

<b>APPLICATION NO.</b>	<a href="#">P24/V0255/FUL</a>
<b>SITE</b>	Little Orchard Lamborough Hill Wootton Abingdon, OX13 6DA
<b>PROPOSAL</b>	Removal of existing dwelling and construction of 1no. detached 4-bed dwelling and 1no. 3-bed dwelling (as amended by plans received 28 June 2024 and amended description agreed 28 May 2024)
<b>AMENDMENTS</b>	Amendments to reduce the number of dwellings from three to two received 28 June 2024.
<b>APPLICANT</b>	Mr Mohammed Saddiq
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	31.1.2024
<b>TARGET DECISION DATE</b>	20.9.2024
<b>PARISH</b>	WOOTTON
<b>WARD MEMBER(S)</b>	Val Shaw
<b>OFFICER</b>	Nathaniel Bamsey

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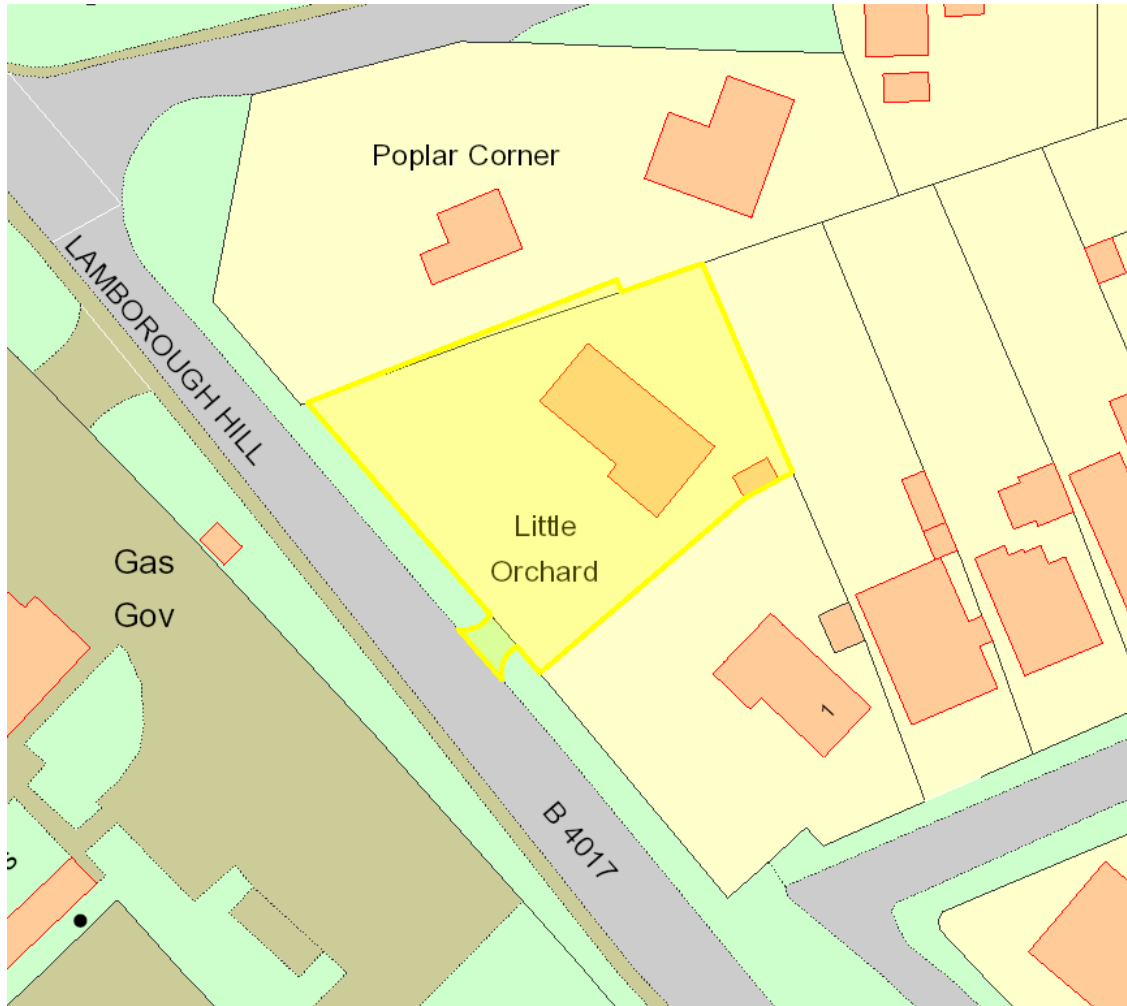
1.0 **INTRODUCTION**

- 1.1 This application is referred to planning committee at the request of the local member, Councillor Val Shaw.
- 1.2 The application site is Little Orchard, a detached, one-storey dwelling in the village of Wootton. The dwelling sits in a plot of roughly rectangular shape with an area of approximately 01ha. Neighbouring residential properties are to the north, east and south. To the north are new dwellings currently under construction by the applicant. Vehicular access is gained via Lamborough Hill to the west.

2.0 **PROPOSAL**

- 2.1 This application seeks approval for the demolition of the house and its replacement with two detached, two-storey houses, one four-bedroom and one three-bedroom. The original application proposed three dwellings but amended plans reduced this to two. A full re-consultation has been carried out on this amendment.
- 2.2 All the plans and supporting documents submitted with the application can be found on the council's website [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk). A site location plan is provided below and extracts from the application plans are **attached** at Appendix 2.

2.3



**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Full versions of the representations can be found on the planning application pages on the council’s website [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

**3.1 Publicity**

This application has been publicised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and the Council’s procedures, including the Statement of Community Involvement (SCI), December 2022.

**3.2 Statutory Consultee responses**

Representation	Comments
<p><b>Wootton Parish Council</b></p>	<p><b>Objection 27/2/2024</b></p> <ul style="list-style-type: none"> <li>• All the documents are contradictory as to what buildings are actually proposed.</li> <li>• Harm to pedestrians and proposed zebra crossing from improved access</li> <li>• ‘Waste Team has stated access needs to be wide enough to let</li> </ul>

	<p>lorries on site (possibly brown waste only) - how wide an exit is needed for them? Will there be sufficient for lorries to turn?’</p> <ul style="list-style-type: none"> <li>• Inaccurate to state there will be no increase in traffic</li> <li>• Car use from this location is essential as public transport is limited</li> <li>• The proposals are not in keeping with the street scene/local character</li> <li>• Not clear of what the boundary will be e.g. existing trees/hedge; clarification required.</li> </ul> <p><b>No strong views 12/7/2024</b></p> <ul style="list-style-type: none"> <li>• <i>‘We are broadly more supportive of this revised application with the following caveats:</i> <ul style="list-style-type: none"> <li>○ <i>all documentation be updated to reflect that just two properties are now planned for the property rather than the previous three</i></li> <li>○ <i>Highways confirm that the planned zebra crossing can go ahead as per our previous comment 3) rather than being 'retained if possible' the hedges are retained for both biodiversity &amp; privacy purposes</i></li> <li>○ <i>the yew tree at the boundary of the 4 bed is in the garden of no 3 so should not be included.’</i></li> </ul> </li> </ul>
<p><b>Highways Liaison Officer (Oxfordshire County Council)</b></p>	<p><b>No objection, subject to condition 29/2/2024</b></p> <p><b>No objection, subject to condition 19/7/2024</b></p>

3.3 Council - professional officer comments

Representation	Comments
<b>Drainage</b>	<b>No objection, subject to condition 1/3/2024</b>
<b>Environmental Protection Team</b>	<b>No objection, subject to condition 19/2/2024</b>  <b>No objection 25/7/2024</b>
<b>Waste Management Officer</b>	<b>No objection 23/2/2024</b>  <b>No objection 25/7/2024</b>

3.4 **Public responses**

Representation	Comments
<b>Neighbours</b>	<p><b>First consultation - Objection (1 household)</b></p> <ul style="list-style-type: none"> <li>• Loss of privacy.</li> <li>• Overdevelopment for the size of the plot.</li> <li>• Semi-detached dwellings not in keeping with local character</li> <li>• The materials are not in keeping with the surrounding properties</li> <li>• A tree shown on the plans is in my property and cannot be removed</li> </ul> <p><b>Second consultation – no strong views (1 household)</b></p> <ul style="list-style-type: none"> <li>• Generally more accepting of this proposal with caveats</li> <li>• The plan refers to retaining the boundary hedges 'if possible' - height of the hedge should be maintained to prevent overlooking.</li> <li>• As previously stated, the yew tree at the boundary of the 4 bed house is in the garden of no 3 Home Close so should not be part of the plan.</li> <li>• As part of this development, could the developer please remove the electricity cable passing over 3 Home Close?</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
<a href="#">P23/V2460/PEM</a>	Removal of existing single storey dwelling and construction of 1 no. pair of semi detached 3bed dwellings and 1no. detached 3bed dwelling. Both proposed dwellings will be 2 storey. <b>**SITE MEETING**</b>	Advice provided (05/12/2023)
<a href="#">P22/V2672/FUL</a>	Removal of existing dwellinghouse, and garage. Construction of development of two detached 3 bed dwellings with ancillary driveways; and parking areas. (As amended by revised plans including levels, rec 25 Jan 2023)	Refused (06/02/2023) - Appeal allowed (14/09/2023)
<a href="#">P22/V1091/FUL</a>	Retrospective approval for a five-bedroom dwelling with external amendments to windows, a new gable. (Amended plans received 07 July 2022 to remove proposed car port) (Amended plans rec 23 August 2022 to resolve discrepancies with the proposal as built) (Additional plan rec 7 Sept 2022 - section plan)	Approved (26/10/2022)
<a href="#">P21/V1360/FUL</a>	Removal of existing dwelling house, garage and greenhouse. Construction of development of two semi-detached 3-bed dwellings and one detached 4-bed dwelling with ancillary driveways; parking areas. Vehicular access from Wootton Village to be widened.	Refused (20/10/2021) - Appeal allowed (20/04/2022)

	(Amended and additional plans, revised site plans, landscaping and swept paths rec 3 August 2021)	
	(Amended plans and access appraisal 1062revA, rec 18 August 2021)	
<a href="#">P20/V0176/FUL</a>	Removal of existing dwelling house, garage and greenhouse. Construction of development of two detached dwellings with garages and ancillary driveways. Vehicular access from Wootton Village to be widened. (Amended plans, AIA and Tree Report received 21 May 2020) (Revised block and location plan 26 May 2020) (Amended plans to show tandem visitor parking received 2 June 2020) (Amended plans received 9 June 2020)	Approved (01/07/2020)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 5.1 The proposed development is not Schedule 1 or 2 development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, so an Environmental Impact Assessment is not required.

6.0 **POLICY & GUIDANCE**

- 6.1 **National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)**

6.2 **Development Plan Policies**

**Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:**

- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness

- CP40 - Sustainable Design and Construction
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP46 - Conservation and Improvement of Biodiversity

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

**Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:**

- DP02 - Space Standards
- DP16 - Access
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments
- DP28 - Waste Collection and Recycling

**6.3 Emerging Joint Local Plan 2041**

The Council is preparing a Joint Local Plan covering Vale of White Horse and South Oxfordshire, which when adopted will replace the existing local plans. Currently at the Regulation 18 stage, the Joint Local Plan Preferred Options January 2024 has limited weight when making planning decisions. The starting point for decision taking will remain the policies in the current adopted plans.

**6.4 Wootton and St Helen Without Neighbourhood Plan**

- DG1 – Design for the Area
- DG3 – Design Requirements
- IN3 – Transport Mitigation

**6.5 Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022.

**7.0 PLANNING CONSIDERATIONS**

**7.1 The relevant planning considerations are the following:**

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Flooding/drainage**
- **Ecology**
- **Waste and recycling**

**7.2 Principle of development**

The site is within the built-up area of the village of Wootton, which policy CP3 defines as a Larger Village. Within Larger Villages policy CP4 gives a presumption in favour of sustainable development. Thus, the principle of the development is acceptable.

**7.3 Design and character**

- Policy CP37 of LPP1 requires development to be of high quality, visually attractive design that responds positively to the site and its surroundings with appropriate scale, height, details and materials.
- 7.4 The impact of development on the landscape is assessed against policy CP44. This policy requires key features of the landscape to be protected or enhanced including (but not limited to) trees, hedgerows, landscape settings of settlements, important views and sensitive skylines. Development is also required to incorporate appropriate landscape proposals that reflect the character of the area.
- 7.5 Policy DG1 of the Wootton Neighbourhood Plan requires development proposals to respect local character and provide for the integration of environmental or landscape context and built form. Development is also expected to respect heritage and local distinctiveness and be in keeping with the style, design and nomenclature of surrounding buildings, streets and public spaces.
- 7.6 Policy DG3 states that development proposals should be landscaped to be in keeping with the surrounding landscape, and existing natural features, such as mature trees, streams etc, should be retained wherever practicable.
- 7.7 The proposed dwellings will be built close to the development under construction to the north. There is a significant planning history on this site including appeal decisions. Whilst each site/development must be assessed on its merits the Inspector's findings in relation to the allowed appeals are material to the assessment of this application.
- 7.8 The Inspector in allowing the most recent appeal concluded that: '[T]he area [has] a verdant but mixed pattern of development, where no one common design, form or layout predominates.' Despite this mixed character it must still be ensured that the proposed development is responsive to its context and unharmed to the street scene.
- 7.9 Lamborough Hill is typified by development set well back from the road behind significant amounts of soft landscaping. This is what gives the verdant appearance and the landscaping, set back and low height of the existing buildings means these are not overly visible in the street scene.
- 7.10 The original proposals for three dwellings were considered to be harmful to visual amenity as the proximity of the dwellings to one another and neighbouring properties and their small gardens was considered to give the development a cramped appearance. Amended plans deleted a dwelling such that only two detached houses are now proposed.
- 7.11 The existing hedge at the front of the site is retained and whilst the new dwellings are further forward in the plot than the existing building, their siting relative to the highway would be consistent with other dwellings in the vicinity.



The retention of the hedge is important to soften the appearance of the new dwellings and retain the verdant appearance of the area and hence a condition is recommended requiring its retention and maintenance.

- 7.12 The deletion of the third dwelling means there is more visual separation between the two dwellings and their neighbours and their plot sizes and building to plot ratios are now similar to other properties in the vicinity. This means the development will not have a cramped or overdeveloped appearance.
- 7.13 The dwellings will be similar in height to the new dwellings to the north and this is considered to prevent the dwellings being overly prominent within the street scene. The dwellings have a traditional form and simple appearance, similar to the dwellings under construction to the north and given the mixed character identified by the Inspector this is not considered harmful to, nor out of keeping with, the local area. A condition requiring details of external materials is recommended to ensure these are high quality and appropriate for the site.
- 7.14 Hardstanding is proposed to the front of the dwellings for parking and turning. Subject to the retention of the hedge as required by condition it is held that this will not be harmful to the street scene or local character as the hedge will largely screen the parking area.
- 7.15 There are several trees within and adjacent to the site which could be affected by the development. However, none of these trees are considered to be a constraint on the development as their contribution to visual amenity is limited. Nevertheless, a condition is recommended requiring details of a landscaping scheme to secure landscaping to assimilate the development with its surroundings is secured.
- 7.16 The parish council and a neighbouring property have raised concerns that a tree within the ownership of the neighbour is included within the red line area of the application. The trees shown on this plan are illustrative and do not represent a tree survey and this application cannot and does not authorise the removal of a tree outside of the ownership of the applicant.
- 7.17 As, subject to the recommended conditions, the development will not harm visual amenity, it is held that the application accords with policies CP37, CP44, DG1 and DG3.
- 7.18 **Residential amenity**  
The impact of development on neighbouring properties is controlled by policy DP23 of LPP2. This policy requires development proposals to demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses arising through loss of privacy, daylight or sunlight, from dominance or visual intrusion, noise or vibration, dust, heat, odour, gases or other emissions, pollution, contamination or the use of / or storage of hazardous substances and external lighting.
- 7.19 Policy DP24 of LPP2 states that development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new

development will not be subject to adverse effects from existing or neighbouring uses.

- 7.20 When assessing applications for new dwellings it is necessary to consider the impact on existing neighbouring properties and the intended occupiers.
- 7.21 The primary outlook of the new dwellings to the rear is to the east. This will offer views into the ends of the rear gardens of the dwellings along Home Close however this will not offer any views into the dwellings themselves and there is no direct overlooking of the primary amenity space beside the dwellings. Furthermore, the distance between the rear windows of the new dwellings and their rear boundaries to these neighbouring dwellings complies with the recommended 10m distance as set out in the Design Guide.
- 7.22 The dwellings will offer more direct views towards the new dwelling to the north east. However, the proposed dwellings are approximately 20m from this dwelling and the oblique relationship between the dwellings will prevent significant overlooking of habitable rooms which would warrant refusal of the application. This dwelling's main amenity space is sufficiently distant from the proposed new dwellings to prevent the development harmfully overlooking this space.
- 7.23 The dwelling to the south has habitable room windows which face the site at first and ground floor level but there is sufficient distance between these windows and the proposed development to prevent harm in terms of loss of outlook and light and only small windows serving non-habitable rooms are proposed in the elevation facing this neighbour which will prevent overlooking.
- 7.24 The distance to the dwellings to the east and the position of the proposed dwellings in relation to the path of the sun is likely to prevent significant harm in terms of overdominance and overshadowing. The distance to the new dwelling to the northeast is also sufficient to prevent significant harm from shadowing to this neighbour. There will be some impact on the new side facing windows of the new dwelling under construction to the north-west, but these are all small windows which either serve non-habitable rooms or are secondary windows. Therefore, the impacts in terms of loss of light and outlook to the dwelling are not significantly harmful. Similarly, the position of the proposed dwelling to the south-east of the dwelling under construction will prevent significant overshadowing of this property's rear amenity space.
- 7.25 The environmental health officer has requested conditions controlling dust and noise during construction. However, these conditions are not considered to meet the tests for conditions from the NPPF as the likely short term nature of the works and the ability for the council to enforce noise from construction through separate legislation means these conditions are not necessary nor reasonable.
- 7.26 Policy DP2 requires one and two-bedroom houses to accord to the nationally described space standards. As the development is for one four-bed and one three-bed house this policy does not apply. However, the space standards are

still helpful in determining whether adequate internal space is provided for the intended occupiers.

- 7.27 The three-bed dwelling has a floor area of approximately 96 square metres whilst the four-bed has approximately 162 square metres of floor space. The space standards for a three-bedroom, two-storey house providing five bed spaces is 93 square metres and the standard for a four-bedroom, two-storey house providing eight bed spaces is 124 square metres so the dwellings will provide sufficient internal space for the intended occupiers. This internal space will also have sufficient outlook and natural light, and habitable room windows will not be harmfully overlooked.
- 7.28 The dwellings will each have over 100 square metres of amenity space which exceeds the minimum recommended in the Design Guide. This amenity space will not be harmfully overlooked nor overshadowed.
- 7.29 As existing neighbours' amenity will not be significantly harmed, and the intended occupiers will enjoy sufficient living conditions it is held that the application accords with policies DP23 and DP24.
- 7.30 **Access and parking**  
Policies CP33, CP35, CP37 & DP16 of LPP1 & LPP2 require development to provide safe and convenient access, sufficient car and cycle parking in line with Oxfordshire County Council standards and adequate provision for loading, unloading, circulation, servicing and vehicle turning. Development must also minimise the impact on the highway network and promote more sustainable modes of transport where appropriate.
- 7.31 Policy DG3 of the Neighbourhood Plan supports development proposals which incorporate and provide for technological advances in the future. In particular, new development will be supported where it incorporates provision for the charging of electric vehicles and utilisation of alternative heating sources.
- 7.32 Policy IN3.2 of the Neighbourhood Plan states that Development proposals that require alterations to the Bystander Junction must pay due regard to safety for all road and pavement users, and to their heritage settings.
- 7.33 The site is within easy walking distance to the facilities and services available within the village and the public transport links to larger settlements. The parish council states that public transport is limited but there appears to be hourly services. Therefore, the intended occupiers will not be reliant on the private motorcar for access to their day-to-day needs.
- 7.34 The net increase of one dwelling is unlikely to harm the local highway network nor the Bystander Junction which is in close proximity to the site.
- 7.35 The dwellings will be accessed via the existing access onto Lamborough Hill which is to be improved. Parking and turning space for both of the dwellings will be provided to the front of the dwellings.

- 7.36 The highways officer was consulted on this application and they have no objection subject to several conditions including details of the improved access and vision splays, turning space and cycle parking. They raise no objection to the amount of parking provided. The conditions are necessary and reasonable to ensure that the site can be accessed safely, vehicles can enter and leave the site in a forward gear and sustainable modes of travel will be encouraged, and hence are recommended. A condition requiring details of electric vehicle charging is also recommended to ensure compliance with policy DG3.
- 7.37 The parish council have raised concerns regarding a proposed zebra crossing in the vicinity of the access and the impact on pedestrians. However, the conditions requiring details of the visibility splays will ensure that the access will provide sufficient visibility for vehicles leaving the site, vehicles travelling along the road and pedestrians using the pavement. This will prevent the improved access presenting a hazard to the new crossing or to pedestrians. It should also be noted that this access is existing.
- 7.38 As, subject to the recommended conditions, there will be no harm to highway safety and the local highway network and sustainable modes of travel will be encouraged it is held that the application accords with policies CP33, CP35, CP37, DP16 & DG3.
- 7.39 **Flooding/drainage**  
Policy CP42 of LPP1 seeks to minimise the risk and impact of flooding by directing new development to areas with the lowest probability of flooding, ensuring that all new development addresses the effective management of all sources of flood risk and does not increase the risk of flooding elsewhere. The policy also requires a Flood Risk Assessment (FRA) for all developments of 1 hectare and greater in Flood Zone 1 and, for all proposals for new development, including minor development and change of use in Flood Zone 2 and 3 and, in Critical Drainage Areas in accordance with footnote 50 of the NPPF.
- 7.40 The site is in Flood Zone 1 so it is unlikely to be at risk from flooding. The council's drainage engineer has no objection to the development subject to conditions requiring details of the surface and foul water drainage schemes. These conditions are necessary and reasonable to ensure that the risk of flooding is not increased elsewhere, and foul water is properly managed and hence are recommended.
- 7.41 The drainage engineer also requests construction phase surface water drainage details and compliance reports to confirm that the surface and foul water drainage schemes have been implemented. Given the site is not within an area identified as being at risk from flooding it is not considered that there is justification for these conditions above those requiring the submission and implementation of surface and foul water drainage and hence these conditions are not considered to meet the six tests for conditions from the NPPF.

7.42 As the site is not at risk from flooding and subject to the recommended conditions it will not increase the risk of flooding elsewhere. Therefore, subject to these conditions the application accords with policy CP42.

7.43 **Ecology**

Policy CP46 of LPP1 states that development that conserves, restores and enhances biodiversity will be permitted whilst net loss of biodiversity will be avoided. The highest level of protection is given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species). Development that harms habitats and species will not be permitted unless the need for the development outweighs the harm, it can be demonstrated that the development could not reasonably be located elsewhere or measures to prevent, mitigate or compensate for the harm are agreed.

7.44 This application was submitted prior to the introduction of mandatory biodiversity net gain (BNG). Notwithstanding this, the provisions of policy CP46 are still applicable.

7.45 The existing dwelling is considered unlikely to provide roosting opportunities for bats and no other protected species nor habitats are likely to be harmed. A condition is recommended requiring details of habitat creation as part of the development to secure a net gain in biodiversity. This ensures compliance with policy CP46 as there will be no harm to protected species and habitats and a net loss in biodiversity is avoided.

7.46 **Waste and recycling**

Policy DP28 states that all development proposals will be expected to be consistent with the Council's Waste Planning Guidance. Development proposals for residential use must ensure sufficient space is provided for the storage of individual or communal recycling and refuse containers, and access is provided that is safe for residents and for refuse and recycling collection vehicles. Development will not be permitted if appropriate recycling and refuse provision cannot feasibly or practicably be provided.

7.47 The plans show bin storage within the curtilage of each dwelling. The council's waste management officer confirms that sufficient space has been provided for the required bins. These bins can then be brought to the edge of the highway for collection, in accordance with the council's waste guidance.

7.48 The waste management officer does state that if the dwellings require garden waste it should be ensured that the gates are wide enough. There is sufficient space around the dwellings to ensure that sufficient width can be provided.

7.49 The parish council have queried whether there is sufficient space for waste vehicles to enter the site, but these vehicles will not enter the site and the waste management officer's comments about green waste was in relation to the gates to the rear of the property not the vehicular access into the site.

7.50 As sufficient provision for the storage, sorting and collection of waste it is held that the application accords with policy DP28.

7.51 **Community Infrastructure Levy (CIL)**

The development is liable to pay CIL. The liability for the amount of floorspace proposed is £53,683.24.

7.52 **Pre-commencement conditions**

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 made under the provision of section 100ZA of the Act as inserted by the Neighbourhood Planning Act 2017 requires agreement of applicants/agents to pre-commencement conditions.

7.53 Pre-commencement conditions are recommended. Agreement to these conditions was received via email on 3 September.

8.0 **Other Relevant Legislation**

8.1 Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

8.2 Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

8.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

9.0 **PLANNING BALANCE AND CONCLUSION**

9.1 The development is supportable in principle and subject to the recommended conditions officers consider it will not be harmful to visual and neighbour amenity, highway safety, ecology and flood risk. Therefore, it is considered that the application accords with the policies of the development plan and the NPPF. Thus, it is recommended that planning permission be granted.

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full **attached** at Appendix 1.

10.0 **RECOMMENDATION**

**To grant planning permission subject to the following conditions:**

**Standard**

**1. Commencement Date**

**2. Approved plans**

**Pre-commencement**

- 3. Drainage Details (Surface Water)**
- 4. Drainage Details (Foul Water)**

**Pre-slab level**

- 5. Integrated Biodiversity Enhancements**
- 6. Material samples**
- 7. Landscaping (incl. hardsurfacing and boundary treatment)**

**Pre-occupation**

- 8. Access details**
- 9. Details of bicycle parking**
- 10. Electric Vehicle Charging Points (details required)**
- 11. Car parking in accordance with submitted details**
- 12. Turning space in accordance with submitted details**

**Compliance**

- 13. Retain Existing Hedgerow**

**Informatives**

- 14. Works within the Highway**
- 15. CIL - Planning permission or reserved matters approval**
- 16. Surface water drainage informative**
- 17. Foul water drainage informative**

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Officer: Nathaniel Bamsey

**Email:** [Planning@whitehorsedc.gov.uk](mailto:Planning@whitehorsedc.gov.uk)

**Tel:** 01235 422600

## Appendix 1

### Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement Date	<p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 2025 p113, 2025 p111, 2025 p112, 2025 p101A, 2025 p110A, 2025 p108, 2025 p103, 2025 p107, 2025 p102 and 2025 p100, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	Drainage Details (Surface Water)	<p>Prior to the commencement of development, with the exception of demolition, a detailed scheme for the surface water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.</p> <p>Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP42 of the adopted Local Plan 2031 Part 1).</p>
4	Drainage Details (Foul Water)	<p>Prior to the commencement of development, with the exception of demolition, a detailed scheme for the foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.</p>



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		Reason: To ensure the effective drainage of the site in the interest of public health (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).
5	Integrated Biodiversity Enhancements (prior to slab level)	<p>Prior to the commencement of the development above new slab level, details (including specification, position, height, orientation) of a scheme of biodiversity enhancements to be provided, shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes shall be integrated into the fabric of the development. Thereafter, the development shall be implemented in accordance with the approved details and all features provided prior to first use or occupation.</p> <p>Reason: To secure biodiversity enhancements onsite (Policy CP46 of the Vale of White Horse Local Plan 2031 Part 1)</p>
6	Material samples	<p>Prior to the commencement of development above new slab level, photo samples of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.</p> <p>Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DG1 of the Wootton and St Helen Without Neighbourhood Plan).</p>
7	Landscaping (incl. hardsurfacing and boundary treatment)	<p>Prior to the construction of any development above slab level a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme</p>

		<p>shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings (Policy CP37 and CP44 of the adopted Local Plan 2031 Part 1 and Policies DG1 and DG3 of the Wootton and St Helen Without Neighbourhood Plan).</p>
8	Access details	<p>Prior to the use or occupation of the new development, details of vehicular access to the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include visibility splays in both directions. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.</p> <p>Reason: (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
9	Details of bicycle parking	<p>Prior to the use or occupation of the new development, provision for parking bicycles on the site shall be made in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the bicycle parking shall be kept permanently free of any obstruction to such use.</p> <p>Reason: To encourage the use of sustainable modes of transport ( (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>
10	Electric Vehicle Charging Points	<p>Prior to the first occupation of any dwelling hereby approved, a scheme to provide each</p>

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	(details required)	<p>dwelling with Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each Electric Vehicle Charging Point shall be implemented prior to the occupation of the dwelling it would serve.</p> <p>Reason: To ensure sustainable forms of transport (Policy DG3 of the Wootton and St Helen Without Neighbourhood Plan).</p>
11	Car parking in accordance with submitted details	<p>Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 2025 p101A shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.</p> <p>Reason: In the interest of highway safety and to avoid localised flooding (Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
12	Turning space in accordance with submitted details	<p>Prior to the use or occupation of the new development, the turning space shown on approved drawing number 2025 p101A shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.</p> <p>Reason: In the interest of highway safety and to avoid localised flooding (Policies CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
13	Retain Existing Hedgerow	<p>The existing hedgerow/trees along the western boundary of the site shall be retained and properly maintained at a height of not less than 1.8 metres. Thereafter, any hedgerow shrub or tree which is removed or dies shall be replaced during the next planting season by a shrub/tree of a species and size which shall first have been agreed in writing by the Local Planning Authority.</p>

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		Reason: To protect the hedgerow/trees in the interest of visual amenity (Policy CP44 of the adopted Local Plan 2031 Part 1 and Policy DG3 of the Wootton and St Helen Without Neighbourhood Plan).
Informatives		
14	Works within the Highway	If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:  i. - a Section 184 Notice under the Highways Act 1980, or  ii. - a legal agreement between the applicant and Oxfordshire County Council
15	CIL - Planning permission or reserved matters approval	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 planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED. Guidance on CIL is available on the planning portal website <a href="http://www.planningportal.co.uk/cil">http://www.planningportal.co.uk/cil</a> or the council's website <a href="http://www.whitehorsedc.gov.uk/cil">http://www.whitehorsedc.gov.uk/cil</a> together with the process for paying CIL.
16	Surface water drainage informative	The design of the surface water drainage system as required by condition 3 should be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of BRE 365 percolation testing, levels, size, position and construction of all drainage works. The drainage scheme should be sized to accommodate a minimum of the worst case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year

		<p>storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property. A surface water discharge to a Thames Water recorded foul sewer will not be permitted under any circumstance.</p> <p>The applicant should also be aware that the hydraulic model should be run in the latest FEH format. Currently, this is FEH 22, Cv values should be set at 0.95, and the following should be provided:</p> <ul style="list-style-type: none"> <li>- a 10% increase in urban creep</li> <li>- an exceedance plan</li> <li>- a bioretention feature for each dwelling</li> <li>- full construction details of all surface water drainage components including hardstanding areas</li> <li>- a coloured key indicating management responsibilities for the entire system</li> <li>- drainage layout from RWP</li> </ul>
17	Foul water drainage informative	<p>The foul water drainage scheme as required by condition 4 should include details of method, levels, size, position and construction of the drainage scheme. If the foul water drainage is to be adopted by the water authority then it should be designed in accordance with their specifications. If the drainage is to remain private then it should be designed to accord with Part H of the Building Regulations. Additionally the following should be provided:</p> <ul style="list-style-type: none"> <li>- Hydraulic calculations</li> <li>- full construction details of all foul water drainage components</li> <li>- a coloured key indicating management responsibilities for the entire system</li> <li>- drainage layout from SVP</li> </ul>