

1. Commencement - Outline Planning Permission

That the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (a) the expiration of three years from the date of this permission; or
- (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. Approved plans *

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

- Block Plan 210387 A EX 02 Rev A
- Location Plan 210387 A EX 01 Rev A

except as controlled or modified by conditions of this permission.

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

3. Reserved Matters to be approved

Details of the internal access arrangements, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins. Accompanying the reserved matters the following information shall be submitted:

- a) safe secure and covered cycle parking for each residential property and visitors
- b) details of car parking including electric vehicle charging points including a minimum of 1 per every 10 flats (with unallocated parking) or 1 for every dwelling if there are allocated spaces or garages
- c) refuse and recycling storage
- d) garden sizes
- e) a plan showing proposed subterranean drainage and services in relation to existing and proposed trees and tree pits
- f) a plan showing existing and proposed ground levels of the site together with the slab and ridge levels of the proposed development, relative to a fixed datum points on adjoining land outside of the application site
- g) details of all materials to be used in the external construction and finishes of the development
- h) a footpath connection to the south of the site connecting to/leading to Millenium Common

Reason: The application has been made for outline planning permission and is not accompanied by the details of these reserved matters.

4. Access and Vision Splays

Prior to commencement of any works, full engineering details of the access and footway serving the site shall be submitted to and approved by the Local Planning Authority. Thereafter, prior to occupation, the means of access road and footway shall be laid out, constructed, lit and drained.

Reason: In the interests of highway safety and to ensure a satisfactory standard of construction and layout for the development, in accordance with the Councils requirements (Policy CP33 and CP37 of the Vale of White Horse Local Plan 2031 Part 1 and DP16 of LPP2).

5. Construction Traffic Management Plan (details required)

Prior to the commencement of the development hereby permitted, Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Thereafter, the developer shall comply with the requirements of the CTMP in all respects.

Reason: In the interests of visual and residential amenity and highway safety (Policy CP33 and CP37 of the Vale of White Horse Local Plan 2031 Part 1 and Policies DP16 of the adopted Local Plan 2031 Part 2).

6. Construction Management Plan

Prior to the commencement of any construction or demolition works a Construction Management Plan (CMP) detailing measures to be taken to protect nearby residents from noise and dust shall be submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be complied with throughout the construction period, and shall provide details of the following:

1. On site vehicle parking facilities for construction workers, other site operatives and visitors;
2. Loading and unloading of plant and materials;
3. Storage of plant and materials used in constructing the development;
4. Location of on site construction offices and facilities;
5. A HGV delivery route
6. The permitted times for deliveries and collections, which must be outside highway network peak and school peak times;
7. The use of appropriately trained and qualified banksman to safely manoeuvre HGV and other construction vehicles into, out of and within the site;
8. Means of dust suppression; and,
9. Wheel washing facilities on site
10. Measures to prevent surface water on the highway

Reason: To seek to prevent parking on the adjoining highway by construction workers and visitors, to reduce congestion through the village and maintain if not improve air quality, restrict traffic movements during peak hours and at school start and finish times, protect living conditions of local residents and avoid debris and mud being tracked on to the adjacent

carriageway (policies DP16, DP23 and DP26 of the Vale of White Horse Local Plan 2031 Part 2).

7. Green Travel Plans

Prior to first occupation a Travel Information Pack shall be submitted to, and approved by, the Local Planning Authority. This shall be distributed to the first residents of each dwelling prior to, or at first occupation.

Reason: To promote the use of non car modes of transport in accordance with DP17 of the Vale of White Horse Local Plan 2031 Part 2.

8. Maximum number of dwellings

The total number of dwellings in the development hereby permitted shall not exceed seventeen.

Reason: To prevent overdevelopment of the site and in accordance with policy CP23 of the Vale of White Horse Local Plan 2031 Part 1.

9. Housing Mix

The reserved matters application(s) submitted shall contain full details of the housing mix across the site, which shall accord with the most up to date Strategic Housing Market Assessment.

Reason: To secure a mix of housing in accordance with Core Policy 22 of the adopted Local Plan 2031 Part 1.

10. Space Standard

The reserved matters application(s) submitted shall contain full details of the space standards of all dwellings including meeting the following requirements:

- All two-bedroom market dwellings shall accord with the Department for Communities and Local Government's 'Technical Housing Standards - Nationally Described Space Standard March 2015' as amended 19th May 2016.
- 15% of market dwellings and all affordable housing shall be constructed to M4(2) Category 2 Accessible and adaptable dwellings as set out in the Building Regulations Approved Document M: Access and Use of Buildings - Volume 1: Dwellings.

Reason: To provide adequate living conditions for future residents in accordance with development policy 2 of the Vale of White Horse Local Plan 2031 Part 2.

11. Ridge Heights (Two storey)

The dwelling(s) hereby permitted shall have a maximum of two storeys only. The maximum ridge heights of any dwelling hereby permitted shall be 8.5m from finished floor level.

Reason: To protect the setting and appearance of the development and surrounding area in accordance with policy CP37 of the Vale of White Horse Local Plan 2031 Part 1.

12. Landscape Management Plan

Concurrent with the submission of comprehensive details of the proposed landscape works, a maintenance schedule and a long term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:

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

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

Reason: To help to assimilate the development into its surroundings and in the interests of visual amenity (Policies CP37 and CP44 of the adopted Local Plan 2031 Part1).

13. Tree Protection (General)

An Arboricultural Method Statement (AMS) written in accordance with BS5837 is required to be submitted as a part of a reserved matters application, demonstrating adequate tree protection measures for trees shown to be retained. A protected area shall be designated for all existing trees which are shown to be retained, and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority.

The agreed measures shall be kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with policy CP44 of the Vale of White Horse Local Plan 2031 Part 1

14. Biodiversity Enhancement Plan

Concurrent with the submission of any reserved matters application associated with this outline planning permission, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority.

The BEP should be in accordance with the outline details of habitat enhancements stated in Allied Ecology Ecological Appraisal dated November 2023. The BEP should include:

- a. Details of habitat creation or enhancements (this could cross reference relevant landscape plans) and include suitably detailed drawings and cross sections as required;
- b. Details of species enhancements including relevant scale plans and drawings showing the location, elevation and type of features such as bat and bird boxes etc. as appropriate;

- c. Selection of appropriate strategies for creating / restoring target habitats or introducing target species;
- d. Selection of specific techniques and practices for establishing vegetation;
- e. Sources of habitat materials (e.g. plant stock) or species individuals;
- f. Method statement for site preparation and establishment of target features;
- g. Extent and location of proposed works;
- h. A minimum 10 metre undeveloped buffer to protect adjacent watercourses from harm;

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

Reason: To secure biodiversity enhancements on site, in accordance with Core Policy 46 of the Vale of White Horse Local Plan 2031 Part 1

15. Construction Enhancement Management Plan

Prior to the commencement of the development (including vegetation clearance or other ground works), a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall respond to the recommendations made in sections 6 and 7 of the Ecological Impact Assessment and include the following:

- a) Where necessary or where out-of-date, update ecological surveys for relevant habitats and species, update surveys shall follow national good practice guidelines.
- b) Risk assessment of potentially damaging construction activities.
- c) Identification of biodiversity protection zones, including a minimum 10 metre buffer around any adjacent watercourses.
- d) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction.
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise the ecological impacts of development, in accordance with Core Policy 46 of the Vale of White Horse Local Plan 2031 Part 1.

16. Public Open Space and Play Areas

The development shall provide at least 0.1 hectares of public open space and a play area. The open space and play area shall be provided in accordance with a detailed layout and management plan which shall be submitted to and approved in writing by the Local Planning Authority before development commences, such details to include:

- a) Landscape treatment and boundary treatments
- b) Site and details of proposed play equipment, including a range for varying ages and equipment for disabled children
- c) Street furniture including seats, bins etc.
- d) Details of management company

The approved Play Area shall be implemented prior to the occupation of the last property and maintained in accordance with the approved details.

Reason: To meet the need for public open space and children's play space in accordance with Policy DP33 of the Vale of White Horse Local Plan 2031 Part 1.

17. Lighting Scheme

Prior to commencement of development an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) Details of all the equipment uses, specific lamps, luminaries and columns with images.
- b) For each luminaire a full technical specifications (e.g. wattage, colour rating)
- c) Isolux diagrams overlaid over the site and adjacent areas
- d) Details of lighting operation hours
- e) Confirmation to which Institution of Lighting Engineers Environmental Management Zones the scheme conforms to.

Any such lighting shall be implemented in accordance with the approved details and directed downwards to prevent nuisance to adjoining residential occupiers from light spillage.

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution (Policies CP44, CP46 of the Vale of White Horse Local Plan 2031 Part 1 and Policy DP23 of the Vale of White Horse Local Plan 2031 Part 2.

18. Noise Assessment and Mitigation

Concurrent with the submission of any reserved matters application associated with this outline planning permission, an amended noise impact assessment and proposals for noise mitigation shall be submitted to and approved in writing by the Local Planning Authority. The assessment and mitigation shall include:

1. Proposed noise mitigation measures and technical specifications for the pumping station and substation
2. Sound insulation and ventilation measures to protect residential properties from noise

The development shall be built in accordance with the approved details and a verification of the implemented measures shall be submitted to the Local Planning Authority upon request.

Reason: In order to ensure that that future residents of the development are not adversely impacted by road traffic noise, nearby industrial noise sources and noise from the pumping station and substation in accordance with policy DP25 of the Vale of White Horse Local Plan 2031 Part 2.

19. Contamination Remediation Strategy

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on the 2019 site report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework.

20. Verification Report 1

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 180 of the National Planning Policy Framework.

21. Previously unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 180 of the National Planning Policy Framework.

22. Infiltration

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: The previous use of the proposed development site as an area of Made Ground infill with buried tanks presents a medium risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS). This could pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is situated on an area of shallow groundwater which is possibly hydraulically connected with adjoined surface water course. This condition seeks to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 180 of the National Planning Policy Framework.

23. Boreholes

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: The submitted planning application indicates that boreholes will need to be installed at the development site to investigate groundwater resources. If these boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is in an area of shallow groundwater. This condition seeks to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 180 of the National Planning Policy Framework and Position Statement A4 of 'The Environment Agency's approach to groundwater protection'.

24. Surface Water Drainage

Prior to the commencement of the development a detailed surface water drainage scheme for the site, based on the sustainable drainage principles, the hydrological and hydro-geological context of the site, as set out in the Flood Risk Assessment reference 006_8230309_BW_Flood_Risk_Assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";

- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element;
- Details of how water quality will be managed during construction and post development in perpetuity.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the proper provision of surface water drainage and to avoid flooding in the locality (Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1).

25. Detailed sustainable drainage scheme

No development shall commence until a detailed sustainable drainage scheme has been submitted to and approved in writing by the local planning authority. This shall be based on Glanville Flood Risk Assessment reference 006_8230309_BW dated 14 November 2023, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

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

- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event based on using the latest FEH input data with cv values set to 0.95 and MADD factors set to 0.0;
- Fully detailed sustainable surface water drainage layouts;
- Proposed site levels, floor levels and an exceedance plan with finished floor levels set to a minimum level of 50.32m AOD and a minimum of 300mm above existing ground levels;
- SuDS features and sections;
- Landscape plans with sustainable drainage features integrated and co-ordinated as appropriate
- Drainage Construction Details;
- Maintenance and Management Plan covering all surface water drainage and SuDS features.
- Construction phase surface water management plan

Reason: To ensure the proper provision of surface water drainage and to avoid flooding in the locality (Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1).

26. SUDS Compliance Report

Prior to the first occupation of any phase, a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable

drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;

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

Reason: To ensure the proper provision of surface water drainage and to avoid flooding in the locality (Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1).

27. Foul Water Drainage

No development shall commence until a detailed adoptable foul drainage scheme has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the foul drainage works to serve that dwelling has been carried out and completed in accordance with the approved details.

Reason: To ensure the proper provision of foul water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1 and Policy DP23 of the Vale of White Horse Local Plan 2031 Part 2).

28. Gas Fired Boilers

All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh.

Reason: In order to protect air quality in accordance with policy DP26 of the Vale of White Horse Local Plan 2031 Part 2.

INFORMATIVES

1 CIL Vale

The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse CIL Charging Schedule. Upon Reserved Matters approval a Liability Notice will be issued to the nominated person/company liable for CIL. Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's website <http://www.whitehorsedc.gov.uk/cil> together with the process for paying CIL.

2 Highways details

No Highway materials, construction methods, adoptable layouts and technical details have been approved at this stage. The detailed design will be subject to a full technical audit.

3 Legal Agreement (S106)

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

4 Secure by Design and Crime Prevention

With regard to Secure by Design and Crime Prevention, any reserved matters application relating to this development would need to consider;

- Appropriate and sustainable natural surveillance to/from the dwellings and across the site, and along any footpaths.
- Adequate lighting for entrance route and parking to recommended standards.
- Provision of defensible space where the front aspect of the dwellings adjoins public/semi public space.
- Installation of appropriate boundary treatments with toppings that help to prevent climbing.
- A holistic approach to landscaping and lighting to ensure the latter is not compromised during the lifetime of the development.
- Utility meters installed where access can be gained without entering private spaces.

5 Contaminated Land

The chosen building control body should be consulted if contamination is identified at the development site or if the development is being designed to be resistant to contamination. This would enable the building control body to take account of the risks to the development from contamination and to undertake any necessary inspections. To help ensure developers submit information to the standard expected, a document entitled "Dealing with Land Contamination During Development: A Guide for Developers" is available as a download on the following websites:

<https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/environment-and-neighbourhood-issues/environmental-advice/contaminated-land/>

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/environment-and-neighbourhood-issues/environmental-advice/contaminated-land/>

6 Thames Water pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

7 Trees and Streetlights

Trees must not conflict with streetlights and must be a minimum 10 metres away. Trees that are within 5m of the carriageway or footway will require root protection. Trees within the highway will need to be approved by OCC and will carry a commuted sum. No private planting to overhang or encroach the proposed adoptable areas.

8 Key Neighbourhood Plan Policies:

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Policy SC2: Landscape Character and Value

Policy SC3: Key Views and Vistas (View 7)

Policy SC4: Green and Blue Infrastructure

Policy SC5: Local Green Spaces

Policy SC6: Biodiversity

Policy SC7: Flooding and Drainage

Policy SC8: Residential development within the Built up Area

Policy SC9: Housing Needs

Policy SC10: Design, heritage and Setting

Policy SC11: Former Mineral Workings

Policy SC12: Riverside Related Development

Policy SC13: Community Facilities

Policy SC15: Sustainable Construction and Infrastructure

Policy SC16: Economy and Employment

Policy SC17: Traffic Management