

P17/V3130/FUL - Appendix One - 1 of 1 PLANNING

ELECTRONIC
VERSION

Planning Decision

P12/V0299/O

Persimmon Homes Ltd and Taylor Wimpey UK Ltd
c/o Barton Willmore
101 Victoria Street
Bristol
BS1 6PU

PLANNING PERMISSION

Application No : **P12/V0299/O**

Application proposal, including any amendments :

Outline application for residential development of about 2,500 dwellings with associated services and facilities including secondary school, primary schools, local centre (including uses falling within use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), open space including community park, and the realignment of Denchworth Road to the south. As amended by description and additional information from agent/applicant dated 23/10/2012. (And as amended by plans & documents submitted on 16th February 2015 in relation to site access 2)

Site Location : **Land At Grove Airfield Denchworth Road Grove Wantage
Oxfordshire**

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. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans except as controlled or modified by conditions of this permission:
 - Location Plan (Drawing Number: 9000 Rev I);
 - Illustrative Masterplan (Drawing Number: 9700 Rev H);
 - Land Uses (Drawing Number: 9602 Rev U);



- Access and Movement (Drawing Number: 9603 Rev V);
- Building Heights (Drawing Number: 9604 Rev R);
- Density Plan (Drawing Number: 9605 Rev S);
- Green Infrastructure (Drawing Number: 9606 Rev T);
- Intervention Plans:
 - Intervention 1 (Drawing Number: 10045/HL/10B)
 - Intervention 2 (Drawing Number: 10045/HL/11D)
 - Intervention 3 (Drawing Number: 10045/HL/12B)
 - Intervention 4 (Drawing Number: 10045/HL/13B)
 - Interventions 5 and 18 (Drawing Number: 10045/PL/01E)
 - Intervention 6 (Drawing Number: 10045/HL/14B)
 - Intervention 7 (Drawing Number: 10045/HL/15B)
 - Interventions 8, 11, 13, 14 and 17 (Drawing Number: 10045/SK/07I)
 - Intervention 9 (Drawing Number: 10045/SK/05D)
 - Intervention 10 (Drawing Number: 10045/SK/04H)
 - Interventions 10 and 14 (Drawing Number: 10045/SK/11E)
 - Intervention 12 (Drawing Number: 10045-HL-17A)
 - Interventions 14 and 10 (Drawing Number: 10045/SK/14A)
 - Intervention 15 (Drawing Number: 10045-HL-20B)
 - Intervention 16 (Drawing Number: 10045-HL-21)
 - Intervention 19 (Drawing Number: 10045-HL-24A)
 - Interventions 20 and 21 (Drawing Number: 10045-HL-25A)

And the principles of:

- The Design and Access Statement October 2012 and Addendum February 2015 including appearance and layout framework sheets;
- The Environmental Statement and appendices February 2012, Further Information October 2012 and Addendum February 2015;
- The Services Assessment February 2012;
- The Sustainability Statement February 2012;
- The Planning Statement and Addendum February 2015;
- The Construction Environmental Management Plan October 2012;
- The Landscape Strategy February 2015;
- Landscape and Ecology Management Plan Framework November 2012;
- The Grove Airfield Technical Note on Foul Drainage September 2012;
- Flood Risk Assessment October 2012 and Addendum Report February 2013;
- Foul Drainage Strategy;
- Travel Plan Framework February 2012.

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

2. Details of the layout, scale, appearance, landscaping and access within the site (hereafter referred to as 'the reserved matters') for each Phase or Sub-Phase

shall be submitted to and approved in writing by the Local Planning Authority before any development within that Phase or Sub-Phase takes place and the development shall be carried out as approved. Submitted details shall include the matters required in Condition 27.

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

3. a) Application for approval of all the reserved matters for the first Phase or the first Sub-Phase of the development shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Development within the first Phase or the first Sub-Phase shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the first reserved matters to be approved for the first Phase or first Sub-Phase whichever is the later.
- b) Application for approval of all the reserved matters for the subsequent Phases or Sub-Phases of development shall be made to the Local Planning Authority before the expiration of 15 years from the date of this permission. Development within those subsequent Phases or Sub-Phases shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved for that Phase or Sub-Phase.

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.

4. The development hereby permitted (The Development) shall comprise no more than 2500 dwellings with associated services and facilities including:
 - Secondary school
 - Primary schools
 - Local Centre including uses within Use Classes A1, A2, A3, A4, A5, B1, C2, D1 and D2
 - Open space
 - Realignment of Denchworth Road

The quantum of land uses shall comply with the budget for land uses identified under Drawing 'Land Uses Drawing Number:9602 Rev U'. There shall be no material change to the quantum of these land uses without the prior written approval of the local planning authority. For the avoidance of doubt the following open space land uses shall comprise:

- (a) equipped and informal children's play 6.47 ha

- (b) strategic landscape and ecological park 11.78 ha
- (c) community park 20.2 ha
- (d) sports pitches for the community 11.5 ha
- (e) allotments 2ha

Each reserved matter application shall identify the quantum of land in the land use categories referred to in Drawing 'Land Uses Drawing Number: 9602 Rev U and in respect of open space and civic space, the application shall identify whether that land is private, to be adopted by the highway authority or is public open space.

Reason: To ensure a balanced mix of uses is delivered in the development in accordance with saved policy H5 of the adopted Local Plan 2011.

5. No development shall commence until a Phasing Plan, based on the indicative phasing plan no. 9501 Rev Q identifying each Phase and Sub-Phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that infrastructure is delivered to meet the needs of the development and to protect the amenity of the area in accordance with policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policy H5 of the adopted Local Plan 2011.

6. No residential development shall commence on the site until a Housing Delivery Document has been submitted to and approved in writing by the Local Planning Authority. The Housing Delivery Document shall demonstrate the disposition of housing across the whole site identifying all Phases and Sub-Phases comprising residential development and provide the following details for each Phase or Sub-Phase:

a) The number and mix of market dwellings (cumulatively totalling the numbers below, unless otherwise agreed in writing with the Local Planning Authority)

- 5% 1 bed dwellings
- 20% 2 bed dwellings
- 40% 3 bed dwellings
- 35% 4 bed dwellings and above

b) The number and mix of affordable housing, including different tenures

c) The number of lifetime homes (10% of residential development, comprising 8% affordable housing and 2% open market housing, unless otherwise agreed in writing by the Local Planning Authority).

d) Net housing density

An updated Housing Delivery Document shall be provided for each Phase or

Sub-Phase incorporating residential development.

The Development shall be carried out in accordance with the approved Housing Delivery Document or such updated version as shall be subsequently approved.

Reason: To provide a housing mix on the site to meet housing need and facilitate a balanced community in accordance with the strategic housing market assessment (SHMA) and to enable monitoring of the provision (policies CP22 and CP24 of the adopted Local Plan 2031 Part 1).

7. No reserved matters for a sub phase incorporating residential development that adjoins the Local Centre shall be submitted until a Development Brief prepared for the Local Centre has been submitted to and approved in writing by the Local Planning Authority. The Development Brief shall include principles of:

- a) Phasing, general layout and arrangement of all the land uses within the local centre and immediately adjoining areas including the site access 2 from Newlands Drive;
- b) Location and site areas for the Community Hub and Extra Care Housing Site and Health and Wellbeing Resource Centre;
- c) Urban Form and Design Principles for the public realm, built development and civic open spaces;
- d) Access, including road hierarchy type and standard, servicing and manoeuvring space, footpath and cycleway networks within and adjoining the Local Centre;
- e) Strategy and design principles for car parking including the provision for shared parking for facilities;
- f) A strategy to accommodate public transport, indicating, where appropriate, bus stops, bus laybys, bus shelters and bus turning facilities;
- g) Proposed landscape framework, including existing landscape features to be retained and new structural planting;
- h) Details of any ground-recontouring or remodelling required within or adjoining the local centre;
- i) Strategy for foul and surface water drainage in accordance with the site-wide strategy;
- j) Details, quantum and location of civic open space, including pedestrianised and sitting out areas;
- k) Programme for the provision of the community hub, other local centre facilities and proposals for local stakeholder consultation;
- l) Details of the proposed marketing, timing and delivery of the local centre;
- m) Proposals for the management and maintenance of the public realm and parking;

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning

Authority.

Reason: To ensure that infrastructure is delivered to meet the needs of the development and to protect the amenity of the area in accordance with policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policy H5 of the adopted Local Plan 2011.

8. No development except for highway works shall commence until a Development Brief prepared for the public open space has been submitted to and approved in writing by the Local Planning Authority. The Development Brief shall include principles of:
 - a) Proposed landscape framework, including existing landscape features to be retained, new structural planting and areas of advanced planting;
 - b) Different character areas and guiding design principles for the urban and landscape form of the public realm;
 - c) A Movement Strategy to promote pedestrian and cycle movements within and around the open space;
 - d) General layout and arrangement of land uses and immediately adjoining areas;
 - e) Location and type of playing pitches and programme for delivery;
 - f) Location and site areas for the play areas (NEAPs and LEAPs), allotments, MUGAs, pavilion and a programme for delivery;
 - g) Location and site area for parks and public amenity spaces across the site to be delivered alongside adjoining residential parcels;
 - h) Information on ground re-contouring or remodelling required;
 - i) Access, including road hierarchy type and standard, manoeuvring space, footpath and cycleway networks within and adjoining the character areas, servicing and parking provision;
 - j) The strategy to accommodate public transport, where appropriate, bus stops, bus laybys, bus shelters and bus turning facilities;
 - k) Information on surface water drainage in accordance with the site-wide strategy;
 - l) Details of management and maintenance of the open space and facilities within the open space.

The reserved matters shall accord with the approved Open Space Development Brief unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that infrastructure is delivered to meet the needs of the development and to protect the amenity of the area in accordance with policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policy H5 of the adopted Local Plan 2011.

9. a) No development except off site highway works shall take place until a Development Brief prepared for Primary School 1 has been submitted to and

approved in writing by the Local Planning Authority.

b) No development shall take place pursuant to Phase 2, as approved under Condition 5, until a Development Brief for the Secondary School and Primary School 2 has been submitted to and approved in writing by the Local Planning Authority.

Each Development Brief shall include principles of:

- a) Location and general arrangement of buildings;
- b) Interface with other built development;
- c) Access, road network serving all schools including road hierarchy type and standard, manoeuvring space and servicing;
- d) A Movement Strategy to promote pedestrian and cycle movements;

The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that infrastructure is delivered to meet the needs of the development and to protect the amenity of the area in accordance with policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policy H5 of the adopted Local Plan 2011.

10. a) Prior to any demolition and the commencement of development within the area shown in red on the attached plan (Archaeological Area Plan 1 dated 23 July 2014) a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the this archaeological area, which shall be submitted to and approved in writing by the Local Planning Authority.

b) Following approval of the Written Scheme of Investigation and prior to any demolition and the commencement of the development in the archaeological area (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012) and to safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012) and saved policies HE9, HE10 and HE11 of the adopted Local Plan

2011.

11. No highway works or any part of the Development shall take place in any phase or sub-phase until a detailed Construction Environmental Management Plan for the highway works or that Phase or Sub-Phase, based on the principles outlined in the approved Construction Environmental Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan for the highway works and each Phase or Sub-Phase shall include and specify the provision to be made for the following:
 - a) Earthworks; a method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and details for temporary soil storage;
 - b) Access arrangements; details of access arrangements for vehicles, plant and personnel including the location of construction traffic and haulage routes to, from and within the site, details of safety signage, monitoring and enforcement measures and measures for the protection of pedestrians, cyclists and other road users;
 - c) Vehicle manoeuvring; details of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and details of the construction compound, including wheel washing facilities;
 - d) Air emissions; details of dust management and monitoring and review of dust and particulates throughout the construction phase;
 - e) Noise and vibration; details of noise impact and prediction assessment, monitoring and recording protocols, including on the proposed schools and residential properties where relevant, and details of noise mitigation measures for construction equipment, plant and vehicles;
 - f) Ecology; where relevant, updated surveys for protected and priority species and details of mitigation measures to protect species during the construction period;
 - g) Water Environment; details of measures to prevent contamination of the water environment during the construction period;
 - h) Site lighting; details of lighting to be used during the construction period;
 - i) Screening and hoarding; details of the screening and hoarding to be erected during the construction period;
 - j) Site Liaison; details of consultation and publicity arrangements, to include a dedicated point of contact and procedures complaints response procedures.
 - k) Rights of Way; where relevant, details of management of existing Public Rights of Way;
 - l) Travel Plan; a plan detailing measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport;
 - m) Waste Management; details of on-site waste management and off-site disposal, including proposals for secondary and recycled aggregate;
 - n) Hours of Work; which should limit the hours of construction to within the hours of 07.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank or Public Holidays.

The construction of the development shall thereafter be carried out in accordance with the approved Construction Environmental Management Plan for each Phase or Sub-Phase unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and efficiency and to protect the amenities of the occupants of adjacent dwellings during construction in accordance with saved policies DC5 and DC9 of the adopted Local Plan 2011.

12. If contamination not previously identified is found to be present at the site during the construction of any Phase or Sub-Phase, then no further development shall be carried out within that Phase or Sub-Phase, unless otherwise agreed by the Local Planning Authority, until an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority.

No development shall re-commence until a phased contaminated land risk assessment has been carried out by a competent person in accordance with Defra and the Environment Agencies 'Model Procedures for the Management of Contaminated Land, CLR 11'. All phases need to be approved in writing by the Local Planning Authority (LPA). It is recommended that the LPA are consulted at each phase of the investigation for their approval.

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

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals. If significant contamination is found then Phase 3 shall be undertaken.

Phase 3 requires production of a remediation and/or monitoring scheme to ensure the site is rendered suitable for its proposed use. The remediation shall be carried out in accordance with a scheme and timetable first agreed in writing by the LPA and no development or phase of development shall be occupied until all remedial works have been approved by the LPA. Following implementation of the remedial measures a full validation report detailing the measures carried out to ensure compliance shall be submitted to and approved in writing by the LPA.

All implemented works shall be maintained in place thereafter.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development,

the environment and to ensure the site is suitable for the proposed use in accordance with saved policies DC9 and DC10 of the adopted Local Plan 2011.

13. No works shall commence on site until such time as a Stopping Up Order to remove all highway rights subsisting in the highway land shown hatched black on plan referenced 10045-HL-53 Rev G (or any subsequent amendment agreed with the Local Planning Authority) has been made and all highway rights over the land have been extinguished.

Reason: To enable the development to proceed in accordance with the planning permission.

14. Prior to the commencement of any enabling works or development, including any demolition and any works of site clearance, a traffic management scheme, details of which shall have been submitted to and approved in writing by the planning authority in consultation with the highway authority, shall be implemented along Denchworth Road between Site Access 1 on Newlands Drive and A417 Mably Way roundabout. Such scheme shall include safe pedestrian access to community uses adjacent to Denchworth Road. Thereafter, the scheme shall be maintained and operated until the Southern Access Road has been completed and opened to traffic.

Reason: In the interests of highway safety and traffic movement in accordance with saved policy DC5 of the adopted Local Plan 2011.

15. No part of the Development in any Phase or Sub-Phase shall commence until details of foul drainage for that Phase or Sub-Phase in accordance with the approved Drainage Strategy, detailing any on and off-site drainage works, has been submitted to and approved in writing by the Local Planning Authority. No discharge of foul or surface water from that Phase or Sub-Phase shall be accepted into the public system until the drainage works referred to in the approved details have been completed.

Reason: To ensure the effective drainage of the site and to avoid flooding in accordance with policy CP42 of the adopted Local Plan 2031 Part 1 and the National Planning Policy Framework.

16. No phase of the development shall take place until such time as a detailed surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, as set out by the Flood Risk Assessment ref 10045/FRA/01 dated October 2011 and Grove Airfield Environmental Statement Further Information: Hydrology and Hydrogeology Part 7.12, dated 26/10/12, and Flood Risk Assessment Addendum Report ref 10045/FRA-ADD/01 dated 11 February 2013 undertaken by Brookbanks Consulting incorporating a range of source control, local and regional sustainable drainage features as set out in landscape and drainage master plan document and drawings ref 10045/DR/01,

10045/DR/02, 10045/DR/03 Rev A dated 10 May, has been submitted to and approved in writing by the planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the completion of the development.

The scheme shall include:

1. Detailed design of how the SUDs scheme will reduce flood risk as well as enhance biodiversity providing:

- detailed design including complex perimeter edges to the ponds, with a variety of edge slopes and water depths to maximise the opportunities for wildlife
- details of all planting, using locally native species of UK genetic provenance.

2. Details of how the scheme shall be maintained and managed after completion for flood risk and biodiversity in line with the Landscape Strategy included in Grove Airfield Environmental Statement Further Information: Ecology Part 7.8, dated 26/10/12 and Landscape Ecology Management Plan Framework produced by Cooper Partnership ref sk/pm/2248-45/06 dated November 2012.

3. Detailed surface water calculations for all rainfall events up to and including the in 100 year plus 30% for climate change.

4. Detailed design of the proposed natural channel up to and under the Denchworth Road, as described in Section 2 and shown in Figure 2a Site Drainage Catchment in Grove Airfield Environmental Statement Further Information: Hydrology and Hydrogeology Part 7.12, dated 26/10/12.

5. Details of how any contamination risks will be mitigated.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the planning authority.

Reason: In accordance with paragraph 103 of the National Planning Policy Framework, suitable SUDS measures should be incorporated into the development to prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site, improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system (and policy CP42 of the adopted Local Plan 2031 Part 1).

17. No development shall commence on site until a site-wide Earthworks Strategy has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include areas of proposed grading and mounding of land including indicative levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. The

reserved matters applications shall accord with the earthworks strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development and to help to assimilate the development into its surroundings in accordance with policy CP38 of the adopted Local Plan 2031 Part 1 and saved policy DC6 of the adopted Local Plan 2011.

18. No means of access shall be formed between the site and the highway until the detailed access design in accordance with the approved details has been submitted to and approved in writing by the Local Planning Authority. The detail shall include, where relevant, construction drainage, visibility splays, location of services and location of tree planting. No species likely to grow in excess of 600mm high shall be planted within the approved visibility splays. The approved schemes shall be implemented in accordance with the approved details and maintained in perpetuity. In the case of the Site Access 1 from Newlands Drive (Drawing no 10045/PL/01 Rev E) no dwelling shall be occupied until this scheme is implemented in full.

Reason: In the interests of highway safety and traffic movement in accordance with saved policy DC5 of the adopted Local Plan 2011.

19. Prior to the commencement of any site works within a sub phase (including demolition or site clearance) a protected area on the site shall be designated for all existing trees which are shown to be retained in that sub phase. 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 timescales for retention, which shall have been submitted to and approved in writing, the Local Planning Authority. The agreed measures shall be kept in place in accordance with the agreed timescales.

Reason: To safeguard trees which are visually important in accordance with saved policy DC6 of the adopted Local Plan 2011.

20. No development shall commence on any phase or sub-phase until full details of a hard and soft landscaping scheme consistent with the "Open Space Development Brief" for that phase or sub-phase have been submitted to and approved in writing by the local planning authority. These details shall include existing trees, hedgerows and other landscape features to be retained; soft landscaping details including a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate; details of construction methods in the vicinity of retained trees; details of pit design for tree planting within streets or areas of hard

landscaping; existing and proposed levels comprising spot heights, gradients and contours, grading, ground modelling and earth works; hard landscaping materials; locations and specifications for street furniture and minor artefacts including signs, seats bollards, cycle racks, bus shelters, lighting columns, planters, refuse bins, play areas and equipment; existing and proposed services above and below ground; boundary treatments and means of enclosure including particulars of height, materials, brick bonds and fencing styles; and a timetable for works in relation to the development of the site. All hard and soft landscaping shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with Policies CP38 and CP44 of the adopted Local Plan 2031 Part 1 and saved policy DC6 of the adopted Local Plan 2011.

21. 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 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 in accordance with policies CP38 and CP44 of the adopted Local Plan 2031 Part 1 and saved policy DC6 of the adopted Local Plan 2011.

22. No part of the Development in any Phase or Sub-Phase shall commence until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas within that Phase or Sub-Phase has been submitted to an approved in writing by the Local Planning Authority. The management and maintenance of landscaped areas shall be carried out in that Phase or Sub-Phase in accordance with the approved details in perpetuity.

Reason: To help to assimilate the development into its surroundings (Policy CP44 of the adopted Local Plan 2031 Part 1 and saved policy DC6 of the adopted Local Plan 2011).

23. No part of the Development in any Phase or Sub-Phase containing residential development in which dwellings are sensitive to noise (as identified in Paragraph 7.13 of the Environmental Statement as updated) shall commence until a scheme detailing the noise mitigation/insulation measures to

demonstrate that 'good' external and internal noise levels for those dwellings recommended by British Standard 8233:1999 "Sound Insulation and Noise Reduction for Buildings- Code of Practice" in that Phase or Sub-Phase has been submitted to and approved in writing by the Local Planning Authority. Measures shall include, where necessary, those identified in the Environmental Statement having regard to the building fabric, glazing and mechanical ventilation requirements.

The approved scheme shall be fully implemented prior to the occupation of any dwelling in that Phase or Sub-Phase and shall be retained thereafter and not altered unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjacent dwellings in accordance with saved policy DC9 of the adopted Local Plan 2011.

24. No development in any Phase or Sub-Phase incorporating a non-residential building shall commence until a Noise Impact Assessment for that building has been submitted to and approved in writing by the Local Planning Authority. Where appropriate, the Assessment shall include details of the insulation of any building or uses and associated plant/equipment and / or noise mitigation measures to minimise the noise level emanating from the building or buildings. The approved details shall be fully implemented before the relevant use of any buildings or plant / equipment are commenced, and shall thereafter be maintained in accordance with the approved details.

Reason: To protect the amenities of adjacent dwellings in accordance with saved policy DC9 of the adopted Local Plan 2011.

25. Prior to the commencement of operation of any non-residential building, the details of the hours of operation of those premises shall be submitted to and approved in writing by the Local Planning Authority. The operating hours of that building shall thereafter be in accordance with the approved details.

Reason: To protect the amenities of adjacent dwellings in accordance with saved policy DC9 of the adopted Local Plan 2011.

26. No part of the Development in any relevant Phase or Sub-Phase shall commence until a Landscape and Ecological Management Plan for that Phase or Sub-Phase has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (not including private gardens) including the eco-park, based on the principles set out in the Landscape and Ecology Habitat Management Plan Framework (produced by Cooper Partnership ref SK/PM/2248-45/06 dated 21 September 2012 and plans ref Figure L1, L2, L3, L4, L5, L6, L7 dated Sept 2012).

The scheme for each Phase or Sub-Phase shall include the following elements where relevant:

- An overview of the multi-functional green infrastructure plan and primary 'use' of each area;
- Details of any new habitat created on site, to include cross-sectional profiles for the new wildlife ponds;
- Detail of the extent and type of new planting;
- Details of control of access to sensitive areas for wildlife;
- Details of the treatment of buffers around ponds, ditches and watercourses, including SUDs channels;
- A monitoring programme to assess the effectiveness of any translocation scheme, new habitat and habitat management regimes for protected species;
- Details of any drainage from the community park and secondary school 'compartment' to ensure the water supply to the former canal is maintained;
- A scheme for construction of the conservation ponds shall include the following features:

- A clean water supply;
- Positioned close to existing wetlands if possible;
- Include very shallow pools, temporary ponds in addition to semi-permanent and permanently wet ponds;
- Very shallow sloped at the pond edge (e.g 1:50) to maximise the area of pond affected by the natural rise and fall in water level;
- Create hummocks and hollows in the drawdown zone;
- Planting which is native to the UK and of local provenance;
- Identify key ecological receptors within and adjoining the site and a programme and plan for monitoring. If during development the monitoring results identify a detrimental impact upon a key ecological receptor then no further development shall take place, unless otherwise agreed in writing by the Local Planning Authority, until a scheme of mitigation, detailing how the impact shall be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The scheme of mitigation shall be implemented in accordance with the approved details before further development takes place unless otherwise agreed in writing by the Local Planning Authority.

The development in each relevant Phase or Sub-Phase shall be carried out in accordance with the approved details.

Reason: To ensure that the proposals accord with paragraph 109 of the NPPF and policy CP46 of the adopted Local Plan 2031 Part 1.

27. Any application for Reserved Matters submitted pursuant to Conditions 2 and 3 above should, where relevant, include the following details:

Levels:

- A topographical survey of the site;
- Where the development involves re-countouring and remodelling of the land, a plan showing the revised ground levels of the relevant parts of the site;

- Details of earthworks including the grading and mounding of land areas;
 - Details of levels in relation to the surrounding area;
 - Cross sections and perspectives of key streets, buildings and open spaces;
- Highways:
- Plan and details specifying the alignment, width, gradient design materials and construction details of access, parking and manoeuvring areas for vehicles and cycles, cycleways and footways, servicing and public transport stops and bus access, egress and turning areas;
 - Drainage of highway;
 - Visibility splays;
- Drainage:
- Details of on and off-site drainage works serving the development;
- Landscaping:
- Details of existing trees, hedgerows and other landscape features to be retained;
 - Soft landscaping details, including a planting plan, specification (including cultivation), schedules of plants noting species, sizes and numbers/densities;
 - Details of construction methods in the vicinity of retained trees;
 - Details of pit design for tree planting within streets or areas of hard landscaping;
 - Existing and proposed levels comprising spot heights, gradients and contours, grading, ground modelling and earth works;
 - Hard landscaping materials, locations and specification for street furniture, signs, seats, bollards, cycle racks, bus shelters, lighting columns, planters, refuse bins, play areas and equipment;
- Materials:
- Samples and details of the materials to be used in the construction of the external surfaces of buildings;
 - Existing and proposed services including lighting located above and below ground;
 - Boundary treatments and means of enclosure including details of height, materials, brick bonds and fencing styles;
 - Timetable for landscaping works.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that infrastructure is delivered to meet the needs of the development and to protect the amenity of the area in accordance with policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policy H5 of the adopted Local Plan 2011.

28. No dwelling shall be occupied until its respective approved means of enclosure and boundary treatment has been implemented in accordance with the approved details.

Reason: To protect the privacy and amenity of the property in accordance with

saved policy DC9 of the adopted Local Plan 2011.

29. No dwelling shall be occupied until the associated vehicular access (es), driveways and turning areas and a footway serving that dwelling have been constructed in accordance with the approved details. The approved accesses and turning areas shall be maintained unobstructed, except for the parking of vehicles, at all times.

Reason: To ensure the properties has safe access in accordance with saved policy DC5 of the adopted Local Plan 2011.

30. No more than 1,500 dwellings shall be occupied before the Northern Link Road, linking the northern spur road and the A338 has been constructed and made available for use in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and management of local traffic and to ensure that infrastructure is delivered to meet the needs of the development area in accordance with Policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policies DC5 and H5 of the adopted Local Plan 2011.

31. No development within the local centre shall be occupied until the approved parking and manoeuvring and servicing areas and public transport stops have been constructed and made available for use.

Reason: In the interests of highway safety in accordance with saved policy DC5 of the adopted Local Plan 2011

32. No part of the development in any relevant Phase or Sub-Phase shall commence until a Travel Plan for that Phase or Sub-Phase, in accordance with the approved Framework Travel Plan, has been submitted with reserved matters and approved in writing by the Local Planning Authority. The approved details shall be adhered to in each Phase or Sub-Phase.

Reason: To help ensure due regard is given to the promotion and implementation of mechanisms aimed at encouraging travel by means other than the private car in accordance with saved policy DC5 of the adopted Local Plan 2011.

33. Built development on the site shall achieve a minimum 10% reduction in CO2 emissions over and above Building Regulations requirements. No part of the Development in any Phase or Sub-Phase incorporating built development shall commence until details confirming how this reduction will be achieved have been submitted with reserved matter applications and approved in writing by the Local Planning Authority. Evidence to demonstrate this has been achieved shall be provided before first occupation of the building within the relevant Phase or Sub Phase to the Local Planning Authority.

Reason: To ensure a sustainable form of development in accordance with the NPPF and policy CP40 of the adopted Local Plan 2031 Part 1.

34. 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 for each non-residential building shall be submitted to and approved in writing by the Local Planning Authority prior to the erection for that building 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 in accordance with the NPPF and policy CP40 of the adopted Local Plan 2031 Part 1.

35. Where a garage is identified as being a parking space for a residential property that garage shall be constructed to minimum internal dimensions of 3m x 6m.

Reason: To ensure that garages are able to be used for parking and storage of cycles and to ensure there is adequate parking and to safeguard highway safety, in accordance with saved policy DC5 of the adopted Local Plan 2011 and the Vale of White Horse Design Guide 2015.

36. Prior to the commencement of any residential development, a strategy to facilitate infrastructure to support 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 connectivity for all future residents and occupiers in the proposed development in accordance with Policy CP36 of the adopted Local Plan 2031 Part 1.

37. Notwithstanding the illustrative masterplan, the details of the layout of development adjoining Churchward Close shall ensure that open space or open garden areas with a minimum distance of 15 metres adjoin the boundary of those properties.

Reason: To ensure existing properties have an acceptable level of privacy and amenity in accordance with saved policy DC9 of the adopted Local Plan 2011.

38. No development other than highways and servicing works required to serve the development shall take place on the alternative line of the Wiltshire & Berkshire Canal as shown on attached plan (Plan 2).

Reason: To protect the character, setting, recreational and restoration potential of the Wilts and Berks canal and not prejudice its future regeneration in accordance with the requirements of saved policies L14, L15 and H5 of the adopted Local Plan 2011.

39. Prior to the submission of the first reserved matters application for residential development details of sign (s) to be erected on land adjoining Denchworth Road (north) shall be submitted for approval in writing by the local planning authority. Such details shall include the construction details and information in respect of the use of the rail crossing north of the site. The sign(s) shall be erected prior to the first occupation of residential development.

Reason: In the interest of safe public access in accordance with saved policy DC5 of the adopted Local Plan 2011

40. Details of the layout, position and provision of water mains suitable for fire-fighting and fire hydrants shall be submitted with each reserved matter application for approval in writing by the Local Planning Authority (following consultation with the Oxfordshire Fire & Rescue Service). Such details should include a programme for installation. The hydrants (to be generally no more than 100m apart) as approved shall be provided in accordance with the approved programme, to ensure that relevant water mains and fire hydrants are available prior to the occupation of relevant dwellings. All water mains and fire hydrants in a phase or sub-phase shall be retained at all times thereafter, until the completion of that phase or sub-phase, unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of fire safety and to ensure that infrastructure is delivered to meet the needs of the development area in accordance with Policy CP7 of the adopted Local Plan 2031 Part 1.

NB: The planning permission subject of this decision notice is subject to the Agreement under S106 of the 1990 Town and County Planning Act(as amended) dated 17 July 2017.

NB: This decision notice is accompanied by two plans: Plan 1 in respect of Condition 10 and Plan 2 in respect of Condition 38.

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.

Reason for Decision

The outline planning application for the development of about 2,500 dwellings with associated infrastructure at Grove Airfield is supported by Saved Policy H5 of the adopted Local Plan 2011, which allocates the land as a strategic housing site. The current application contains all the important key components set out within the policy as described in the Planning Statement and Environmental Statement accompanying the application. There is, therefore, no policy objection to the principle of this development on this allocated site.

The development is EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and the Council has taken the Environmental Statement submitted with the application, including its addendum and representations made on it, into account in determining the application.

The S106/infrastructure package including affordable housing will achieve an acceptable level of facilities on and off site to support the development and its new occupants.

In considering the application, due regard has been given to the representations received from statutory and other consultees and local residents. These have been taken into account in assessing the overall scheme, negotiating amendments and improvements and they have informed the S106 requirements.

The application is compliant with the National Planning Policy Framework, the adopted Local Plan 2031 Part 1 and the adopted Local Plan 2011.

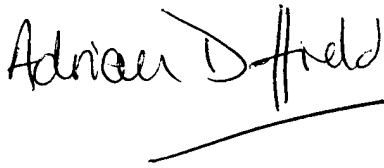
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising 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.

Key Policies

DC10	The Effect of Neighbouring or Previous Uses on New Development
DC3	Design against crime
DC4	Public Art
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC9	The Impact of Development on Neighbouring Uses
DC12	Water Quality and Resources
H5	Strategic Housing Site West of Grove
HE10	Archaeology
HE11	Archaeology
HE9	Archaeology
L14	The Wilts and Berks Canal
NE11	Areas for Landscape Enhancement
NE6	The North Wessex Downs Area of Outstanding Natural Beauty
NE9	The Lowland Vale
L15	The Wilts and Berks Canal
L3	Urban Open Space and Green Corridors
CP01	Presumption in Favour of Sustainable Development
CP03	Settlement Hierarchy
CP04	Meeting Our Housing Needs
CP07	Providing Supporting Infrastructure and Services
CP15	Spatial Strategy for South East Vale Sub-Area
CP17	Delivery of Strategic Highway Improvements within the South-East Vale 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
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
CP43	Natural Resources
CP44	Landscape
CP45	Green Infrastructure
CP46	Conservation and Improvement of Biodiversity
CP47	Delivery and Contingency

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

A handwritten signature in black ink, appearing to read 'Adrian D. Field'. The signature is written in a cursive style with a long horizontal stroke extending from the bottom of the name.

Head of Planning
17th July 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).