

PLANNING

ELECTRONIC
VERSION

Planning Decision

P21/V2334/FUL

Carter-Francis & David Wilson Homes
c/o Savills UK Ltd - Oxford
Wytham Court
11 West Way
Oxford
OX2 0QL

PLANNING PERMISSION

Application No : **P21/V2334/FUL**

Application proposal, including any amendments :

Full planning permission for 82 dwellings with associated access, roads, infrastructure, open space and landscaping (As per amended plans and documents received 12 January 2022 and 8 March 2022. As amplified by information received 06 September 2022).

Site Location : **Former Seven Acres Nursery Site Faringdon Road Stanford in the Vale**

Vale of White Horse District Council hereby gives notice that **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. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans

H8598-LP-01 Location Plan



H8598-PL-01 - (Planning Layout) - Rev G
H8598-POS-01-A POS plan rev A
H8598-LSOP-01 Landscape & Services Overlay
H8598-EVCP-001-A - Electric Vehicle Charging Location Plan Rev A
H8598-AP-01 Adoption Plan

PL-012 Housing Mix and Tenure Plan Rev.D
PL-013 Building Heights Plan Rev.B
PL-014 Refuse Collection Strategy Rev.B
PL-015 Parking Strategy Rev.B
PL-016 On Plot Boundary Plan Rev.B
PL-019 Materials Plan Rev.D

House Type Pack Rev. B

GL1554 11A Landscape Strategy Plan
GL1554 12B Soft Landscape Proposals
GL1554 13B Soft Landscape Proposals

1104-20 DAP-01 Rev 2 Drainage Strategy Layout
1104-20 DAP-02 Rev 2 SW Drainage Area Plan
1104-10-30 Rev 0 wet pond Details
1104-20 DAP-05 Rev 0 Rd Long Sects Sh 1
1104-20 DAP-06 Rev 0 Rd Long Sects Sh 2
1104-20 DAP-03 Rev 2 Levels Strategy Plan
1104-20 DAP-04 Rev 1 Visibility Splay
1104-10-01 Rev 5 Vehicle Tracking - Refuse Vehicle
1104-10-02 Rev 5 Vehicle Tracking - Fire Tender
1104-10-03 Rev 5 Vehicle Tracking - Refuse Vehicle Passing a Car
1104-10-04 Rev 2 Vehicle Tracking - Refuse Vehicle Parked Car

215893_PD04-Rev A Proposed Shared Pedestrian- Cycleway
3122-FARW-ICS-GI-XX-DR-C-002-P12-S4_Works Plan - Ghosted Island

DB-SD13-004_D Boundary Wall Type 1
DB-SD13-006_A Close Boarded Fence
DB-SD13-007 Post & Rail Fence
DB-SD13-013_D Boundary Wall Type 3
DB-SD13-014 External Gate
GL0964 15 Entrance Wall Detail

H7902-ER Estate Railing
H7902-TS Timber Shed

except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112) and with the proposals detailed on plan "Former Seven Acres Nursery: Impact Map for great crested newt district licensing (Version 1)", dated 28th April 2022.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR112) and in accordance with Core Policy 46 of the Local Plan 2031 Part 1 and paragraph 174 of the NPPF.

4. No development shall commence unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling a minimum of 4.36 biodiversity units has been submitted to and agreed in writing by the Local Planning Authority.

The written approval of the Council shall not be issued before the certificate has been issued by the Offset Provider. The details of biodiversity enhancements shall be documented by the Offset Provider and issued to the Council for their records.

Reason: To compensate for the net loss of biodiversity resulting from the development by providing biodiversity enhancements off site in accordance with Core Policy 46 of the Local Plan 2031 Part 1 and paragraphs 174 and 180 of the NPPF.

5. No development shall begin until a detailed sustainable drainage scheme has been submitted to and approved in writing by the local planning authority. This shall be based on ID Ltd Drainage Strategy Report reference IDL/1104/DS/001 revision P02, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site.

No building shall be occupied until the surface drainage works have been carried out and completed in accordance with the approved details. The scheme to be submitted shall include:

- Fully detailed sustainable drainage layouts;
- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event based on using the latest FEH input data;
- Proposed site levels, floor levels and an exceedance plan;

- SUDS features and sections;
- Drainage Construction Details;
- Infiltration tests to BRE 365;

Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding in according to Core Policy 42 of the Local Plan 2031 Part 1.

6. No development shall begin until a detailed foul drainage scheme has been submitted to and approved in writing by the local planning authority. No building shall be occupied until the foul drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.

Reason: To ensure the effective drainage of the site in the interest of public health in accordance with Core Policy 42 of the Local Plan 2031 Part 1.

7. Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the construction period and shall provide details of the following:

1. Vehicle parking facilities for construction works, other site operatives and visitors;
2. Site offices and other temporary buildings;
3. Loading and unloading of plant and materials;
4. Storage of plant and materials used during construction;
5. Vehicle wheel washing facilities and an effective method for disposal of waste water;
6. Measures to control the emission of dust and dirt;
7. A scheme for recycling and / or disposing of waste materials arising from the demolition and construction works;
8. Installation and maintenance of security hoarding /fencing;
9. Routing of construction traffic.
10. Details of times for construction traffic and delivery vehicles, which must be outside network peak hours.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Development Policy 16 of the Local Plan 2031 Part 2.

8. Prior to the commencement of the development, details of proposed noise mitigation (in accordance with the recommendations of Noise Impact Assessment Omnia (ref: C10579/NIA/1.4) January 2022) shall be submitted to

and agreed in writing by the local planning authority. Thereafter the approved mitigation shall be implemented in full prior to occupation of the respective dwelling to which it relates and maintained thereafter.

Reason: To ensure the site is suitable for the proposed use in accordance with Development Policy 25 of the Local Plan 2031 Part 2.

9. No development shall commence on the site until a phased Contaminated Land Risk Assessment has been carried out as detailed below:

Phase 1 - a desk study and site walk over to identify all potential contaminative uses on site and to inform a preliminary assessment. If potential contamination is identified, then Phase 2 shall be undertaken.

Phase 2 - a comprehensive intrusive investigation to identify the type, nature and extent of contamination present, the risks to users/occupiers of the development, and to inform the required remediation scheme. If significant contamination is found, then Phase 3 shall be undertaken.

Phase 3 - the production of a Remediation Report to ensure the site is rendered suitable for its proposed use. The Remediation Report shall include works to be carried out and a programme of such works, and shall first have been submitted to and approved in writing by the Local Planning Authority. No development shall be used or occupied until all remediation works have been carried out in accordance with the approved Remediation Report. Following implementation of the remediation works, a Validation Report detailing all of the measures carried out to ensure compliance with the Remediation Report shall be submitted to and approved in writing by the Local Planning Authority.

All works to comply with each phase of the Contaminated Land Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and development shall proceed in accordance with the approved details, including any necessary remediation.

Reason: To ensure that any ground, water and associated gas contamination is identified, and all necessary remediation works are carried out in the interest of the safety of the development and the environment, and to ensure the site is suitable for the proposed use in accordance with Development Policy 27 of the Local Plan 2031 Part 2.

10. Prior to the commencement above the slab levels of the development, a maintenance schedule and a long-term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:

- Details of long-term design principles and objectives.
- Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and any play/ youth provision.
- A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site.
- Summary plan detailing different management procedures for the types of landscape on site e.g. Wildflower meadows, native or ornamental hedgerows.

The schedule and plan shall be implemented in accordance with the agreed programme.

Reason: To help to assimilate the development into its surroundings in accordance with Core Policies 38 and 44 of the Local Plan 2031 Part 1.

11. Prior to the commencement above the slab levels of the development, notwithstanding the details of the wildlife pond shown on the submitted plans, a detailed design and planting specification for the pond shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the proposed wildlife pond would support and enhance the biodiversity on the site in accordance with Core Policy 46 of the Local Plan 2031 Part 1.

12. Prior to the commencement of the development above the slab levels, notwithstanding the landscape details shown on the submitted plan GL1554 13B Soft Landscape Proposal, a detailed design of the boundary treatment and additional planting specification to the north of the Kickabout Space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of appropriate landscaping around the Public Open Space and in the interest of safety of its users in accordance with Core Policies 37 and 44 of the Local Plan 2031 Part 1 and Development Policy 33 of the Local Plan 2031 Part 2.

13. Prior to the use or occupation of the new development, the vehicular access and visibility splays hereby approved and shown on approved drawing number H8598-PL-01 - (Planning Layout) - Rev G shall be provided.

Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety and to avoid localised flooding in accordance with Core Policy 42 of the Local Plan 2031 Part 1 and

Development Policy 16 of the Local Plan 2031 Part 2.

14. Prior to the first occupation of each dwelling the car parking spaces, turning spaces and roads to serve that dwelling shall be constructed, surfaced, drained and marked out on the site in accordance with the approved details shown on plan H8598-PL-01 - (Planning Layout) - Rev G . The parking spaces, turning areas and roads shall be constructed to prevent surface water discharging onto the highway.

Thereafter, the parking and turning spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding in accordance with Core Policy 42 of the Local Plan 2031 Part 1 and Development Policy 16 of the Local Plan 2031 Part 2.

15. Prior to the first occupation of the development hereby permitted a full Travel Plan shall be drawn up 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.

Reason: To promote the use of non car modes of transport in accordance with Development Policy 17 of the Local Plan 2031 Part 2.

16. Prior to the first occupation of any dwelling, a SUDS compliance report prepared by an appropriately qualified engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the approved sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;

1. Inclusion of as-built drawings,
2. Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated,
3. Details of any remediation works required following the initial inspection,
4. Evidence that that remedial works have been completed.
5. Confirm details of the management company set up to maintain the system.

Reason: To minimise flood risks for existing and future residents of housing in accordance with Core Policy 42 of the Local Plan 2031 Part 1.

17. There shall be no occupation until confirmation has been provided that either:
 - all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
 - a development and infrastructure phasing plan has been agreed with Thames

Water to allow additional development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.

18. The development hereby approved shall be implemented in accordance with the details in the Arboricultural Method Statement (JSL3083_780 Rev. 01) and the accompanying Tree Protection Plan (JSL 3083 Drawing Number 711) prepared by RPS Consulting Services Ltd ('RPS').

Reason: To protect trees in the interest of visual amenity in accordance with Core Policy 44 of the Local Plan 2031 part 1.

19. The development hereby approved shall be implemented in accordance with all of the ecological avoidance and mitigation measures stated in section 7 of the supporting Preliminary Ecological Appraisal (Project No.: ODWH124/001/001/001, August 2021) prepared by Thomson Environmental Consultants.

Reason: To minimise the ecological impacts of development, in accordance with Core Policy 46 of the Local Plan 2031 Part 1 and paragraphs 174 and 180 of the NPPF.

20. The development hereby approved shall be implemented in accordance with all of the measures stated in the supporting Biodiversity Enhancement Plan (Project No.: ODWH124/002/001/001, March 2022) prepared by Thomson Environmental Consultants. All biodiversity enhancements shall be delivered onsite as approved prior to final occupation of the development.

Reason: To secure biodiversity enhancements for the site and to secure a net gain, in accordance with Core Policy 46 of the Local Plan Part 1 and paragraphs 174 and 180 of the NPPF.

21. All hard and soft landscape works shall be carried out in accordance with the details shown on approved drawings GL1554 12B Soft Landscape Proposals, GL1554 13B Soft Landscape Proposals, GL1554 11A Landscape Strategy Plan and programme approved under Condition 10 above.

Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within

5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with Core Policies 37 and 44 of the Local Plan 2031 Part 1.

NB: It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

NB: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112) are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.

24. Prior to the commencement of a development, a separate agreement(s) must be obtained from Oxfordshire County Council's (OCC) Road Agreements Team for the proposed highway works (vehicular access, new footway links, bus infrastructure, pedestrian refuge island, carriageway widening and new right-turn lane) under S278 of the Highways Act 1980. For guidance and information please contact the county's Road Agreements Team via:
<https://www.oxfordshire.gov.uk/cms/content/contact-road-agreements-team>.

25. This planning permission needs to be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990. This Agreement will take effect when the planning permission is implemented.

NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse District CIL Charging Schedule. Once the planning decision has been agreed or confirmed a Liability Notice will be issued to the nominated person/company liable for CIL, or landowner(s). CIL Form 5 is required to be submitted to the Local Planning Authority PRIOR to the commencement of development where a liable development is granted by way of general consent. In the event the person providing CIL Form 5 is not the landowner then a CIL Form 2 shall also be submitted to the Local Planning Authority to assume liability BEFORE development commences. A commencement notice (CIL Form 6) must be submitted BEFORE development commences. The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. Failure to follow the CIL procedures could result in the full amount being due on the day of commencement, surcharges, and the removal of relief if eligible. Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's

website <http://www.whitehorsedc.gov.uk/cil> together with the process for paying CIL.

NB: Openreach will provide Fibre to the Premises (FTTP) technology infrastructure free of charge to development of 30 or more plots. You'll need to register your site at least nine months before the date that you want Openreach to provide service to the first new property, or if you're installing a lift, at least nine months before the lift commissioning date. This must be at least eight weeks before development commences on the site.

Please note: if you don't register within this timeline it could compromise the broadband service prior to homeowners moving in. For more information please visit : <https://www.ournetwork.openreach.co.uk/property-developers/site-registration.aspx>.

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.

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.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Key Policies

CP01	Presumption in Favour of Sustainable Development
CP02	Cooperation on Unmet Housing Need for Oxfordshire
CP03	Settlement Hierarchy
CP04	Meeting Our Housing Needs
CP04A	Meeting our Housing Needs
CP05	Housing Supply Ring-Fence
CP07	Providing Supporting Infrastructure and Services
CP20	Spatial Strategy for Western Vale Sub-Area
CP20A	Housing Supply for Western Vale Sub-Area
CP22	Housing Mix
CP23	Housing Density
CP24	Affordable Housing
CP33	Promoting Sustainable Transport and Accessibility
CP35	Promoting Public Transport, Cycling and Walking
CP36	Electronic communications
CP37	Design and Local Distinctiveness
CP38	Design Strategies for Strategic and Major Development Sites
CP39	The Historic Environment
CP40	Sustainable Design and Construction
CP42	Flood Risk
CP44	Landscape
CP45	Green Infrastructure
CP46	Conservation and Improvement of Biodiversity
CP47	Delivery and Contingency
DP16	Access
DP17	Transport Assessments and Travel Plans
DP20	Public Art
DP21	External Lighting
DP24	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
DP34	Leisure and Sports Facilities
DP39	Archaeology and Scheduled Monuments

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

Adrian D. Field

Head of Planning
19th December 2022

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).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>