

APPLICATION NO.	P17/V1894/O
SITE	Land to the North West of Radley Radley
PARISH	RADLEY
PROPOSAL	Outline planning application for up to 240 dwellings (comprising a mix of 1, 2, 3, 4 and 5 bedroom dwellings) including affordable housing, open space and all associated ancillary works with all matters reserved except access (as amended by plans and documentation submitted on 3 April 2018).
WARD MEMBER(S)	Edward Blagrove Bob Johnston Robert Hall Vicky Jenkins
APPLICANT OFFICER	Radley College Holly Bates

RECOMMENDATION

It is recommended that authority to grant outline consent is delegated to the head of planning subject to:

- I. A Section 106 legal agreement being entered into in order to ensure financial contributions towards local infrastructure and to secure affordable housing; and
- II. Conditions (or provision in S106 as appropriate) as follows:

Standard

1. Time limit – outline
2. Submission of reserved matters
3. Approved plans

Pre-commencement

4. Construction environment management plan for biodiversity to be agreed.
5. Air quality screening assessment to be agreed.
6. Contaminated land phased risk assessment to be agreed.
7. Details of protection of strategic water main to be agreed.
8. Sustainable drainage details to be agreed.
9. Drainage maintenance plan to be agreed.
10. Groundwater monitoring to be agreed.
11. Clearance and survey of existing culvert and ditch to be agreed.
12. Method statement for groundwater management during construction phase to be agreed.
13. Foul water drainage details to be agreed.
14. Construction method statement (including construction traffic management plan) to be agreed.

- 15. Details of pedestrian/cycle crossing point for Church Lane to be agreed.
- 16. Details of connection to Church Farm access to be agreed.
- 17. Details of Whites Lane stopping up to be agreed.
- 18. Details of off-site highway works and timetable for implementation to be agreed.
- 19. Written scheme of archaeological investigation to be agreed.
- 20. Programme of archaeological work to be agreed.
- 21. Tree protection plan to be agreed.

With reserved matters

- 22. Biodiversity Enhancement Plan (BEP).
- 23. Implementation of noise mitigation measures.
- 24. Housing mix to be agreed.
- 25. Electric charging points designed into properties with garages.

Pre-occupation

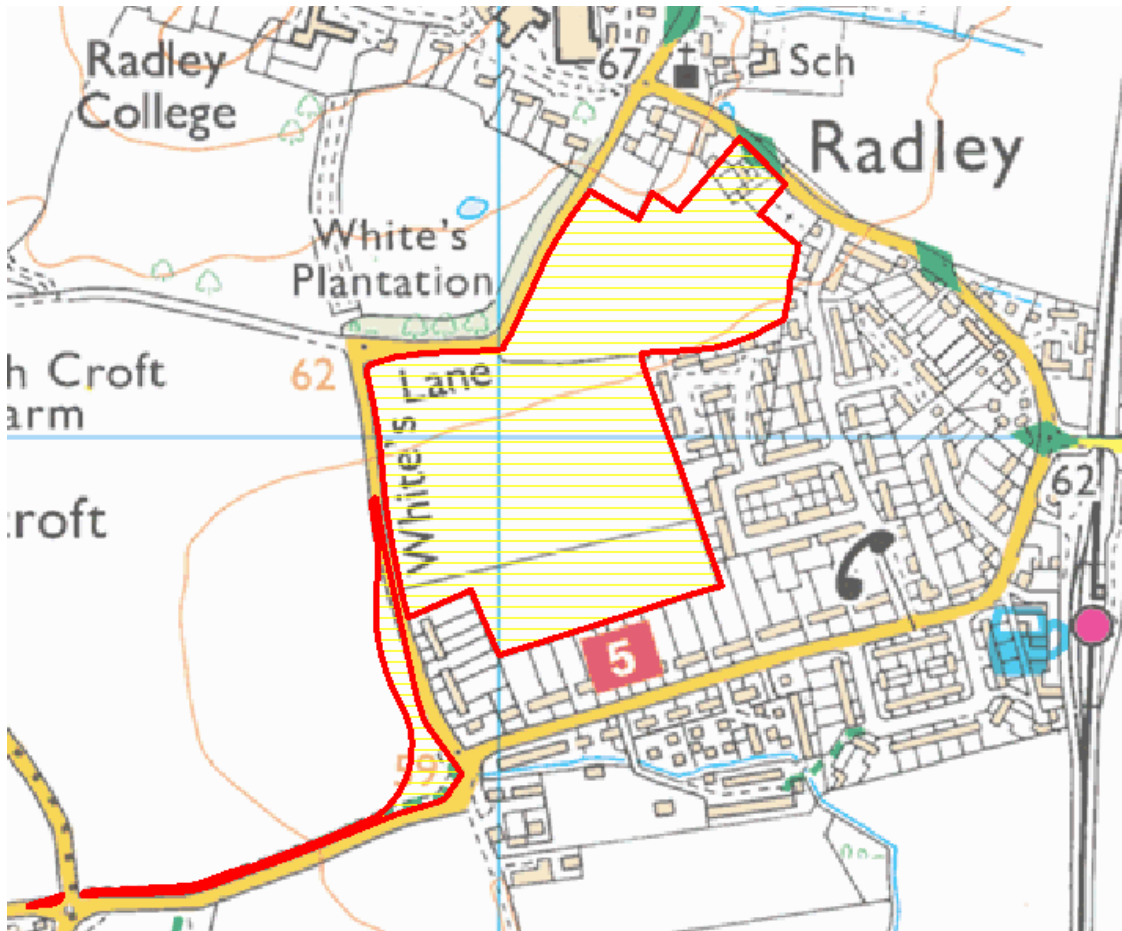
- 26. Contaminated land validation report.
- 27. Confirmation of wastewater network upgrade completion or housing and infrastructure phasing plan agreed.
- 28. Access and visibility splays to be provided in accordance with plans.
- 29. Updated residential travel plan statement.

Compliance

- 30. Hours of construction work.
- 31. New estate roads to Highway Authority specification.
- 32. No drainage to highway.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application comes to committee because this is a large scale major application.
- 1.2 This application relates to land within Radley village extending to around 13.54 hectares of undeveloped arable land. It is a strategic site allocation contained within the council's adopted Local Plan 2031 Part 1. A site location plan is included overleaf.



- 1.3 The application seeks outline planning consent with all matters reserved other than access, for up to 240 dwellings. An illustrative masterplan has been submitted with the application showing how the development could be achieved along with areas of open space, landscaping, play areas and access points to Whites Lane and Church Road. Amended plans have been received during the application in order to address comments received, including additional details regarding vehicular access, cycle links and archaeology and amending the residential area to address biodiversity, habitat and wildlife matters. Extracts from the application plans are **attached** at Appendix one.
- 1.4 The total site would provide a mix of 1, 2, 3 and 4 bedroom dwellings and would have an approximate net density across the site of 29 dwellings per hectare. 35% affordable housing would be provided, equating to 84 dwellings.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 A summary of the responses received to the current amended proposal is overleaf. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

2.2

Radley Parish Council
<p>Object. The parish’s concerns can be summarised into the following topic areas:</p> <ul style="list-style-type: none"> • Site connectivity; • Sewerage; • Cycle track to Kennington; • Sugworth Lane traffic; • Construction traffic; • Housing mix; • Biodiversity; • Developer obligations; • Community Infrastructure Levy; • Church Road pedestrian crossing; • Archaeology. <p>A full copy of the parish council’s response to the amended application is <u>attached</u> at Appendix two.</p>
Abingdon Town Council
<p>Object on the grounds that there is no recommendation for a condition requiring the Lodge Hill Slips to be in place prior to any commencement on site.</p> <p>Other points raised include:</p> <ul style="list-style-type: none"> • Adequate arrangements for drainage and disposal of sewerage and foul water; • Increased traffic in and around Abingdon; • Improvements required to Radley Station including more parking and a good and direct cycle path; • Whites Road needs to be improved/widened.
Oxfordshire County Council – Transport and highways
<p>No objections, subject to conditions:</p> <ul style="list-style-type: none"> • Access in accordance with plans; • Updated residential travel plan statement; • Drainage details; • Construction Method Statement (including traffic plan).
Oxfordshire County Council – Archaeology
<p>No objections, subject to conditions:</p> <ul style="list-style-type: none"> • Written scheme of archaeological investigation to be agreed; • Programme of archaeological work to be agreed.
Oxfordshire County Council – Education
<p>No objections subject to provision of land for primary school expansion.</p>
Countryside Officer Vale
<p>No objections, subject to s106 provision for biodiversity offsetting and conditions:</p> <ul style="list-style-type: none"> • Construction Environment Management Plan for Biodiversity; • Biodiversity Enhancement Plan (BEP).

Conservation Officer Vale	
Support. Materials, boundary treatments, landscaping, density and height details to be assessed at RM stage.	
Highways England	No objection.
Environmental Health - Air Quality	
No objections , subject to condition: <ul style="list-style-type: none"> • Air quality screening assessment. 	
Environmental Health – Noise	
No objections , subject to condition: <ul style="list-style-type: none"> • Implementation of noise mitigation measures 	
Environmental Health – Contaminated Land	
No objections , subject to conditions: <ul style="list-style-type: none"> • Contaminated land phased risk assessment • Validation report 	
Natural England	No objection.
Environment Agency	No comments.
Thames Water	
No objection , subject to conditions: <ul style="list-style-type: none"> • Confirmation of wastewater network upgrade completion or housing and infrastructure phasing plan agreed; • Details of protection of strategic water main 	
Waste Team Vale	
No objections , subject to contribution.	
Drainage Engineer Vale	
No objections , subject to conditions: <ul style="list-style-type: none"> • Sustainable drainage details; • Maintenance plan; • Groundwater monitoring • Clearance and survey of existing culvert and ditch • Method statement for groundwater management during construction phase; • Foul water drainage details. 	
Landscape Officer Vale	
No objections subject to details being provided at the reserved matters stage.	
Forestry Officer Vale	
No objections , subject to conditions.	
Leisure Team Vale	
Comments on leisure contributions; these would now be secured via CIL.	

Oxfordshire Clinical Commissioning Group
Object due to increased pressure on local services and would like to discuss how the development would contribute to the local health economy. n.b. Contributions to mitigate this would now be secured via CIL.
Oxfordshire Badger Group
Object for the following reasons: <ul style="list-style-type: none">• Mitigation for badgers remains inadequate and presents several threats to the survival of the resident population of the protected species;• A significant loss of habitat and biodiversity will still result from building in the centre of the quarry area to the southern part of the site;• A net gain in biodiversity has not been proved in the published documentation.
Councillor Edward Blagrove (Kennington and Radley)
Comments submitted covering the following summarised topics: <ul style="list-style-type: none">• Insufficient connectivity;• The development should contribute towards a mitigation scheme for increased traffic on Sugworth Lane;• Construction traffic should be controlled;• Additional financial contributions and/or infrastructure are required to mitigate the scheme.
Neighbour object (30)
30 representations from 26 properties have been received to the application and its amendments. These can be summarised as follows into the following categories: Amenity <ul style="list-style-type: none">• Loss of privacy;• Overlooking;• Loss of security;• Loss of light;• Increased light pollution;• Increased air pollution;• Building work noise and disturbance;• Any new access to Ferny Close would be resisted; Traffic and highway safety <ul style="list-style-type: none">• Increased traffic on road network;• Additional traffic would cause highway safety issues including for children accessing the primary school;• A34 slip roads should be completed prior to commencement;• Access to Church Road is unsafe as it is opposite the primary school;• Access to Church Lane should be amalgamated with the College properties to reduce number of exits;• Whites Lane must be realigned and crossing points reconsidered to ensure safety;• Roads are in a poor state of repair;• Concerns regarding construction traffic impact, routes and timings; Pedestrian/cycle access and connectivity

- Dedicated cycle lane should be adopted between North Abingdon and West Radley;
- Adequate, convenient cycle routes are not catered for by the development which is a wasted opportunity;
- All properties need cycle storage;
- Step-free access to Radley Station is required and funding is needed;
- Developers should include existing residents of Radley in the discount plan for cycle accessories;
- A new cycle/pedestrian link from SE corner of the development is required;
- Connectivity with the existing village is crucial;
- Layout does not support non-car uses;
- Any new access to Ferny Close would be resisted;

Character, land use, landscape

- Destruction of the Green Belt;
- Not all land within the site boundary has been allocated within the local plan;
- Loss of agricultural land;
- Change to the character of the village;
- Roof lines and building styles should fit with the properties in Whites Lane;
- Clarification is required on boundaries to Whites Lane, existing hedging should be retained as part of proposals;
- Substantial adequate boundary treatments will be required
- No details regarding landscaping of current ditch or security walls for existing residents;
- Scheme is too dense;
- Lack of clarity on natural borders and consistency in the plans;

Environmental aspects

- Impact on wildlife;
- Harmful effect on badger sett and foraging areas for badgers;
- Damage to residential properties from badgers foraging;
- Loss of habitats;
- No net loss for biodiversity;
- Increased light pollution;
- Increased air pollution;

Drainage and flooding

- Increased pressure on drainage system;
- Sewerage system needs to be upgraded;
- Increased risk of flooding;
- Builders should not let their building material enter the drains;
- All drains in the village should be cleaned;

Infrastructure

- There are not enough services and facilities in the village to support this development;
- The primary school needs to be expanded to cope with impact of development;
- Affordable housing should be affordable and made available for residents of the village;

Other

- Pets will not have anywhere to roam;
- Future changes to the masterplan by future developers/builders;
- Plans are vague and ambiguous;

- The applicants should remain liable for any problems their development causes after it has been built;
- Inaccurate tree constraints plan;
- Loss of view (n.b. this is not a material planning consideration);
- Loss of property values (n.b. this is not a material planning consideration).

3.0 **RELEVANT PLANNING HISTORY**

3.1 None.

3.2 **Pre-application History**

P16/V2920/PEJ - Response (22/03/2017)

Proposed development of up to 253 houses.

3.3 **Screening Opinion requests**

P17/V0301/SCR – EIA not required on 22/02/2017

Screening opinion for up to 253 residential units with associated green infrastructure and SUDS.

P15/V1233/SCR – EIA not required on 15/07/2015

Screening Opinion request for up to 263 residential units, a new village hall, a new one form entry primary school, retail provision, green infrastructure (including the retention of existing hedgerows and trees wherever possible), and sustainable drainage systems (SuDS). The existing Radley Village Hall to be demolished as part of the development.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The application has been screened under Environmental Impact Assessment regulations and the screening opinion provided concludes that the submission of an environmental statement in connection with the development is not required.

5.0 **MAIN ISSUES**

5.1 The main planning considerations for this application are:

- Current housing policy;
- Traffic, parking and highway safety;
- Biodiversity and ecology;
- Landscape and visual impact;
- Design and layout;
- Residential amenity;
- Historic environment;
- Archaeology;
- Flood risk and drainage;
- Affordable housing and housing mix;
- Financial contribution requests.

5.2 **Current housing policy**

The adopted Local Plan Part 1 2031 focuses housing growth at the market towns and larger villages and identifies Radley as a larger village in the Abingdon-on-Thames and Oxford Fringe Sub-Area. Within this strategy, Core Policies 4 and 8 identify the strategic site allocation of North-West Radley as suitable for new housing.

5.3 Therefore, Officers consider that the principle of the application is acceptable in delivering housing as part of the plan-led sustainable growth as set out in the adopted Local Plan 2031 Part 1.

5.4 **Greenbelt**

As part of the evidence base to support the Local Plan 2031 Part 1, the council undertook a Green Belt review. This review recommended the removal of this site from the Oxford Green Belt. The council has done so to facilitate the delivery of housing.

5.5 A small section of the site to the north-eastern boundary with Church Road is located outside of the identified site allocation. This element of the application site therefore remains within the Green Belt and Core Policy 13 of the adopted Local Plan 2031 Part 1 applies. The construction of new buildings in the Green Belt is considered to be inappropriate development and this policy states that inappropriate development will not be approved except in very special circumstances.

5.6 Very special circumstances must demonstrate that the potential harm is clearly outweighed by other considerations, in line with the National Planning Policy Framework.

5.7 The small addition to the site area would allow the development to have an access point onto Church Road as well as an active frontage to this road. This would be a significant benefit to the development in ensuring it is well connected to the existing village and in providing a main connecting route from north to south throughout the development.

5.8 The site template document for this strategic site contained within the appendix to the local plan requires an integrated development which includes linkages (where possible and appropriate) between the site, the adjacent housing developments and nearby facilities and services.

5.9 The scheme has come forwards with this additional area of land adjacent to Church Road which is able to deliver these required linkages. It would provide vehicle, pedestrian and cycle links onto Church Road and beyond, including convenient access to the primary school directly opposite and shorter more convenient routes to the other services and facilities within the village. This would be of significant benefit to the scheme.

5.10 The illustrative masterplan provided indicates a small number of buildings, the main access point and associated landscaping would be provided in the area in question, allowing an active frontage to Church Road and complementing the proposed redevelopment of the Church Farm site to the north-west.

- 5.11 Therefore, Officers consider that the construction of a small part of the application site on land within the Green Belt would allow a significantly more integrated and well-connected development. This is considered to amount to very special circumstances given the importance of delivery of this strategic housing site adopted in the local plan to deliver plan-led sustainable growth within the District. The limited harm in allowing some development on this small area of land would be significantly outweighed by the benefits.
- 5.12 **Traffic, parking and highway safety**
Access is the only matter for consideration at this outline stage. The development is proposed to be served by two access points, one from Whites Lane to the south and one from Church Road to the north. Traffic, highway safety and pedestrian/cycle connectivity have all been raised as particularly pertinent issues by local residents and the parish council. These elements have all been carefully considered and are addressed below.
- 5.13 The application has been supported by a Transport Assessment (TA). The local highway authority have reviewed all of the information submitted and have raised no objections on highway grounds, subject to conditions.
- 5.14 **White Lane access**
Vehicular access to the south of the site will be via a minor arm of a priority controlled T-junction from White's Lane. Amended plans submitted have demonstrated sufficient visibility splays from this junction and have also included sufficient pedestrian/cycle crossing points.
- 5.15 Whites Lane would be realigned as part of the provision of this access. The realignment would provide Whites Lane as the priority route to direct traffic this way rather than through the village. Foxborough Road would form the minor arm junction which in turn would provide access to Thrupp Lane, which would continue to function in its current form. Visibility splays and tracking swept paths have been demonstrated, and OCC are satisfied with this arrangement.
- 5.16 A new 3.5-metre-wide footway/cycleway is shown on the western side of the new White's Lane alignment. A pedestrian zebra crossing with an adjacent cycle crossing, known as a tiger crossing, is proposed on a ramp on White's Lane to the immediate north of the reconfigured junction. The existing weight restriction imposed on White's Lane is to be retained. Suitable footways and a shared footway/cycleway connection at the reconfigured junction and the southern site access are to be provided
- 5.17 The land required to secure this new arrangement is within the applicants' ownership and therefore the works can be secured via a highways s278 agreement.
- 5.18 A section of White's Lane along its existing alignment would remain to ensure existing properties retain their vehicular access to the public highway. This section of White's Lane will be redesigned as a no-through route with an appropriate turning facility provided

5.19 **Church Road access**

Vehicular access to the north of the site will be via a minor arm of a priority controlled T-junction from Church Road.

5.20 As part of this access point, a crossing would be provided to the primary school opposite the site. It is anticipated that this would take the form of a zebra crossing and indicative plans show this to the west of the proposed access to the site. However, further details of this crossing are to be provided by condition and the applicants have agreed that the exact location is able to be flexible to best serve the needs of the community, including the expanded primary school.

5.21 In the longer term, it is proposed that the adjacent proposed redevelopment of Church Farm would also be served by this main access. OCC have confirmed that this is acceptable, on the condition that the temporary access serving Church Farm is stopped up once this main access is available and delivered. This is to ensure that two access points are not retained in such close proximity to each other. Conditions are recommended to secure this arrangement.

5.22 **Traffic generation and impact – Lodge Hill Slips**

OCC have assessed the trip generation rates submitted and concur that the methodology used is appropriate for the site. OCC have confirmed that this would not have a detrimental impact on the junctions in the vicinity of the site in terms of traffic generation.

5.23 However, the strategic highway network for Abingdon does not currently have capacity to accommodate this site, or the three other strategic housing sites to come forward in Abingdon and Radley/Kennington.

5.24 Therefore, the key piece of strategic infrastructure necessary to mitigate these developments is the Lodge Hill South Facing Slips. The slips would create a redistribution of traffic, freeing up capacity in Abingdon for traffic from this site.

5.25 This site will therefore make a contribution of £3,500 per dwelling (index linked) towards the Lodge Hill Slips to mitigate the impact of traffic on the Abingdon network.

5.26 OCC have confirmed that a 'Grampian' condition requiring the slips to be in place before any development on site, is not required.

5.27 The Department for Communities and Local Government (DCLG) has recently confirmed to OCC that the funding shortfall for Lodge Hill South Facing Slips will be provided in order to unlock growth in this area. Due to recent experience of successfully delivering a similar scheme (Chilton North Facing Slips), OCC is confident of delivering this scheme by the end of 2020. In order to achieve this, OCC is providing forward funding to enable the Lodge Hill South Facing Slips scheme to progress to avoid any delays.

- 5.28 DCLG funding is predicated on accelerated delivery of housing in the area. Now that funding has been received, OCC has confirmed that it would not be appropriate to delay the delivery of this development. Based on the current programmes associated with Lodge Hill Slips and housing delivery, OCC expects this scheme to be open for public use before this development site is fully built out and occupied
- 5.29 The parish council consider that the development should contribute to a scheme for improving the junction at Sugworth Lane. Oxfordshire County Council do not require this in their consultation response. The application is contributing towards a significant strategic infrastructure project and will also upgrade and improve the alignment of Whites Lane and the Twelve Acre Drive/Radley Road/Audlett Drive roundabout. These mitigation measures are considered to be reasonable, necessary and proportionate to the scale and location of the development proposed and officers do not have the justification to ask for further mitigation measures related to this application.
- 5.30 **Off-site cycle provision**
As part of the development site's highway mitigation package, the applicant has agreed that a cycleway improvement is to be undertaken on the eastern side of Kennington Road to successfully connect the development with the wider cycle network and provide sustainable transport modes.
- 5.31 An illustrative plan has been submitted and agreed by OCC but the detailed extent of these works are to be approved prior to work commencing on site via a Grampian condition or S106 obligation from the applicant. These cycle improvement works are considered deliverable as this route can be provided within land classed as public highway via S278 works.
- 5.32 OCC's objective is to be able to secure two cycle routes between Radley and Kennington to provide cyclists and pedestrians with a choice of suitable, direct and safe routes for both villages and for onwards journeys between Abingdon and Oxford. Radley Parish Council support this, and provision is also made in the draft neighbourhood plan for enhanced cycling and walking connections.
- 5.33 In providing the 'East of Kennington Road' route as indicated above, this application contributes towards achieving this objective. The applicant has also agreed to safeguard a section of land that is in their ownership alongside the west of the railway line. This safeguarding and dedication of the land to OCC would allow OCC to deliver their alternative route, once the remainder of land alongside the railway is also secured.
- 5.34 An indicative plan has been provided showing the section of land to be safeguarded and dedicated, which would be 5m in width. The safeguarding period for this route is to be 10 years from when the S106 legal agreement is completed.
- 5.35 Officers consider that the scheme would provide sufficient cycle connections not only throughout the site and beyond which would significantly contribute to

a well-connected and integrated development and promote sustainable forms of transport.

5.36 Public transport

A contribution towards improving the existing bus service will be required to go towards a service frequency increase of four buses an hour in both directions. This contribution is listed in the table at paragraph 5.125.

5.37 There are a number of bus stops located in Radley along Foxborough Road and Church Road, and the service through Radley is well-established. The realignment of White Lane would not be suitable for any new bus stops but contributions to upgrading existing bus stops would be required to mitigate the development. The development would provide suitable connections to these bus stops.

5.38 Public rights of way

Contributions have been requested to be directed towards upgrading and improving existing public rights of way in the vicinity to mitigate the additional usage resulting from the development. The amounts are listed in the table at paragraph 5.125 and would be directed towards Thames Path National Trail, the footpath north of Kennington and other identified local routes and new connections. It would go towards new or replacement structures like gates, bridges and seating, surfacing, sub-surfacing and drainage to enable easier non-vehicular access, improved signing and protection measures such as anti-motorcycle barriers.

5.39 Parking provision

The application is not assessing layout, which is a reserved matter. Therefore, levels of parking provision and its layout would be assessed at any future reserved matters stage, along with storage provision of bicycles.

5.40 Construction traffic

The parish council and the local ward member have raised concerns regarding construction traffic. OCC have requested a condition to secure the submission of a construction method statement. This would include a construction traffic management plan requiring such information as routing of construction and delivery vehicles to and from the site and delivery times which must be outside network peak and school peak hours. This condition is recommended.

5.41 Highway conclusion

Officers are satisfied that safe and convenient vehicular, pedestrian and cycle links are provided for this application. In terms of all pedestrian requirements including school children and the elderly as suitably wide and safe pavements and crossing points are to be provided. Off-site highway works will be secured by way of a highway s278 legal agreement.

5.42 Suitable and proportionate mitigation for the traffic generated by the development would be provided both by direct delivery works designed into relevant identified local junctions and by a financial contribution towards the

strategic infrastructure at the Lodge Hill slips. OCC as highways authority have no objections to the application, subject to conditions. Officers consider that the application complies with local plan policies and national policy with regards to traffic and highway safety.

5.43 **Biodiversity and Ecology**

The main constraints present on the site are the location of a main badger sett (and annex setts) and the habitats of elevated ecological importance associated with the former quarry on the site. The proposals must also demonstrate that they can avoid a net loss of biodiversity. Ecology and biodiversity are recognised as very important matters locally, and a number of representations from neighbours as well as the Oxfordshire Badger Group have referenced the importance of protecting badgers and wildlife, as well as the habitats present on the site.

5.44 **Badgers**

The location of the badger sett would be safeguarded from direct impacts and retained within an area of dense scrub and open space within the site. However, the countryside officer was very concerned with the illustrative layout as originally submitted as it did not provide sufficient direct links for the badgers to access their foraging areas. If the sett is isolated from the surrounding habitats this then significantly increases chances of road casualties, and badger damage to surrounding gardens and houses.

5.45 As a result, an amended illustrative masterplan has been sought. This removes a significant amount of the development to the southernmost parcel and retains a direct and uninterrupted link along the southern boundary of the site to connect the badgers to off-site foraging habitats to the west.

5.46 The countryside officer is now satisfied with the proposed amendments. While the application is in outline with only access to be considered at this stage, various parameter plans have been submitted to fix certain principles of the development to come forwards. One of these is land use, showing the areas of the site to be residential development and various types of open space. Therefore, Officers felt that this matter was a principle matter to establish at this outline stage to ensure the direct and uninterrupted link for the badgers will be fixed by the granting of outline consent.

5.47 Further amendments to the proposals will still be required at any subsequent reserved matters stage once layout is to be assessed, as the countryside officer will need to see detailed proposals to avoid disturbance to the sett.

5.48 **Habitats**

The amended plans have also addressed another concern of the countryside officer, which was the significant loss of habitats within the site. The original proposals submitted would have involved the loss of all the existing grassland habitats within the quarry. The amended plans which reduce the amount of residential development in this area therefore retain larger areas of these habitats. The countryside officer has recommended a condition requiring the

submission of a Biodiversity Enhancement Plan, which officers support and is included here.

5.49 The loss of a proportion of the habitats associated with the former quarry is acknowledged. While there are areas in this section of the site that are relatively species rich, a lack of management has reduced its ecological interest. The loss weighs into the planning balance.

5.50 **Biodiversity**

Detailed biodiversity calculations have been undertaken. The countryside officer had concerns with the way that the calculations had been carried out and required a number of amendments to be made. The final calculation, checked and agreed by the countryside officer, is that the development would result in a net loss of -5.26 biodiversity units. The applicant has agreed to provide the necessary compensation to offset the -5.26 units within its own land, with the creation of a new area of orchard. This requirement will be secured via the s106 legal agreement. These offset provisions would allow the proposals to achieve a no net loss for biodiversity as required by policy CP46 of the adopted Local Plan 2031 Part 1.

5.51 The applicant will need to ensure that the detailed proposals to come forward at any subsequent reserved matters stage attain as a minimum a net loss of -5.26 units. If the detailed scheme results in a greater net loss then this will have to be compensated for through financial contributions for offsite biodiversity enhancements in addition to the compensation secured through the s106 legal agreement. National Planning Practice Guidance confirms that this approach can be achieved.

5.52 The parish council would prefer that a financial contribution be made to enhance the Radley Lakes area. However, the applicant has put forwards a suitable approach to address their required mitigation given that they own a lot of additional land in the vicinity and would be able to accommodate the off-site mitigation in this manner. The approach is accepted by the council's countryside officer and there is no justification to be able to necessitate an alternative method of mitigation.

5.53 **Biodiversity and ecology conclusion**

Subject to the recommended conditions and legal agreement provisions, Officers therefore consider that the scheme complies with the requirements of Policy CP46 of the adopted Local Plan 2031 Part 1 because measures can be provided that would mitigate against and compensate for the adverse effects likely to result from the development. Overall in the planning balance officers consider the benefits of the scheme outweigh the limited harm identified.

5.54 **Landscape and Visual Impact**

The application site is not located within any national landscape designation, but is within the local landscape designations of the North Vale Corallian Ridge and Lowland Vale (Saved Local Plan 2011 Policies NE7 and NE9) which seek to protect the special prevailing character and appearance of the landform.

- 5.55 The application site has been through the local plan examination process and has been found to be sound by the local plan inspector. The principle of development on this site is therefore acceptable, but the detailed proposals will be highly important to the successful integration of the scheme.
- 5.56 The application is supported by a landscape and visual assessment which has been reviewed by the council's Landscape Officer who has confirmed that it is an appropriate assessment of the site.
- 5.57 Overall, the landscape officer has no objections to the development in landscape terms but retains concerns regarding more detailed elements of the proposal which would be assessed at any later reserved matter stage.
- 5.58 **Landscape assessment and mitigation**
The landscape impacts of this application mainly relate to the loss of the open arable land, the extension of the village to the south-west and visual impact of the built form, predominantly when seen from neighbouring properties and the public right of way located to the south-west of the site. From the Oxford Green Belt Way which is located along the eastern boundary of the site the impact would be minor adverse, the impact from wider viewpoints would be limited.
- 5.59 The overall scheme has been designed to direct the built form towards the centre of the site, concentrating on the main spine road running from north to south. The amended land use parameter plan and illustrative masterplan show a larger area of open space to the south-east, and areas of landscaping along the majority of the boundaries of the site, including along Whites Lane. This provides a suitable landscape buffer in this area which will assist in assimilating the scheme into the landscape over time.
- 5.60 The land use and green infrastructure parameter plans and landscape concept for the site set appropriate principles for the reserved matters to follow. This includes two main park areas (Quarry Park and Brook Park), retained and additional tree and hedge planting on the site including around key boundaries and green routes through the development. Earth mounding and a ha-ha type feature is also proposed for the boundary of Whites Lane. While these are interesting approaches to reduce the impact of the prominence of the development and standard boundary treatments, the landscape officer has requested further details of these to ensure that they are designed sensitively for the area, not within root protection zones and still provide sufficient privacy to the gardens. This detail is able to be assessed at any subsequent reserved matters stage.
- 5.61 The mitigation proposed will help to break up the built mass of development and will mitigate the development over time as landscaping would mature to reduce the moderate adverse impacts to minor adverse. The details of the wider landscape scheme, to be assessed at any future reserved matters stage, will be highly important to the development's successful integration.
- 5.62 Officers acknowledge that the morphology of the settlement would be changed by this development. However, it would be seen within the context of the

existing development to the north and east of the site and would assimilate as a new settlement edge over time.

5.63 Trees

The council's forestry officer has been consulted on the development and raised no objections in principle, subject to full details being received at any subsequent reserved matters stage and a condition relating to tree protection details being provided, which is recommended.

5.64 There would be some loss of trees to facilitate the development of the site, including the loss of some lime trees along White's Lane to facilitate the access point. The tree officer requires that the loss of these trees be mitigated with suitable replacement tree planting along the radial curves of this new access, to continue the strong positive form and character that the trees provide. This can be sought any subsequent reserved matters stage when layout and landscaping are matters to be considered. It is also expected that the layout to be considered at that stage will include opportunities for replication of this characteristic planting which would be a positive element to incorporate.

5.65 The loss of trees is able to be adequately mitigated by replacement planting as part of the comprehensive landscaping scheme. Mature trees recognised to be particularly worthy of retention are to be kept (such as the Sycamore immediately west of the junction of Whites Lane and Radley Road) and the line of predominantly over-mature Willow adjacent to the southern boundary of the site will require specific management which is able to be conditioned at any later detailed application stage. The draft tree protection plan submitted does not cover all required elements and as such the tree officer requires that an amended tree protection plan is submitted by way of condition, which is recommended.

5.66 Agricultural land

The application would result in loss of agricultural land. Part of the land appears to be classified as Grade 2 – Very Good and part of the land appears to be Grade 3 – Good to Moderate. Officers therefore acknowledge there will be limited harm in the loss of this agricultural land. The application site does form part of a local plan allocation which has been assessed and found sound by a local plan inspector and therefore this would have formed part of the examination considerations.

5.67 The development would lead to a loss of agricultural land, although Officers do not consider it to be 'significant' in terms of the NPPF paragraph 112 when account is taken for the threshold for consultation with Natural England is 20 hectares of agricultural land for development. This is considered in the planning balance.

5.68 Landscape conclusion

Officers acknowledge there will be some limited landscape harm as a result of the proposal including the loss of some trees and the loss of agricultural land. These factors weigh into the planning balance. The mitigation proposed will alleviate these impacts and overall Officers are satisfied that the proposed

development would not cause unacceptable landscape or visual harm to the North Vale Corallian Ridge or Lowland Vale. Officers are of the opinion that the benefits of the scheme are considered to outweigh the limited harm identified.

5.69 **Design and Layout**

While in outline form, the application has come forward with an illustrative masterplan to demonstrate how the development could be accommodated on the site and parameter plans to set principles for land use, density, open space and access and movement.

5.70 **Illustrative masterplan**

The illustrative masterplan demonstrates a broad but irregular perimeter block structure centred around a main spine road running north to south throughout the development. There is a generally legible hierarchy of streets, although increased connectivity between some of the indicative cul-de-sacs will need to be addressed. A network of open spaces, green routes and pedestrian/cycle connections is provided for as well as significant areas of landscaping to the boundaries of the site. The illustrative masterplan is considered to be a suitable foundation on which to base subsequent reserved matters proposals, but officers will expect it to comply with the requirements of the council's adopted policies and Design Guide 2015 SPD.

5.71 **Density**

The average density for the site using the developable area would be approximately 29 dwellings per hectare (dph). This would likely increase (areas including smaller dwellings and/or flats) or decrease (areas including larger dwellings) depending on the specific area of the site, which the design and access statement indicates would have seven key identifiable character areas (Main Street, Mews, Village Edge, Ferny Close Edge, Internal Street, Green Edge and Key Green Space). While not part of the parameter plans, the design and access statement indicates that building heights would be predominantly 2 and 2.5 storeys in height, with the maximum height being 2.5 storeys.

5.72 A density parameter plan has been submitted with the application to set principles with relation to the density pattern for the site. The higher density areas would be located either side of the main spine road and the lower density areas would be located to the edge of the development, helping to assimilate the development transition into the countryside. It also demonstrates a reduced density adjacent to the existing residential development to the east and south of the site so as to minimise the effects of the development.

5.73 Any subsequent reserved matters applications would have to comply with the parameters set out by this parameter plan.

5.74 29dph is below the desired minimum 30dph as set out in policy CP23. However, this policy allows for consideration of site specific context. Officers consider that 29dph is acceptable for this edge of village site with its sensitive landscape effects and habitat and biodiversity considerations.

5.75 **Open space and landscaping**

Saved Local Plan 2011 Policy H23 requires that sites deliver 15% useable public open space. The application submission indicates that 3.43 hectares of the total area of the site would be open space split into five forms: amenity open space, natural green space, parks and gardens, green corridor and formal play. This equates to approximately 25% of the site, which exceeds the policy requirement. Two play areas are also proposed, as well as a trim trail around the site. The provision of a playground is a policy of the Radley Neighbourhood Plan. While this the plan is not made, Officers have had regard to the intent of the policy.

5.76 The landscape officer has concerns that the amount of 'useable' open space would be much closer to the required 15%. Some areas of the identified open space such as areas for attenuation basins would not be able to be classed as useable open space, and some of the identified open space is predominately linear in form and may not be able to be counted as useable due to their constrained nature.

5.77 This is a valid matter and must be addressed at the reserved matters stage. Officers are satisfied that the development is able to come forwards with the policy requirement for 15% open space, given that a higher percentage is currently identified. It will be for the detailed layout and landscaping stage to accommodate this and it will have to be in line with the set parameters at the outline stage.

5.78 **Connectivity**

Pedestrian and cycle connectivity is a point of key concern locally; some representations have referred to this particularly one from Radley Village Shop Association. The parish council are particularly passionate about securing further pedestrian and cycle connectivity to the east to facilitate more direct linkages with the village's services and facilities and further social integration. This is an intention in the Neighbourhood Plan, which is not yet made. This matter has been thoroughly considered.

5.79 The site template document contained within the adopted Local Plan 2031 Part 1 is clear that the site should: "include linkages (where possible and appropriate) between the site, the adjacent housing developments and nearby services and facilities."

5.80 Officers consider that the application site caters for sufficient pedestrian and cycle links. These include:

- Two main points of connectivity via the accesses at Whites Lane (south) and Church Road (north) to include pedestrian/cycle paths;
- Crossing points across Whites Lane and Church Road;
- Provision of a cycle path to the east of Kennington Road;
- Safeguarding of land for a further cycle path to the west of the railway track;
- Improvement of the Radley Road/Twelve Acre Drive/Audlett Drive roundabout to better cater for pedestrians and cyclists;

- Widening of existing shared footway/cycleway along Radley Road from 2m to 3m.

- 5.81 This is considered to be significant provision and have been identified as being possible (deliverable) and appropriate to connect the development to the wider area.
- 5.82 Officers acknowledge that due to the site's location, there is limited opportunity for direct links to the east of the village. This is because the site is bounded by existing residential development to the east and south.
- 5.83 Planning policy is clear that obligations and requirements of developments should only be sought where they are directly required to mitigate the effects of the application and are fairly related scale and kind and are reasonable in all respects.
- 5.84 In order to facilitate a more direct link to the east, this would have to go through a private residential property. This would involve purchasing a dwelling, demolishing it and constructing a suitably wide footpath/cyclepath to required standards.
- 5.85 The request of the parish council is acknowledged and the intention to seek additional connectivity is understandably desirable. However, planning policy is very clear that any obligations for contributions or infrastructure placed on applications can only be sought where they are necessary to make a development acceptable in planning terms.
- 5.86 In addition, representations have been received which indicate that a linkage between existing residential development would not be supported by some residents, depending on where it was, due to increase concerns regarding disturbance and security.
- 5.87 Taking into consideration the additional cycle and pedestrian provision being proposed, that the site is connected to both available roads to the north and south and that there is no specific policy requirement for a link through existing development to the east, Officers do not consider that this would be a reasonable or proportionate obligation for the development. It is not necessary to make the development acceptable in planning terms.
- 5.88 The site template document requires linkages which are possible and appropriate. These linkages have been secured. An additional link requiring the purchasing of a private property in third party ownership would not be appropriate or possible within the scope of this application.
- 5.89 The land use parameter plan confirms that there would be area of open space along the southern boundary of the site, and along some of the eastern boundary of the site. This means that there would not be private properties and gardens in these areas. Therefore, the development would not preclude the future provision of a link to the site from one of these areas if the parish wished to pursue their intention separately.

5.90 **Design conclusion**

Overall, with the additional information provided Officers are satisfied that the development is able to come forward at a density and layout which can respond to the character of the area and integrate with its surroundings without resulting in harm to the appearance of the locality. All remaining detailed elements regarding layout, scale, appearance and landscaping would be covered at a subsequent later reserved matters stage.

5.91 **Residential Amenity**

The closest existing dwellings to the site are those located to the east, along St James Road, Ferny Close, Selwyn Crescent and to the south in Foxborough Road and White Lane. A number of representations have been received from properties which raise concerns regarding a loss of privacy, overlooking and disturbance which have been fully considered.

5.92 The illustrative masterplan submitted with this application indicates that the required back-to-back distance (21 metres) and back-to-side distance (12m) would be able to be achieved from the new dwellings to those existing properties adjoining the site. It also indicates additional landscaping along the boundaries of the site.

5.93 This provides support to show that development can come forward at a satisfactory distance and with appropriate landscaping to ensure no harmful impact on amenity.

5.94 A detailed layout showing the exact locations of the proposed dwellings would be forthcoming to be assessed at any subsequent reserved matters stage. The layout would be expected to comply with all local plan policy and design guide requirements to ensure amenity of the properties is protected.

5.95 Due to the site being adjacent to existing residential development, it is considered reasonable and necessary to seek that construction work be kept to specific hours: (8am and 6pm on Mondays to Fridays and 8am to 1pm on Saturdays. No work on Sundays and Public Holidays). A condition to secure this is recommended.

5.96 The council's environmental health officer has requested a condition requiring an air quality screening assessment be undertaken to assess current and future levels of nitrogen dioxide and that this assessment is used to guide the arrangement of the site to demonstrate that housing within the development would all fall within UK air quality objectives for nitrogen dioxide. This condition is recommended.

5.97 The environmental health team also request conditions relating to implementation of identified noise mitigation measures and the carrying out of a phased contaminated land risk assessment. These are also recommended.

5.98 Overall, officers are satisfied that the proposal is able to come forward without resulting in harm to existing neighbouring properties in terms of overlooking,

dominance, loss of light, noise or disturbance and that adequate amenity standards could be achieved within the site.

5.99 **Historic Environment and Archaeology**

The application site is not within a conservation area, but is adjacent to a number of listed buildings. The closest of these is the grade II listed building on the Church Farm site directly adjacent to this application site, to the north-west. Beyond this, there are listed structures further from the site including at Radley College and the Church of St James.

5.100 The application is supported by a heritage statement which has been assessed by the council's conservation officer who concurs with the conclusion that the development would lead to less than substantial harm and would have a low level, minor impact.

5.101 The listed building at the Church Farm site is part of the proposed conversion and redevelopment of that site for dwellings to be used by staff at Radley College. The development on this site would have to be designed to sensitivity assimilate with the associated development and could be achieved through the detailed design elements at any subsequent reserved matters stage. Lower building heights and density, traditional materials and boundary treatments and suitable landscaping will be necessary.

5.102 Detailed elements such as layout, scale, landscaping, building heights, materials, boundary treatments and lighting would all be very important to a successful scheme in terms of its integration into the village and heritage assets. The conservation officer is of the opinion that the scheme is able to be designed sensitively to achieve this and would look to review these details at the detailed stage.

5.103 Where less than substantial harm is identified, this harm should be weighed against the public benefits of the proposal. Officers have reviewed all of the information and consider that the public benefit of contributing 240 dwellings towards the plan-led growth of the district in a sustainable location does outweigh the less than substantial harm in this specific case. This is also taking into consideration the mitigation which can be built into the layout, appearance, scale and landscaping of the scheme which would likely reduce the less than substantial impact to a negligible impact.

5.104 The conservation officer raises no objections to the development subject to details being provided at reserved matters stage for building heights, densities, materials, boundary enclosures and landscaping.

5.105 **Archaeology**

The application is supported by a geophysical survey and archaeological investigation, which has been assessed by the County Council Archaeologist. This has revealed the presence of later prehistoric activity on the site.

5.106 The OCC Archaeologist has commented that none of the revealed features are of sufficient significance as to preclude the principle of development and as

such planning conditions requiring implementation of a programme of archaeological work are appropriate. Radley Parish Council support the inclusion of these conditions.

5.107 With the inclusion of these conditions, Officers are satisfied that the proposal would not result in damage to any significant archaeological remains or their settings, in compliance with local and national planning policy.

5.108 **Flood risk and drainage**

The Flood Risk Assessment (FRA) submitted with the application has confirmed that the site falls within Flood Zone 1, and as such is at low risk of fluvial flooding.

5.109 Drainage and flooding are known local concerns and a number of representations received make reference to these important issues, including from the Parish Council. Each element is addressed here.

5.110 **Surface water drainage**

The south-western section of the development site is highlighted at risk of surface water flooding for extreme events. The FRA confirms that the development would utilise appropriate SuDS techniques to manage surface water runoff as close to the source as possible.

5.111 A combination of attenuation and infiltration drainage has been considered for the site. The site disposal would be into the existing ditch located within the site to drain to northern part and via infiltration into the ground for the southern part of the site.

5.112 For the southern area of the site where infiltration is possible, run off from hard areas will be disposed of via soakaways, permeable paving, swales and infiltration basin. The northern region will drain into attenuation features (ponds) with controlled discharge into the existing ditch at equivalent greenfield runoff rates. It is recommended that additional infiltration tests are carried out before the detailed design stage to determine the wider suitability of infiltration drainage across the site and the proposed location of SuDs features.

5.113 All SuDS features (infiltration/storage basins, swales, soakaways, permeable paving) will be designed to accommodate the 1 in 100 year event plus 40% to allow for the climate change in line with the latest EA guidance on climate change allowances.

5.114 The development will not increase surface water run-off and will not exacerbate flooding in the local area.

5.115 The council's drainage consultant has reviewed the application and has raised no objections to the proposed drainage strategy set out, subject to conditions requiring full details of the drainage strategy, maintenance plan, groundwater monitoring, survey and clearance of the existing culvert and ditch, a method statement for groundwater management during construction and foul water drainage details.

5.116 **Foul water**

Thames Water require further information to be submitted to be able to determine the waste water infrastructure needs of the development. They have requested that a condition be attached to any consent granted which states that no properties should be occupied until confirmation has been provided that either – all wastewater network upgrades required to accommodate the additional flows from the development have been completed, or a housing and infrastructure phasing plan has been agreed to allow additional properties to be occupied. This condition is recommended.

5.117 Thames Water have also highlighted that the development would be located within 5m of a strategic water main. Thames Water do not permit the building over or construction within 5m of a strategic water main. They have requested a condition requiring details of how the water main will be diverted or how the development will be aligned to avoid potential for damage to the water main. This condition is recommended.

5.118 Thames Water have confirmed that they do not have any objections in relation to water network or water treatment infrastructure capacity.

5.119 **Drainage conclusion**

Overall, officers are satisfied that with the recommended conditions there are no outstanding flooding, surface water, foul water or water supply concerns with this development.

5.120 **Affordable Housing and Housing Mix**

Policy CP24 of the draft Local Plan 2031 requires that applications provide 35% affordable housing. If the full 240 units are achieved on this site, this would result in the provision of 84 units on site, on a 75% rent to 25% shared ownership basis. This complies with policy and is acceptable. The housing team would provide advice on the mix of affordable units and their required sizes, which will be secured as part of a S106 legal agreement.

5.121 The application has not stipulated any specific market housing mix at this stage. Officers expect that it should closely reflect the SHMA.

5.122 The SHMA contains estimated figures. Paragraph 7.35 of the SHMA states: “...we do not strongly believe that such prescriptive figures should be included in the plan making process and that the “market” is to some degree a better judge of what is the most appropriate profile of homes to deliver at any point in time.”

5.123 Officers will therefore seek to secure an appropriate housing mix for the site which closely responds to the SHMA mix, with suitable justification provided by the applicant for any deviations. A condition requiring the housing mix to be secured at reserved matters is recommended.

5.124 **Financial contribution requests**

The NPPF advises that planning obligations should only be sought where they meet all of the following tests in paragraph 204:

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

5.125 Policy CP7 of the Adopted Local Plan 2031 Part 1 provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured.

5.126 The following developer contributions are considered fair and proportionate and should be secured through a section 106 agreement:

District Council	Amount (£)
Waste/recycle bins	£40,800
Public art	£72,000
Street Naming and Numbering	£3,216
Monitoring	TBC
Total	£116,016

Oxfordshire County Council	Amount (£)
Lodge Hill South facing slips	£840,000
Public transport – enhance local bus services	£114,763.20
Public transport infrastructure – 4 x solar powered RTI displays	£40,408
Public transport infrastructure – 4 x standard cantilever bus shelters	£32,920
Cycle parking provision at Radley Train Station	£7,200
Travel Plan Monitoring Fee	£2,040
Public Rights of Way – enhancements to local PRoW routes	£35,000
Secondary school land - towards land for a new secondary school	TBC
Monitoring	TBC
Total	£1,072,331.20
Overall Total	£1,188,347.20
Overall total per dwelling	£4,951.40

5.127 **Education**

It is a requirement of the site development template in the local plan that this site contribute towards the expansion of Radley Primary School and expansion of secondary school capacity in Abingdon.

- 5.128 The application is able to provide mitigation in terms of additional land to be able to facilitate the primary school expansion as suitable areas of land are located adjacent to the school that are in the applicant's ownership. Land provided for schools is able to be secured via S106 legal agreement rather than by CIL, in accordance with the adopted CIL regulation 123 list.
- 5.129 OCC require the applicant to provide 0.54ha of suitable remediated and serviced land suitable for use and provided to the County Council free of cost. The County Council's requirements for school land have been provided to the applicant and the exact location of the land to be transferred will be part of the S106 legal agreement discussions; indicative potential options have been identified by OCC.
- 5.130 The primary school site is located within the Green Belt. Policies relating to development in the Green Belt would therefore apply for a planning application to extend the school. Very special circumstances would need to be evidenced as part of that application. Without prejudice to any future separate application, Officers consider that the necessity of the school to expand to accommodate plan-led growth as part of the adopted strategic site allocations would form an argument to which weight could be attached, in the planning balance. The County also have a statutory duty to provide school places, and the NPPF places great weight on providing new or expanding existing schools. The expansion of Radley primary school is a community action identified in the Radley Neighbourhood Plan. While this the plan is not made, Officers have regard to the intent of the community action.
- 5.131 OCC have requested a 'Grampian' condition to prevent implementation of the permission until the school expansion has been undertaken, or to at least link the permissions. This is an unreasonable condition because it is not within the applicants control as to when the expansion would be carried out. It is not reasonable or enforceable and therefore fails the requirement to meet all six tests for applying planning conditions as set out in the NPPF.
- 5.132 OCC have also indicated that a financial contribution towards securing further secondary school land would be required. OCC have yet to confirm the contribution required but this would be secured via the S106 legal agreement as again it relates to land. If alternative provision towards school infrastructure, rather than land, is determined to be OCC's requirement for mitigation then this would fall to be captured via CIL.
- 5.133 **Community Infrastructure Levy**
The Community Infrastructure Levy (CIL) charging schedule was adopted in September 2017 and implemented in November 2017.
- 5.134 CIL is a levy charged on new development in the district; the money raised will be used to fund infrastructure and support growth. In general, off-site mitigation would be sought via CIL so items such as off-site leisure, GP/NHS facilities and community facilities. The on-site elements and direct mitigation elements would still be sought via a S106 agreement and as such are listed in the table above.

- 5.135 This site would fall within the 'Zone 1' charging schedule which would be £131.33 per square metre of residential development (subject to index linking).
- 5.136 CIL cannot be calculated at this stage because the layout and scale are not fixed and therefore the final amount of floor space is unknown. The final amount would therefore be dependent on the actual amount of built development; depending on whether all 240 units came forward and how big they were. It would be calculated as part of any subsequent reserved matters.
- 5.137 The mitigation to be collected by way of CIL would then have to apply to be funded from the overall pool of CIL contributions.
- 5.138 The parish council have expressed concerns with how CIL receipts will be allocated. In line with CIL legislation, a CIL spending strategy needs to be adopted by the council. This is currently being worked on. Once it is adopted, it would set out how CIL would be spent in the District to fund infrastructure to support development.
- 5.139 A proportion of the CIL collected by the District Council goes to the Town Council. At the present time as Radley do not yet have a made neighbourhood plan, 15% of CIL receipts in relation to development permitted in the parish would go to the Parish Council.
- 5.140 **Conditions**
The recommended conditions are considered to be reasonable, necessary and related to the development in all respects. Some condition requests made at this outline stage are more detailed and relevant to the reserved matters stage and as such would be reviewed as part of any subsequent application.
- 5.141 The conditions mainly focus on key principle elements of this outline application such as access and ecology. Some condition requirements may more appropriate to be covered within the S106 legal agreement such as timing for delivery of certain highway works, but will be secured either by condition or legal agreement.

6.0 CONCLUSION

- 6.1 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1, saved policies of the adopted Local Plan 2011 and the National Planning Policy Framework. Regard has been given to the draft Radley Neighbourhood plan but as this is yet to be adopted, it's policies hold limited weight. The application site is included as a strategic allocation in the council's adopted Local Plan 2031 Part 1 to contribute towards the sustainable planned growth of the district.
- 6.2 The application will provide an economic and social role through construction employment, increased investing in the local economy and providing additional market and the policy complaint 35% affordable housing. The application will make contributions towards local infrastructure, whether via S106 or through CIL. It would provide off-site highway mitigation in terms of improvements to

local junction designs, new and improved cycle tracks and through a contribution towards the strategic highway infrastructure project of the Lodge Hill Slips. It would also provide land to facilities the expansion of the village primary school.

- 6.3 In terms of the environmental role, limited harm has been identified with respects to localised landscape impact, loss of agricultural land and loss of habitats on the site. Mitigation in terms of a landscape strategy and biodiversity mitigation has been agreed to alleviate these impacts.
- 6.4 The application would also result in less than substantial harm to the setting of identified heritage assets. Mitigation in terms of a landscape strategy and detailed design, scaling and layout of dwellings has been proposed to alleviate this impact. Officers consider that the proposed benefits of the scheme as identified above outweigh the less than substantial harm in this case.
- 6.5 There are no technical objections to the proposal, subject to appropriate conditions.
- 6.6 Overall in the planning balance, the benefits of the scheme particularly in providing housing towards the District's plan-led sustainable growth and provision of contributions towards highways and local infrastructure which will have local and wider benefits, are considered to outweigh the limited harm that has been identified. As such, the application is recommended for approval.

The following planning policies have been taken into account:

Vale of White Horse Local Plan Policies 2011

DC3 – Design against crime
DC5 – Access
DC6 – Landscaping
DC7 – Waste Collection and Recycling
DC9 – The Impact of Development on Neighbouring Uses
DC10 – The effect of neighbouring or previous uses on new development
DC12 – Water Quality and Resources
DC20 – External lighting
H23 – Open Space in New Housing Development
HE4 – Setting of listed buildings
HE8 – Historic Parks and Gardens
HE9 – Archaeology
HE10 – Archaeology
HE11 – Archaeology
NE7 – North Vale Corallian Ridge
NE9 – The Lowland Vale

Vale of White Horse Local Plan 2031 Part One Policies

CP01 - Presumption in Favour of Sustainable Development

CP02 - Cooperation on Unmet Housing Need for Oxfordshire
CP03 - Settlement Hierarchy
CP04 - Meeting Our Housing Needs
CP05 - Housing Supply Ring-Fence
CP07 - Providing Supporting Infrastructure and Services
CP08 - Spatial Strategy for Abingdon on Thames and Oxford Sub-Area
CP12 - Safeguarding of land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area
CP13 - The Oxford Green Belt
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
CP42 - Flood Risk
CP43 - Natural Resources
CP44 - Landscape
CP45 - Green Infrastructure
CP46 - Conservation and Improvement of Biodiversity
CP47 - Delivery and Contingency

Emerging Vale of White Horse Local Plan 2031 Part Two

A publication draft of the Vale of White Horse Local Plan 2031 Part 2 has been subject to public consultation, and will likely be examined in the summer. Until examination, this Local Plan remains at an early stage of preparation and accordingly, its policies have limited weight at present. Notwithstanding, the following policies are material to the consideration of this application:

DP16 – Access
DP17 – Transport Assessments and Travel Plans
DP20 – Public Art
DP21 – External Lighting
DP23 – Impact of Development on Amenity
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
DP36 – Heritage Assets
DP38 – Listed Buildings
DP39 – Archaeology and Scheduled Monuments
DP47a – Delivery and Contingency

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Radley Neighbourhood Plan

Radley Parish Council is working on creating a neighbourhood plan. The draft plan and responses to the consultation on it have been submitted for independent examination. As the plan has not yet completed the examination process or proceeded to referendum, its policies hold only limited weight for assessment.

Vale of White Horse Design Guide SPD 2015

Supplementary Planning Guidance

- Planning and Public Art – July 2006
- The Conservation of habitats and species regulations 2010
- The Countryside and Rights of Way Act 2000

Equality Act 2010 (Section 149)

Due regard has been paid to the equalities act, specifically in relation to safe and convenient access for all, including the elderly and school children. Adequate and safe pavements alongside the development boundary on Church Road and Whites Lane have been provided.

Human Rights Act 1998

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