



**Vale  
of White Horse**

01/00687/OUT  
**John Rawlings/MA MRTPI**  
Director of Environmental Services

01/00687/OUT  
DCPEOUTZP21 703

**TOWN AND COUNTRY PLANNING ACT 1990**

**NOTICE OF OUTLINE PERMISSION**

To:

Oxfordshire County Council C/o W  
S Atkins  
Chilbrook  
Oasis Business Park  
Eynsham  
Oxford

Application No: ABG/16935-X

Proposal: Residential development (Caldecott School).

Address:

**Kingfisher School Blacknall Road Abingdon Oxon OX14 5HE**

**DATE OF DECISION: 16th July 2003**

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the conditions specified hereunder.

- 1
- (a) The applications for approval in respect of all matters reserved shall be made to the District Planning Authority within a period of three years, commencing on the date of this permission.
- (b) The development to which this permission relates shall begin not later than:
  - (i) the expiration of five years commencing on the date of this permission;

or

- (ii) if later, 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.
- 2 Prior to the commencement of the development hereby permitted, details of the siting, design and external appearance of the development, and landscaping of the site (the "reserved matters") shall be submitted to, and approved in writing by, the District Planning Authority. The development shall be completed strictly in accordance with the approved details.
- 3 Prior to the commencement of the development hereby permitted, provision shall be made for access to the site in accordance with details which shall be submitted to, and approved in writing by, the District Planning Authority. Such details in relation to the means of access shall include visibility splays which shall be provided before the remainder of the development hereby permitted is first used or occupied. Such visibility splays thereafter shall be permanently maintained free from obstruction to vision in accordance with the details approved by the District Planning Authority.
- 4 Prior to the occupation of the building/dwelling hereby permitted, the means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with the specification of the means of access attached hereto, and all ancillary works shall also be undertaken in accordance with that specification.
- 5 Prior to the first use of the vehicular access hereby permitted, the existing vehicular accesses shall be permanently stopped up in accordance with details which shall first be submitted to, and approved in writing by, the District Planning Authority.
- 6 The whole of the roads and footpaths shown on the layout plan hereby permitted, and all highway works and street lighting as required shall be laid out in accordance with the specification of Oxfordshire County Council for such works.
- 7 No dwelling shall be occupied until that portion of the highways, footpaths and street lighting referred to in Condition No.6 which is to serve such dwelling, except for the final surfacing thereof, and all highway, footpath and street lighting works have been laid out, constructed and completed in accordance with the specification of Oxfordshire County Council for such works.
- 8 Work shall not be commenced on the erection of any dwelling until the carriageways only, serving the whole of that portion of the development under construction, have been laid out and constructed to the specification of Oxfordshire County Council for such works, save for wearing course and kerbing.



9 Prior to the first occupation of the first dwelling/building hereby permitted, the junction of the estate road with the highway shall be laid out and constructed in such position and with such vision displays as shall be approved in writing by the District Planning Authority, and in accordance with the specification of Oxfordshire County Council for such works.

10 No surface water from the development shall be discharged onto the adjacent highway, and a scheme to prevent this occurrence shall be submitted to, and approved in writing by, the District Planning Authority prior to the commencement of the development hereby permitted. The approved scheme shall be constructed in accordance with the specification of Oxfordshire County Council for such works, and completed prior to the commencement of building operations.

11 The development shall include the provision of a footpath link between Blacknell Road and Cadecott School

12 This permission shall relate to the submitted application as amended by Drawing Nos 4064281/921/031/2788A, 4064281/921/031/2790A and A94281/921/031/2786B received on 3 July 2003

The reason for the council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:

1 To comply with the requirements of Section 92 of the Town & Country Planning Act, 1990.

2 The application was made for outline planning permission, and the application is not accompanied by the details of these matters.

3 In the interest of highway safety.

4 In the interest of highway safety.

5 In the interest of highway safety.

6 In the interest of highway safety and to provide reasonable living conditions during construction of the estate.

7 In the interest of highway safety and to provide reasonable living conditions during construction of the estate.

8 In the interest of highway safety and to provide reasonable living conditions during construction of the estate.

9 In the interest of highway safety.

10 To ensure that the development is served by proper arrangements for the disposal of surface water.

11 In the interests of pedestrian safety

12 To define the permission.

#### INFORMATIVE(S)

1. Planning permission has been granted as the proposed development is considered to comply with the provisions of the development plan, in particular Policies H3, H4 and SF1 of the adopted Vale of White Horse Local Plan.

2. This permission should be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990, and dated the 16<sup>th</sup> July 2003. This agreement will take effect should the planning permission be implemented.



Director of Environmental Services.

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REVISIONS

| Rev. No | Date | Revision: |
|---------|------|-----------|
|         |      |           |

Client: **Banner Homes Wessex**

Job: **Proposed Residential  
 Development at  
 Caldecott School  
 Abingdon**

Drawing Title:  
**Location Plan**

Scale: 1:1000

Drawn By: MPF

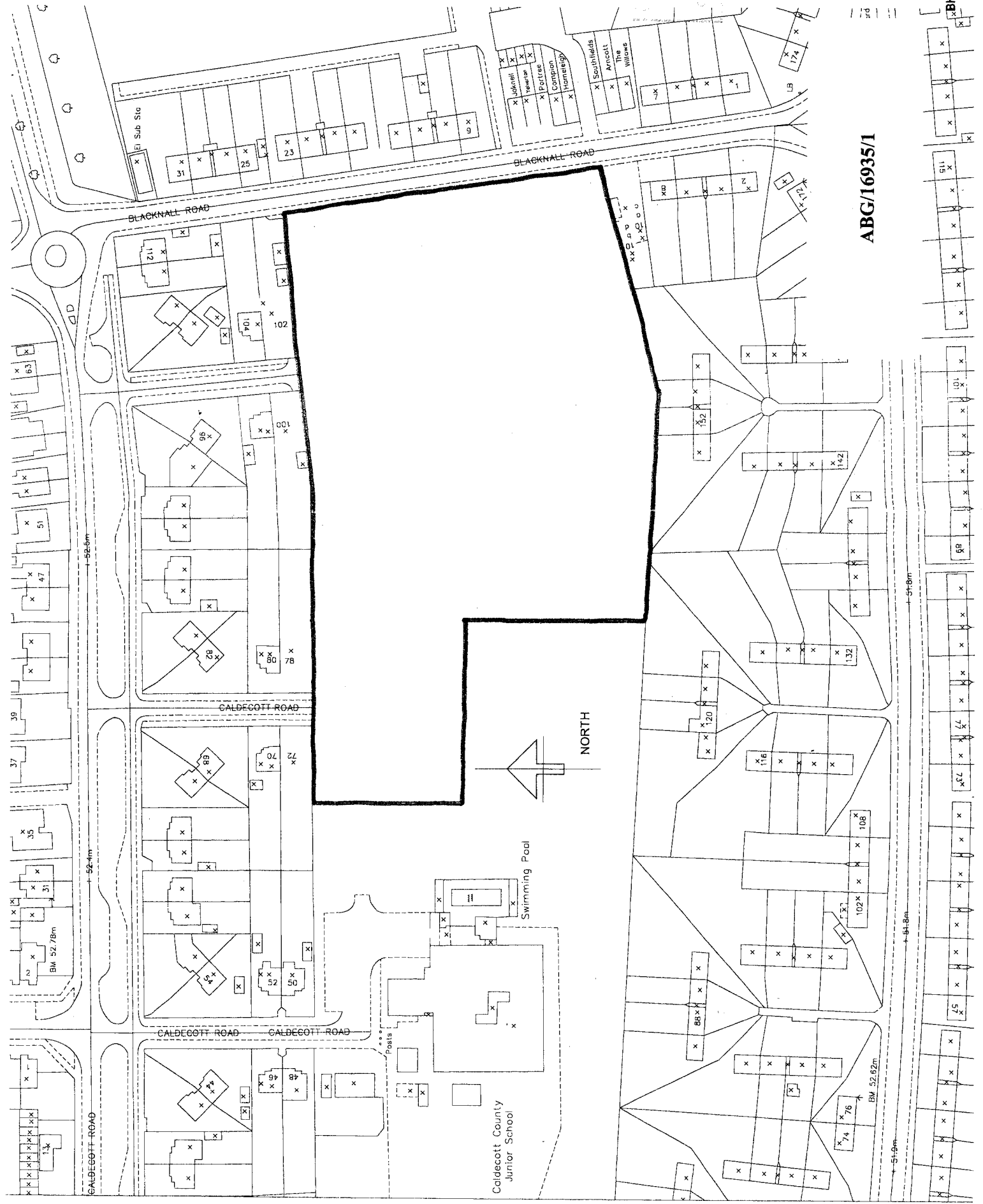
Date: March 2005

Revision:

Drawing No: **W1325 - 900**

**APPENDIX 1**

VALE OF WINDRIVER DISTRICT  
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 COPIED FOR  
 SERA



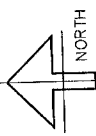
**ABG/16935/1**

BHP HARWOOD

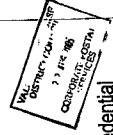
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REVISIONS

| Rev. No | Date     | Description        |
|---------|----------|--------------------|
| D       | 08/06/05 | Design Development |
| E       | 21/06/05 | Design Development |
| F       | 21/06/05 | Design Development |
| G       | 21/07/05 | Design Development |
| H       | 21/07/05 | Design Development |
| I       | 08/06/05 | Design Development |



Client:  
**Banner Homes Wessex**



Job:  
**Proposed Residential Development at Caldecott School Abingdon**

Drawing Title:  
**Proposed Schematic Layout Preliminary**

Scale:  
 1:500

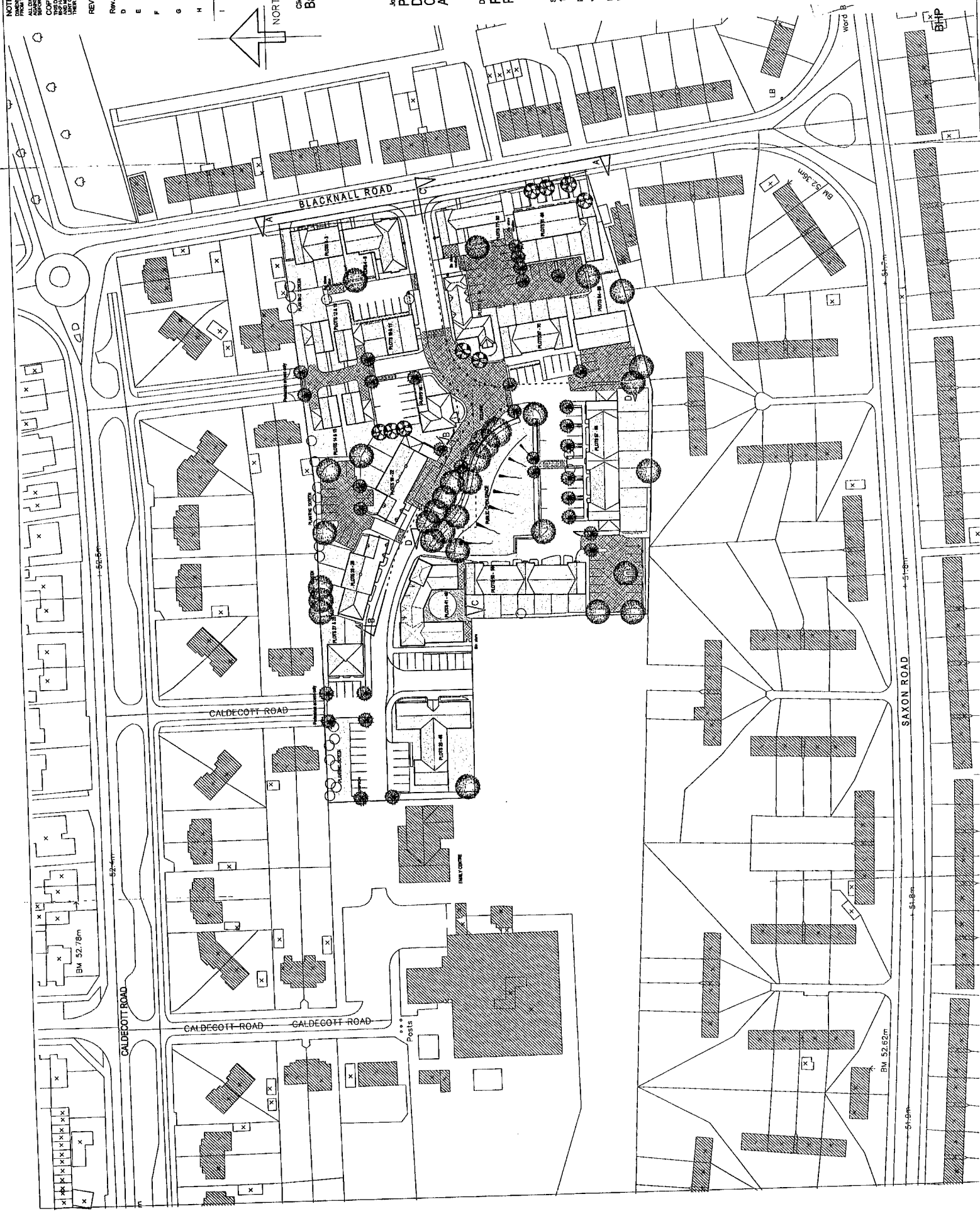
Drawn By:  
 MPF

Date:  
 June 2005

Revision:  
 W1325 - 100

20 Mill Street

# APPENDIX 2



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REVISIONS

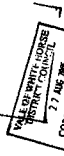
| Rev. No | Date: | Revision: |
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Client:  
**Banner Homes Wessex**

Job:  
**Proposed Residential Development at Caldecott School Caldecott Road Abingdon**

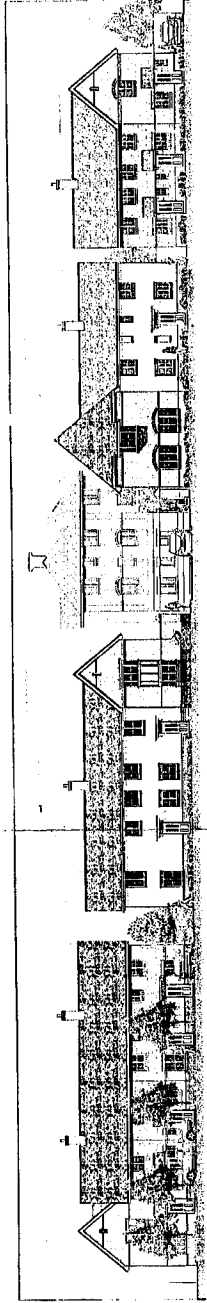
Drawing Title:  
**Contextual Elevations**

Scale: 1:200  
 Date: Aug 2005  
 Drawing No: W1325 - 118  
 Drawn By: MPF  
 Revision:

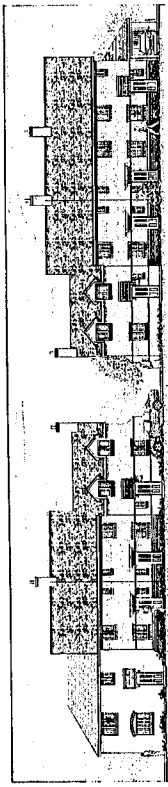


# APPENDIX 2

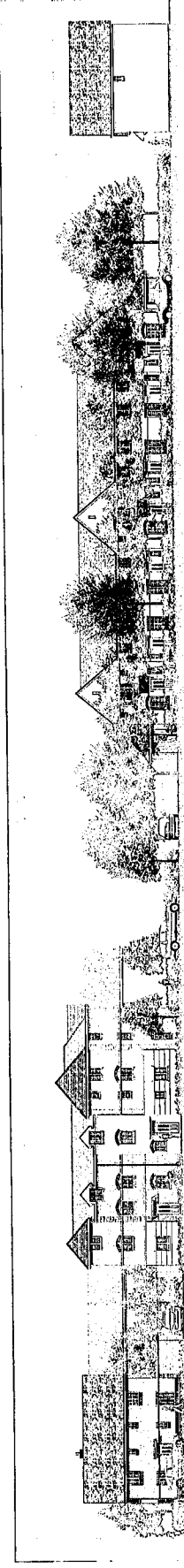
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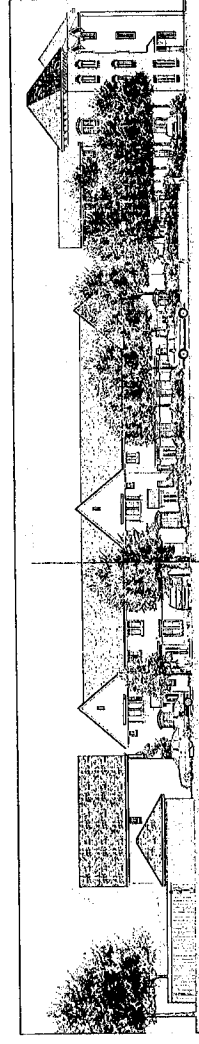
Contextual Elevation AA



Contextual Elevation BB



Contextual Elevation CC



Contextual Elevation DD

# McCoy Associates Chartered Town Planners

54 New Street • Henley-on-Thames • Oxon RG9 2BT • Tel: 01491 410852  
Fax: 01491 410852 www.mccoynassociates.co.uk email: denis@mccoynassociates.co.uk

## APPENDIX 3

9 September 2005  
your ref ABG/16395/1

For the attention of Martin Deans

Assistant Director (Planning)  
The Vale of White Horse District Council  
PO Box 127  
The Abbey House  
ABINGDON OX14 3JN

BY FAX AND POST

Dear Martin

**re: Construction of 86 dwellings at Caldecott School site, Abingdon**

Thank you for your letter of 2 September with enclosed drawings of the above project which was to be discussed at the Architects Panel meeting on 7 September at which I was not present but on which you have requested design comments.

The revised drawings are a clear improvement on those to which my letter of 4 August refers, and are easier to deal with in the absence of conflicting information on engineer's drawings. I recognise some changes that may have been in response to my earlier comments, and also that some of those comments have not been thought to justify any change.

The concept for the highway and the green open space seems to me much improved and acceptable. It still puzzles me that the carriageway serving plots 29-40 has to be so wide, but you may have been satisfied that there is some sensible reason for that.

I am told that the proposed parking provision is as required by the highway authority. It brings with it a number of design difficulties, and south of the green space, and to the southeast, the cumulative impact of parked cars will be considerable. An effort has been made to accommodate them with some visual pleasantness in front of plots 57-63, but east of that the parking spaces and road surfaces appear as yet poorly resolved.

There are instances of the relationship between building and carriageway not being wholly convincing, one instance being the entrance between plots 23-26 and plots 19-22.

Turning to points of detail I consider the visual pinch point at the northwest corner of the public open space now works much better (although the very low roof pitches elsewhere on units 41-49, it seems to me, will detract from the appearance of this block).

The building of great importance in townscape terms, plots 16-18, is not so far as I can recall better than before. I believe the ground floor unit really should have a front door towards the square.

Finally it does seem to me that if more chimneys could be introduced the scheme as a whole would benefit. For instance one of the rendered elevations in the design statement shows robust chimneys on what appears to be a test run for plots 50-56: to my eye their visual value is obvious there.

Although the above comments are critical it is clear that they are capable of easy resolution – or may be thought by you not sufficient to justify resisting the scheme. I would like to see some of them dealt with, but subject to that can recommend that (though not one of this practice's best schemes) this project could be recommended for permission.

Your papers and drawings are returned with the postal copy of this letter.

Yours sincerely



McCOY ASSOCIATES

PS It may be desirable to have the proposed depths of window reveals confirmed.

encs

**This letter refers to drawings nos W1325-100 rev 1, -101 to -107 all rev P2;  
-108 and -109 both rev B; -110 to -117 all rev P2, -118 and -900.  
Architects' contextual analysis and design statement (4 July 2005)**



**Vale  
of White Horse**

## Architects Advisory Panel

Plan Number ABG/16935/1

Proposal Proposed residential development, Former Kingfisher School & Caldecott Road, Abingdon.

### Comments

*A well thought out scheme, enhancing the area.*

*The panel recommended that so far as layout, design and external appearance are concerned the above proposal should be:*

Approved

Deferred for negotiations

Approved with Conditions

Refused

Signed

Date 8 September 2005





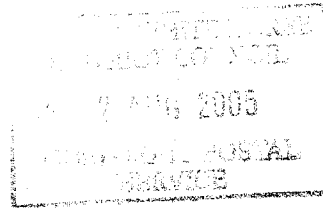
**RD Hampshire**  
Crime Prevention Design  
Advisor for Oxfordshire

Witney Police Station  
Welch Way  
Witney  
Oxfordshire  
OX28 6JN  
Tel. 01993 893875  
Fax. 01993 893894

Date 28 July, 2005  
For 'Secured by Design' standards  
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To Mr M Deans  
Vale of White Horse District Council  
Environmental Services Directorate  
PO Box 127, The Abbey House  
Abingdon  
Oxfordshire  
OX14 3JN

Your ref: ABG/16935/1  
My ref: VALE/22/05-28/7



Dear Sir

**Re: Kingfisher School**

Thank you for your letter informing me of this planning application, my comments are as follows: -

Many of the residents of Plots 4 to 9 will not be able to see their vehicles, nor will the occupiers of plot 11, whilst plot 10 will probably only have small windows in its side elevation. I would prefer to see the parking area for these plots having more natural surveillance over it by the owners of the vehicles.

The parking arrangements for plots 29-40 and 41-49 do not allow all the residents to see their vehicles, although there are a number of properties that will be able to see the cars.

The one area that may be a crime risk is the 9 space parking immediately adjacent to the spur off Caldecott Road. If this is for the use of the residents; OR is it for use of the newly constructed 'Families Centre, which is not actually shown on the plans?

If it is for residential use I would like to see some fencing to the side of the first parking bay to prevent persons from getting to the rear of the vehicles and creating a desire line through it. Consideration should also be given to identifying it as residential parking and not for the use of the Family Centre.

**APPENDIX 5**

Will the boundary fence between this development and the properties in Saxton Road be improved from the inadequate, low height existing chain link fence?

All 'Affordable Dwellings' will be required to obtain the 'Secured By Design Award' I would ask for a planning condition that this whole development achieves this award – please see below.

I am disappointed that there are no facilities for children or young persons, the document – Places, Streets and Movements states: - Play for a child is an essential part of their learning, which should be taken seriously in neighbourhood and housing designs, even though communal areas such as playgrounds, seating and drying areas have the potential to generate crime, the fear of crime and anti-social behaviour. The planning and design task is to provide environments that are stimulating and safe for children of all ages but which prevent play being a source of nuisance to others. In particular older children, who are often the least well catered for on housing estates, congregate on playgrounds, deter young children from using them, and are abusive to adults living around.

Whilst PPG 17 states: - It is part of the function of the planning system to ensure adequate resources for organised and informal recreation. It is part of the 'planning authorities' responsibility to take full account of the need for recreational space.

#### Local Plan

Section 2.17 states: - 'promoting design which helps to reduce crime and encourage community identity and pride'.

#### National Guidelines

***As you are aware, crime prevention can be a material planning consideration. DETR guide Safer Places– The Planning System and Crime Prevention (a companion guide to PPS1) states: "All planning applications should demonstrate how crime prevention measures have been considered. This should be part of the applicants design statement and could usefully reflect each of the attributes of safe, sustainable places introduced in the document.***

***The policy advice on planning and crime prevention is now contained within PPS1 - with the need for safe communities referenced. PPS1 has put crime prevention at the heart of the planning process.***

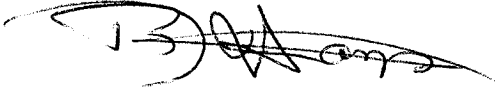
**Secured by Design Award** On pages 49-51 of 'Safer Places – The Planning System and Crime Prevention' it recommends planning conditions and suggest ensuring British Standard Door Sets and windows. The Secured by Design Award requires these same standards and I would ask for a planning condition that the developer achieves the award for all the dwellings and not just for the affordable/social dwellings which they are required to obtain.

The following is an extract of the suggested wording for a condition that the development achieves the 'Secured By Design' Award.

'The Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by the Thames Valley Police. Written confirmation of those measures are to be provided to the Council, as the local planning authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

Yours sincerely



RD Hampshire  
Crime Prevention Design Advisor for Oxfordshire

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended therefore that the applicant or their agent first discuss these comments with the Local Planning Authority.

"Crime prevention advice is given free without the intention of creating a contract. Neither do the Home Office nor the Police Service take any legal responsibility for the advice given."

This survey/advice is based on information supplied by yourself and current crime trends in the area concerned. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime.

# VALE OF WHITE HORSE DISTRICT COUNCIL

## Internal Memorandum

**To:** Martin Deans, Planning

**From:** Patrick Legge, Environmental Protection

**Our Ref:**

**Contact Ext:**

**Date:** 2 September 2005

**Your Ref:**

**Subject:** **GFA/16935/1 – construction of 86 dwellings, Caldecott School, Blacknell Road, Abingdon**

---

I refer to your request for comments in respect of any air quality issues arising from this proposal, in that some traffic from it may use St. Helens Wharf.

The concern relates to the fact that air pollution from traffic is already high in Abingdon town centre, and it is likely that the relevant air quality objective for nitrogen dioxide will not be met in certain parts by the end of this year. If this indeed proves to be the case (which is dependent on the outcome of a detailed assessment to be carried out on air quality) then it is likely that the Council would consider declaration of an Air Quality Management Area

I have been informed by the Principal Engineer, Planning, that an estimate of traffic movements from this number of dwellings on St. Helens Wharf will be 12 vehicles per hour, in the morning peak period. This is in the context of an average weekday flow of 3601, as measured in St. Helens Wharf in 2003 (the latest available). This takes account of the fact that vehicle movements from this development will take different routes and only a proportion would use St. Helens Wharf.

Air quality is a material consideration for planning. However I consider that such a low increase in traffic will be insignificant in affecting air quality in St. Helens Wharf and Abingdon town centre, and therefore is not a significant planning matter for determining this application. The Caldecott School site itself is well outside the town centre area of air quality concern.



**APPENDIX 6**