitat creation or enhancements (this could cross reference relevant landscape plans) and include suitably detailed drawings and cross sections as required.
- b) Details of species enhancements including relevant scale plans and drawings showing the location, elevation and type of features such as bat and bird boxes etc. as appropriate.
- c) Selection of appropriate strategies for creating / restoring target habitats or;
- d) introducing target species;
- e) Selection of specific techniques and practices for establishing vegetation;
- f) Sources of habitat materials (e.g. plant stock) or species individuals;
- g) Method statement for any site preparation and establishment of target features;
- h) Extent and location of proposed works;

Thereafter, the biodiversity enhancement measures shall be developed on site and retained in accordance with the approved details. All enhancements should be delivered prior to the final occupation of the relevant phase.

Reason: To ensure the enhancements for habitats and species on the site are delivered (Core Policies 45 and 46 of the adopted Local Plan).

13. Landscape Ecology Management Plan

Concurrent with the submission of each reserved matters application a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing 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 as agreed in the Biodiversity Enhancement Plan see condition 12 above).
- 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 five-year period).
- h) Details of the body or organization responsible for implementation of the plan.
- i) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the 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.

REASON: To ensure the biodiversity enhancements for habitats and species are managed appropriately in the long term in accordance with CP46 of the Vale of White Horse Local Plan Part 1 and government policy as stated in paragraphs 109 and 117 of the NPPF.
Energy Delivery Strategy to be agreed

The first reserved matters application submitted in respect of any phase or sub-phase shall where appropriate include an Energy Delivery Strategy for that phase or sub-phase setting out methods to be used to achieve emissions reductions through the adoption and provision of renewable sources, rainwater harvesting and 10% renewable on-site energy (site-wide) in accordance with the council's Supplementary Planning Document 'Sustainable Design and Construction'. The strategy shall be submitted to and approved in writing by the local planning authority. The phase shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an energy efficient and sustainable development (Core Policies 40 and 43 of the adopted Local Plan)

14. The first reserved matters application for a phase or sub-phase shall where appropriate be accompanied by a Waste Management & Minimisation Strategy (WMMS) for that phase or sub-phase, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place in relation to that phase or sub-phase until the strategy has been approved in writing by the local planning authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed and the principals of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households, commercial properties and public buildings contributing to sustainable development. The WMMS should include:

- a) A Waste Management Strategy and supporting reference material
- b) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development.
- c) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles.
- d) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling.
- e) For applications concerning the Local Centre Proposals for the design and provision of any temporary and permanent community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements.
- f) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority.
- g) A timetable for implementing all proposals.
- h) Provision for monitoring the implementation of all proposals.

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that waste is managed sustainably during the occupation of the development (Saved Policy DC7 of the Local Plan 2011).

15. The first reserved matters application submitted in respect of any phase or sub-phase shall where appropriate include an Energy Delivery Strategy for that phase or sub-phase setting out methods to be used to achieve emissions reductions through the adoption and provision of renewable sources, rainwater harvesting and 10% renewable on-site energy (site-wide) in accordance with the council's Supplementary Planning Document 'Sustainable Design and Construction'. The strategy shall be submitted to and approved in writing by the local planning authority. The phase shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an energy efficient and sustainable development (Core Policies 40 and 43 of the adopted Local Plan)

16. No development shall be begun or any reserved matters application made until a Development Delivery Strategy ('the Development Delivery Strategy') has been submitted to and been approved in writing by the local planning authority. The Development Delivery Strategy shall provide strategic details in relation to the neighbourhood centre, landscaping including structural and advanced planting, landscape and ecology management, construction environmental management, surface water and foul water drainage, character areas in relation to the design and type of housing.

The submission of all reserved matters and the implementation of the development shall be carried out in accordance with the approved Development Delivery Strategy.

Reason: To ensure a comprehensive high quality and sustainable development with an appropriate cohesion and consistency of development (Core Policies 3, 4, 8, 37, 38 of the adopted Local Plan)

17. No development shall commence until a Housing Delivery Document (HDD) has been submitted to and been approved in writing by the Local Planning Authority. All reserved matters applications incorporating residential development shall be accompanied by an updated HDD. The Housing Delivery Document shall demonstrate the disposition of housing across the whole site identifying all the sub phases / parcels for residential development and for each sub phase and parcel provide details of the following:

- (i) the number and mix of market housing dwellings
- (ii) the number and mix of affordable housing including different tenures
- (iii) the number of lifetime homes (open market and affordable)
- (iv) the net housing density of each parcel
- (v) the density across each phase and the overall site
- (vi) the numbers of completions

Thereafter, each reserved matters application shall be implemented in accordance with the approved HDD.

Reason: To monitor and ensure an appropriate distribution of housing accommodation and tenures across the site (Core Policy 24 of the adopted Local Plan)

18. No development shall be begun until a Phasing Plan identifying each phase and sub phase has been submitted to and been approved in writing by the local planning authority. The Phasing Plan shall identify the location and timing of infrastructure and community facilities to serve the development and shall include a scheme for the build out rate of completed and fitted out dwellings and details and coordination of housing and infrastructure delivery and arrangements to prevent interruption of delivery across sub-phase and phase boundaries. The development shall proceed in accordance with the agreed Phasing Plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is phased and infrastructure is delivered to meet the needs of the community(Core Policy 7 of the adopted Local Plan 2031)

19. Prior to any demolition, enabling works or the development of an individual phase or sub-phase a professional archaeological organisation shall prepare an Archaeological Written Scheme of Investigation, relating to those works or that phase or sub-phase, which shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the recording of archaeological matters within the site (Core Policy 39 of the adopted Local Plan)

20. Following the approval of the Written Scheme of Investigation referred to in condition 19, and prior to any demolition on the site and the commencement of the development in the relevant phase or sub-phase (other than in accordance with the agreed Written Scheme of Investigation) a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence (Core Policy 39 of the adopted Local Plan)

21. Prior to the commencement of any site works (including demolition or site clearance) within any phase or sub-phase a protected area shall be designated

for all existing trees which are shown to be retained within the relevant phase or sub-phase, and the trees shall be protected in accordance with a scheme, including a Tree Protection Plan, which complies with the current edition of BS 5837 "Trees in Relation to Design, Demolition and Construction" and shall have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire phase/course of development.

Reason: To safeguard trees which are visually important (Core Policy 44 of the adopted Local Plan and Saved Policy DC6 of the Local Plan 2011).

22. No development hereby approved shall commence in relation to any phase or sub-phase incorporating uses other than residential dwellings, until a noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) and associated plant / equipment, and / or noise mitigation measures to minimise the level of noise emanating from the said building(s) or use(s) has been submitted to and approved in writing by the local planning authority. The approved scheme of insulation / mitigation shall be fully implemented before the relevant use(s), building(s) or plant / equipment are commenced (in relation to uses), occupied (in relation to buildings) or used (in relation to plant / equipment) and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties(Saved Policies DC9 and DC10 of the Local Plan 2011)

23. Prior to the commencement of development within any phase or sub-phase including or abutting the retained woodland, a 25-year term woodland management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be carried out as approved, unless otherwise agreed in writing by the local planning authority.

Reason: To make appropriate provision for the sustainable retention and management of the woodland area within the approved development and to provide a reliable process for implementation and aftercare (Core Policy 44 of the adopted Local Plan and Saved Policy DC6 of the Local Plan 2011).

24. No development shall commence in any phase or sub-phase until a surface water drainage scheme for that phase or sub-phase based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, as set out in the agreed Flood Risk Assessment ref 50600394 (Brookbanks), has been submitted to and approved in writing by the local planning authority. The scheme shall be in accordance with requirements of the Sustainable Drainage Design Code (agreed with Oxfordshire County Council) and the site wide drainage strategy and shall subsequently be implemented in accordance with the approved details before the development

is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity (Core Policies 42, 45 and 46 of the adopted Local Plan and Saved Policy DC12 of the Local Plan 2011).

25. Prior to the commencement of development for each phase or sub-phase a scheme for compensatory flood plain storage shall be submitted to and approved in writing by the local planning authority for any development located within the 1% annual exceedance probability plus 35% allowance for climate change flood extent. The scheme shall be provided on a level for level basis and be informed by detailed hydraulic flood modelling. The scheme shall be fully implemented and subsequently maintained in accordance with the approved details.

Reason: To ensure that the development will not displace flood waters or increase flood risk elsewhere in a 1% annual exceedance probability plus 35% allowance for climate change flood extent (Core Policy 42 of the adopted Local Plan and Saved Policy DC12 of the Local Plan 2011).

26. Prior to the commencement of development for each relevant phase or sub-phase, detailed plans and drawings shall be submitted to and approved in writing by the local planning authority and implemented as approved for any bridges and/or crossing that will cross or be within the designated buffer zone (minimum 10 metres) on either side of the Radley Park Ditch. The proposed bridges shall be clear spanning structures with the abutments set back from the bank top and the soffit level shall be set above the 1% annual exceedance probability with an appropriate allowance for climate change flood extent unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that there is no increase in flood risk either upstream or downstream and that the river banks on either sides are protected (Core Policy 42 of the adopted Local Plan and Saved Policy DC12 of the Local Plan 2011).

27. No development shall commence in any phase or sub-phase until a foul drainage strategy detailing any on and/or off-site drainage works, has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. Development shall be carried out in accordance with the agreed details.

Reason: To ensure there is sufficient capacity within the foul drainage network and to ensure there is no detrimental impact on surface and groundwater quality (Core Policy 42 of the adopted Local Plan and Saved Policy DC12 of the Local Plan 2011).

28. No means of access shall be formed between the site and the public highway

until the detailed access design (including but not limited to construction, drainage and vision splay) has been submitted for approval to and approved in writing by the Local Planning Authority. The access shall be provided thereafter in full accordance with the approved details.

Reason: In the interest of highway safety. (Saved Policy DC5 of the Local Plan 2011).

29. No development shall commence in any phase or sub-phase until such time as the site access (including its vision splays) serving that phase or sub-phase has been laid out and drained in accordance with details previously agreed in writing by the local planning authority.

Reason: In the interest of highway safety (Policy DC5 of the adopted Local Plan).

30. Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To facilitate internet connectivity for all future residents and occupiers in the proposed development (Core Policy 36 of the adopted Local Plan)

31. Prior to the commencement of development, a Community Employment Plan (CEP) shall be submitted to and approved in writing by the Local Planning Authority. The CEP will seek to ensure that local people can better access the training (including apprenticeships) and job opportunities arising from the development. The CEP shall relate to outcomes from both the construction and the end user phase. The CEP will be implemented in accordance with the approved details

Reason: To allow local people to benefit from the employment opportunities arising from the construction and operational phases of the development (NPPF)

32. The residential development within the Local Centre, shall be designed and/or insulated in accordance with a mitigation scheme so as to provide attenuation against externally generated noise the details of which shall be submitted to

and approved in writing by the local planning authority. The mitigation scheme shall ensure that the internal ambient noise levels for habitable rooms (i.e. bedrooms and living rooms) within dwellings shall meet the 'good' internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded). The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter and not altered without prior approval of the local planning authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of noise generated by the local centre and safeguard the amenity and health of future residents in accordance with Saved Policy DC9 of the adopted Local Plan 2011.

33. Prior to the occupation of any non-residential development the details of the hours of operation of those premises shall be submitted to and approved in writing by the local planning authority. The development shall be operated in accordance with the approved details.

Reason: To protect the amenity of nearby properties (Saved Policies DC9 and DC10 of the Local Plan 2011).

34. No residential accommodation shall be occupied within a phase or sub-phase of development until that part of the roads, footways and street lighting which is to serve that dwelling (apart from the wearing course) have been constructed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience (Saved Policy DC5 of the Local Plan 2011).
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35. No residential accommodation within any phase or sub-phase of development or any part of the local centre and primary school shall be occupied until all proposed vehicular accesses, driveways, parking and turning areas serving it have been laid out, surfaced and drained in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience (Saved Policy DC5 of the Local Plan 2011).

36. The final unit of residential accommodation within each phase or sub-phase of development shall not be occupied until all links to existing on and off site infrastructure estate roads and footpaths within that phase or sub-phase have been constructed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience (Saved Policy DC5 of the Local Plan 2011).

37. Prior to the use of the development hereby permitted a Travel Plan shall be drawn up (including a Travel Information Pack), and submitted to and approved in writing by the Local Planning Authority; such plans to include proposals for all travel by modes other than the private car for journeys to and from site. Thereafter, the Travel Plan shall be implemented as approved and the Travel Information Pack shall be provided to all new residents upon occupation of each dwelling.

Reason: To promote the use of sustainable modes of transport (Core Policies 33 and 35 of the adopted Local Plan).

38. No more than 400 dwellings shall be occupied until a contract for the construction works to provide the south facing A34 Lodge Hill slip roads has been awarded by the County Council.

Reason: To ensure development at North Abingdon comes forward alongside delivery of the south facing Lodge Hill slip roads, to avoid development at North of Abingdon-on-Thames having a severe adverse impact on the local highway network (Core Policies 3, 4, 7, 8 of the adopted Local Plan and Saved Policy DC5 of the Local Plan 2011).

39. The first reserved matters application for a phase or sub-phase shall where appropriate be accompanied by a Construction Environmental Management Plan (CEMP) for that phase or sub-phase to include:
- a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007;
 - b) Archaeological protection and mitigation measures to be implemented during the construction process where appropriate);
 - c) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
 - d) Details of haul routes within the relevant parts of the site;
 - e) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis
 - f) Collection and delivery times for construction purposes;
 - g) 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;

- h) Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site - Part 1 and 2 (or as superseded);
- i) Where relevant results of a noise assessment of the potential impact of construction noise on the proposed school and residential properties on the properties adjacent to the site and details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice);
- j) Update surveys for all relevant protected and priority species in an appropriate season in advance of each phase of the development other than phase 1;
- k) Full details of mitigation measures to be employed to protect species from adverse impacts for each phase of the development;
- l) Details of best practice measures to be applied to prevent contamination of the water environment during construction;
- m) Measures for soil handling, including appropriate storage and re-use of higher value soil resources displaced during construction within gardens, parks and recreational grounds and disposal of any surplus soils in a sustainable manner in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA 2009) or as superseded.
- n) Maximum noise mitigation levels for construction equipment, plant and vehicles;
- o) Site lighting for the relevant part of the site;
- p) Screening and hoarding details;
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- r) Procedures for interference with public highways;
- s) External safety and information signing notices;
- t) Liaison, consultation and publicity arrangements, including dedicated points of contact;
- u) Complaints procedures, including complaints response procedures;
- v) Membership of the considerate contractors' scheme;
- w) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way as well as routes serving completed phases of the development;
- x) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport; and
- y) Piling method statement detailing mitigation measures, where piling is proposed.
- z) on site waste management and off-site disposal

All construction activities shall be carried out in accordance with the approved CEMP to which they relate, unless otherwise agreed in writing with the local

planning authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Saved Policies DC9 and DC10 of the Local Plan 2011).

40. No dwelling shall be occupied until its respective means of enclosure and boundary treatment approved in connection with the associated reserved matters application has been implemented in accordance with the agreed details. The boundary treatment shall be retained as such thereafter.

Reason: In the interest of visual amenity (Core Policy 37 of the adopted Local Plan).

41. Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged, destroyed or diseased within five years from completion of the relevant phase or sub-phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five-year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the local planning authority for written approval prior to planting.

Reason: To help integrate the development into its surroundings and enable high quality design (Core Policies 37 and 44 of the adopted Local Plan and Saved Policy DC6 of the Local Plan 2011).

42. No construction work undertaken as part of implementing development shall be undertaken outside the following time periods:

- (a) 0700 hours to 1800 hours Mondays to Fridays (inclusive)
- (b) 0800 hours to 1300 hours on Saturdays

There shall be no working at all on Sundays, Bank or Public Holidays, except with the prior agreement in writing by the local planning authority. Such agreement shall only be sought in exceptional circumstances.

Reason: In the interests of the amenity of nearby residents/occupiers (Saved Policies DC9 and DC10 of the Local Plan 2011)

43. All garages serving market housing shall include provision for the recharging of electric vehicles.

Reason: To promote the use of sustainable modes of transport (Core Policies 33 and 35 of the adopted Local Plan).

44. No road or footway that is to be public highway shall be constructed as part of the development without first having entered into an agreement with the local highway authority pursuant to Section 38 and/or 278 of the Highways Act 1980 in respect of that road or footway.

Reason: In the interests of highway safety (Saved Policy DC5 of the Local Plan 2011)

45. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Rights of Way that may obstruct or dissuade the public from using the public right of way whilst development takes place.

Reason: to ensure that the public rights of way remains available and convenient for public use.

46. All non-residential buildings shall be designed to achieve BREEAM 'very good' certification or such standard that shall operate at the time of construction of that building. Details of the pre-assessment shall be submitted with the detailed planning and application and upon completion and post assessment the final certificate shall be provided to the Local Planning Authority.

Reason: To ensure a sustainable form of development (Core Policies 40, 41 and 43 of the adopted Local Plan)

47. That prior to the commencement of development a scheme for the monitoring of air quality along Twelve Acre Drive, Dunmore Road and Oxford Road shall be submitted to and approved in writing by the Local Planning Authority, the monitoring shall be implemented as approved for a period agreed with the Local Planning Authority. If the result of the monitoring require air quality mitigation, then a mitigation scheme shall be submitted within 3 months of the air quality monitoring results and shall be implemented as approved.

Reason: In the interests of air quality in accordance with advice contained within the National Planning Policy Framework.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met. Please read the letter attached to the decision notice for further information.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such

the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

Reason for Decision

This application has been assessed on its merits, against the Development Plan and the provisions of the NPPF. The principle of this application can be supported as the site is allocated within the Vale of White Horse Local Plan 2031 Part One and represents sustainable development as defined and required by the NPPF, which outlines the 'social', 'economic' and 'environmental' aspects to sustainable development.

The application will play a 'social' role through the provision of 950 houses on a site allocated for housing within the Local Plan. In line with Council policy, 35% of these houses will be affordable, whilst an acceptable mix of market housing is proposed. This site is in a sustainable location for housing in district, being well located in relation to Abingdon, the A34 and Oxford. Abingdon is one of the most sustainable settlements in the Vale and so is seen as a growth area. It has all the necessary facilities to support an increase in the population and is a town that the Local Plan confirms is needed to accommodate some of the increased housing demands placed on the district.

The proposal will bring forward a Local Centre that will include a new primary school, a branch surgery, a care home and community facilities. The scheme will also offer new sports pitch provision and make financial contributions to a new bus service to serve this part of the town. These are all social benefits that should be afforded positive weight in the planning balancing exercise.

The scheme will have an 'economic' role through increased employment through the construction phase and in the community facilities to be built and operated post-completion of the scheme. The residents of the development will provide increased investment in the local economy.

The applicant will make a proportionate financial contribution to the Lodge Hill slip road project and a Grampian condition will restrict occupancy rates on this site until certainty over the slip roads is secured. This, coupled with the proposed improvements to the most severely affected road junctions, public transport, cycle and pedestrian links, means that the development will have an acceptable impact on highway safety.

In terms of the 'environmental' role, the application is accompanied by a comprehensive Design Code that will ensure a consistency of approach to buildings, streets, public squares and public open space across all phases of the development to ensure a high quality scheme. The application also includes a comprehensive landscaping scheme that ensures the retention of existing trees, hedgerows and ancient woodland and significant new levels of planting to ensure that the wider visual impact of these proposals are limited, in line with the requirements of the Site

Development Template.

Overall, in the planning balance, it is considered that this proposal represents sustainable development and offers clear benefits in terms of delivering one of the largest strategic allocations in the Local Plan 2031 Part One early in the plan period. The proposal offers clear community benefits through the provision of a new school, GP surgery, sports pitches, specialist accommodation for the elderly and allowing the creation of a new bus route that serves Dunmore Road and Twelve Acre Drive. Conditions are recommended which will help to mitigate the impact of this development and contributions towards infrastructure will be secured by through the S106 agreement.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

A handwritten signature in black ink, appearing to read 'Adrian D. Field', with a horizontal line underneath it.

Head of Planning
27th October 2017

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).