

APPLICATION NO.	P24/V0358/RM
SITE	North Abingdon Land North of Twelve Acre Drive, Abingdon Abingdon
PROPOSAL	<p>Reserved Matters Application (Appearance, Landscaping and Layout)-Re-routing of an existing ditch, provision of a culvert beneath the access road, adjustment of an attenuation pond, provision of an additional attenuation tank, repositioning of trees and shrubs, and re-routing of a footpath alongside Twelve Acre Drive relating to land at North Abingdon-on-Thames Eastern Parcel Areas A and B as required by conditions attached to the outline planning permission (Ref: P17/V0050/O)</p> <p>The outline planning permission (LPA Ref. P17/V0050/O) to which this application relates was an environmental impact assessment application. An Environmental Statement was submitted to the local planning authority at that time.</p>
AMENDMENTS	Amended plans received 24 April 2024
APPLICANT	Bellway Homes Limited
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	13.2.2024
TARGET DECISION DATE	14.5.2024
PARISH	ABINGDON
WARD MEMBER(S)	Mike Pighills Max Thompson
OFFICER	Hanna Zembrzycka-Kisiel

1.0 INTRODUCTION

- 1.1 This application comes to Planning Committee for determination at the request of Councillor Max Thompson, Ward Member.
- 1.2 The application site is located to the north of the Twelve Acre Drive in Abingdon and forms a part of the strategic North Abingdon housing allocation in the Vale of White Horse District Council Local Plan 2031 Part 1.
- 1.3 Outline permission was granted in 2017 under application ref. P17/V0050/O for up to 950 dwellings and associated infrastructure.
- 1.4 Reserved Matters were approved 22 February 2023 (ref. P22/V0680/RM) for layout, scale, appearance and landscape of 371 dwellings, pavilion and sports pitches and associated infrastructure works within 2 phases of the North

Abingdon Allocation: **Eastern Parcel Areas A and B**; (as illustrated on the plan below).



Fig. 1 Reserved Matters application ref. P22/V0680/RM.

- 1.5 This current Reserved Matters application covers a small area, located within the southern part of the previously approved Reserved Matters, as illustrated on the plan below, and on plans **attached** at Appendix 2:



Fig. 2 Current Reserved Matters application.

2.0 **PROPOSAL**

2.1 The application seeks approval for the re-routing of the existing ditch and minor amendments to the approved landscaping, drainage and footpath details.

2.2 The main elements of the proposed development are:

- Re-routing of the ditch between the two vehicular accesses
- Diversion the existing ditch between the footway embankment
- Diversion of the existing ditch to behind of the S278 footway embankment
- Culverting under the new access road to connect into the above diverted ditch
- Adjustments to the western attenuation basin
- Provision of an additional attenuation tank (to take into account the abovementioned adjustments of the western attenuation basin)
- Repositioning of the trees and shrubs previously approved
- Incorporation of the new ditches' planting and vegetation
- Updating the layout of the hoggin footpath (to take into account the abovementioned adjustments and re-routing of the ditch).

2.3 Re-routing of the existing ditch

The current proposal includes the re-routing of the existing ditch. According to the submitted documentation, the detailed re-routing comprises of:



Fig. 3 Current Reserved Matters application (location of the access points and attenuation basins).

2.4 • “Existing Drainage Ditch Layout Between the Two Accesses
The existing ditch is proposed to be rerouted behind a new hoggin footway in front of the attenuation pond, in order to keep culverting in this area to a minimum.

2.5 • Existing Drainage Ditch Layout East of the Eastern Site Access
The existing ditch is to be diverted behind the S278 footway embankment in front of the eastern attenuation pond, in order to keep culverting in this area to a minimum. Twelve Acre Drive S278

road gullies in this area will outfall directly into the diverted ditch.

- 2.6
- Existing Ditch running diagonally through the site
The proposed culvert under the new access road now connects into the above diverted ditch/culvert. This results in the de-culverting of the downstream section which connects directly into the Radley Park Ditch at present.”
- 2.7 The layout of the western attenuation pond has been adjusted to accommodate the ditch diversion. The attenuation pond size has been elongated to the west to mitigate for the loss in volume to accommodate the ditch. An additional attenuation tank is to be provided beneath the open space to the west of the attenuation pond to mitigate for the remaining loss in volume to accommodate the ditch.
- 2.8 Further to that, kerb outlets are to be incorporated for the Twelve Acre Drive S278 highway drainage between the two site accesses and will discharge out of the S278 footway embankment into the existing tree area. Swale inlets are to be provided underneath the on-site hoggin footpath to discharge water into the diverted drainage ditch.
- 2.9 The proposed re-routing of the existing ditch and adjustments to the western attenuation basin have been assessed in detail, and no objections have been raised to the proposed changes.
- 2.10 Since the approval of Reserved Matters in February 2023, the applicant has been in the process of securing under the Highways Act 1980 a ‘Section 278 Agreement’ with Oxfordshire County Council, to make alterations and improvements to a public highway.
- 2.11 As a result of undertaking further technical work relating to this, the applicant is required to re-route the existing drainage ditch which runs alongside Twelve Acre Drive to ensure that it is not placed in a culvert (except where it runs under access roads). To ensure the ditch will still perform its drainage function re-routing is necessary so it has sufficient space in which to have appropriately contoured banks.
- 2.12 As a direct result of re-routing of the existing ditch, further amendments to the route of the location of the footway (which runs alongside the ditch) as well as to the approved landscaping scheme along with adjustments to the drainage/attenuation basins are required. This is to ensure that drainage/attenuation basins and landscaping still perform their functions and to accord with the site wide drainage and landscaping strategies previously approved.
- 2.13 The plans have been amended once to address technical comments on highways.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

A summary of responses received to the original proposal and to the amendments is below. All comments received can be seen in full [online](#).

3.1 **Publicity**

This application has been publicised in accordance with the Town and Country Planning Act and the Council’s procedures, including the Statement of Community Involvement SCI, December 2022.

3.2 **Statutory Consultee responses.**

<p>Abingdon on Thames Town Council</p>	<p><i>Amended plans received April 2024</i></p> <ul style="list-style-type: none"> • No further comments received <p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • Provides the following comments: “The town council notes that ecology assessments and environmental impact assessments involving site visits were undertaken in 2015 and 2016. Given the amount of work which has taken place in the surrounding area since this date, as well as likely changes in guidance, the council would recommend that these reports should be renewed to ensure that the most current situation can be taken into account.”
<p>Oxfordshire County Council-Highways</p>	<p><i>Amended plans received April 2024</i></p> <ul style="list-style-type: none"> • No objection <p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • Objection The submitted plans are required to be amended to clearly identify the provision of cycle/footways and their associated widths etc, including those proposed along Twelve Acre Drive.
<p>Oxfordshire County Council-Lead Local Flood Authority</p>	<p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • No objection This site has been designed in accordance with the LLFA's requirements. The use of above ground features such as swales and ponds is welcomed.
<p>Oxfordshire County Council-Archaeology</p>	<p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • No objection.
<p>Environment Agency</p>	<p><i>Comments received January 2025</i></p> <ul style="list-style-type: none"> • No objection “The applicant’s flood modelling has been found to be suitable and we are able to withdraw our objection to

Vale of White Horse District Council – Planning Committee – 26 February 2025

	<p>this application”.</p> <p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • Objection Inadequate flood modelling
<p>Oxfordshire County Council: Local Member View – Councillor Nathan Ley</p>	<p><i>Amended plans received April 2024</i></p> <ul style="list-style-type: none"> • No further comments received <p><i>Initial submission received February 2024</i></p> <p>A summary of the concerns raised:</p> <ul style="list-style-type: none"> • Flood Risk Assessment: more detailed analysis that considers the cumulative impact of climate change on flood risk over the lifespan of the development should be provided • Impact on Downstream Flood Risk: The documents present measures intended to mitigate flood risks within the development site. However, there is a significant concern about how these changes might affect downstream areas • Sustainable Drainage Systems (SuDS) Effectiveness: Details on the specific types of SuDS to be implemented, their maintenance plans, and how they will mitigate flood risks specifically to downstream areas should be provided • Ecological Considerations and Watercourse Management: The re-routing of Radley Park Ditch and other watercourse modifications should be accompanied by an ecological impact assessment. • Community Engagement and Transparency: is imperative that the development process remains transparent and inclusive, allowing for meaningful community input and scrutiny. <p>Full comments are available to view in here.</p>
<p>Ward Members – Councillor Max Thompson and Councillor</p>	<p><i>Amended plans received April 2024</i></p> <p>A joint statement from local Ward Members has been received. Below is a summary of the comments provided:</p> <ul style="list-style-type: none"> • Community engagement and transparency: <p><i>“(…) How much engagement has there been between the developer and the local community and what will the developer do to ensure that information is</i></p>

<p>Mike Pighills</p>	<p><i>communicated clearly and that there are mechanisms in place for addressing the concerns of residents about the matters highlighted and any future issues that come forward”.</i></p> <ul style="list-style-type: none">• Monitoring the water quality and silt in Radley stream: <i>“(...) it would be good for the public to hear about and understand the measures that are being taken to ensure there is no excess/extra silt in the water discharges into Radley stream. In particular, we are keen to hear about the frequency with which this is monitored and how the developer does and will respond to future concerns”.</i>• Maintenance plans (both during the development and afterwards): <i>“The maintenance of these attenuation ponds and ditches is a key concern and residents are keen to hear about how the water levels will be monitored and how they will be maintained and by whom. For example there was flooding caused by the overflow of the new Dunmore Rd development attenuation ponds last year and there are concerns that this could be repeated.”</i>• Extra measures to ensure compliance to the agreed plans including the building management plan during the build phase: <i>“(...) it is possible during the build phase that excess soil movements create a situation where mud and silt may enter the water courses at rates they will not once completed; what extra measures and monitoring is in place to ensure this will not happen?”</i> <i>We are also concerned about the amount of mud and gravel being deposited on the road from these works and although we are pleased to see that the developer has now introduced wheel washing and is sweeping the roads, we would urge there is no let-up in monitoring the situation and that all reasonable measures are taken to ensure that the roads and footways are free of mud”.</i> <p>Full comments are available to view in here.</p>
----------------------	--

3.3 Council - professional officer comments

Ecology Team	<p><i>Amended plans received April 2024</i></p> <ul style="list-style-type: none"> • No objection, subject to compliance condition: <p>“My previous response recommended condition for a pre-commencement survey for badger and riparian mammals. This survey is unlikely to be implementable (as work on the ditches has already commenced) and is probably not needed in any event (due to the ditches being within an active site unvegetated and subject to regular disturbance). I can therefore confirm that this condition does not need to be applied.”</p> <p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • No objection, subject to pre-commencement condition (updated protected species surveys for badger, water vole and otter).
Drainage Engineer	<p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • No objection
Forestry Officer	<p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • No objection, subject to compliance condition
Landscape Architect	<p><i>Initial submission received February 2024</i></p> <ul style="list-style-type: none"> • No objection

3.4 Public responses

Representation	Comments
Two letters from residents have been received, raising the following concerns:	<ul style="list-style-type: none"> • Amendments are not clearly identified on singular plan, which makes it difficult to “spot the differences” • Increase Flood Risk • Not all information is included in the current submission • Was there a pre-application community engagement opportunities? • The reduced volume of the pond is a concern • The flood plans have not been adjusted downstream, which is concerning given the amount of flooding already predicted with the construction of this site • Lack of management plan for the sediment disposal • Is the latest rainfall and flood data being used by

Vale of White Horse District Council – Planning Committee – 26 February 2025

	<p>the Environment Agency in their assessment?</p> <ul style="list-style-type: none"> • Removal of the wildlife and trees • The sewage outlet on Rainbow Way gets overcapacity many times over the year • It's unclear what will happen if/when both the attenuation pond and the overflow ditches are at capacity and then overflow • A side-by-side plans should be provided
One letter with the following comments has been received:	<ul style="list-style-type: none"> • The latest Reserved Matters plan shows that hoggin footpaths are provided both through the woodland area and around the perimeter of the development – which is a positive • Widths of the proposed footpaths are shown on the plans

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P23/V0823/DIS	Discharge of condition 5 (Lighting Scheme) on application P22/V0680/RM.	Approved (12/03/2024)
VE23/379	Breach of the environmental strategy silting of the local stream.	Case closed (27/02/2024)
P23/V2455/DIS	Discharge of conditions 24 (Surface Water drainage) & 27 (Foul Water Drainage) on planning application P17/V0050/O for the Central Parcel (plots 285-425) only.	Approved (11/01/2024)
P21/V3304/DIS	Partial discharge of Condition 24 (Surface Water Drainage), Condition 25 (Flood Storage Scheme) & Partial Discharge of Condition 27 (Foul Water Drainage) on planning application P17/V0050/O. (As amplified by additional information received 14 July 2022 & 30 September 2022.)	Approved (13/07/2023)
P23/V0764/DIS	Discharge of condition 3 (Footpaths and Drainage) under application reference number P22/V0680/RM	Approved (16/06/2023)
P23/V0920/DIS	Discharge of conditions 4(Solar Photovoltaic (PV) Panels Scheme) on application P22/V0680/RM.	Approved (26/05/2023)
P23/V0824/DIS	Discharge of condition 27(Foul Water Drainage Strategy) on application P17/V0050/O.	Approved (16/05/2023)

Vale of White Horse District Council – Planning Committee – 26 February 2025

P22/V2210/DIS	Discharge of condition 25(Compensatory Flood Plain Storage Scheme) on application P17/V0050/O.	Details rejected (14/04/2023)
P22/V2324/DIS	Discharge of conditions 14(Waste Management & Minimisation Strategy) & 19(Archaeological Written Scheme of Investigation) on application P17/V0050/O.	Approved (09/03/2023)
P22/V0680/RM	Reserved Matters Application (Appearance, Landscaping, Layout and Scale) - Residential development for erection of 371 dwellings, pavilion and sports pitches within 2 phases of the North Abingdon Development: Eastern Parcel Areas A and B. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O) (As amended by plans and information received 29 July 2022, 3 August 2022, 20 September 2022, 2 & 23 November 2022, 9 & 19 December 2022, 9 & 17 January 2023). Discharge of Conditions 9 (Lighting Details), 10 (Watercourse Buffer Zone Scheme), 11 (Landscape RMAs Maintenance Schedule), 12 (Biodiversity Enhancement Plan), 13 (Landscape and Ecology Management Plan), 15 (Energy Delivery Strategy), 17 (Housing Delivery Document), 21 (Tree Protection), 23 (Woodland Management Plan) and 39 (Construction Environmental Management Plan) as attached to the outline planning permission (Ref: P17/V0050/O).	Approved (22/02/2023)
P19/V1607/DIS	Discharge of Condition 20 - Archaeological programme of work to be agreed to application P17/V0050/O.	Approved (15/07/2019)
P19/V1374/DIS	Discharge of condition 19 Archaeological Written Scheme of Investigation on application ref P17/V0050/O	Approved (11/06/2019)
P18/V1622/DIS	Discharge of conditions on application ref. P17/V0050/O: 16 - Development Delivery Strategy; 17 - Housing Delivery Document; 18 - Phasing Plan; 30 - Super-fast Broadband Strategy; 31 - Community Employment Plan; 37 - Travel Plan and Travel Information Pack;	Approved (28/05/2019)

47 - Air Quality Monitoring. (As per amended documents and plans submitted on 1 May 2019 and 22nd May 2019).

[P17/V0050/O](#)

Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds (As amended by drawings and information accompanying agent's letter dated 2 May 2017)

Approved
(27/10/2017)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The original application (P17/V0050/O) was supported by an Environmental Statement that can be viewed on the Council's website (www.whitehorsedc.gov.uk). The Environmental Statement is considered comprehensive, with the main issues discussed where relevant in this report. The Statement includes the following assessments:

1. Chapter One – Introduction
2. Chapter Two – Methodology
3. Chapter Three – The Existing Site
4. Chapter Four – Site Alternatives
5. Chapter Five – The Proposed Development
6. Chapter Six – Planning Policy
7. Chapter Seven – Socioeconomic
8. Chapter Eight – Transport
9. Chapter Nine – Air Quality
10. Chapter Ten – Noise
11. Chapter Eleven – Hydrology and Flood Risk
12. Chapter Twelve – Ecology
13. Chapter Thirteen – Landscape and Visual Impact Assessment
14. Chapter Fourteen – Summary of Impacts
15. Non-Technical Summary

The development proposed by this application is considered to fall within the ambit of the ES and no further addendum is required

6.0 **POLICY & GUIDANCE**

6.1 **National Planning Policy Framework and Planning Practice Guidance**

6.2 **Development Plan Policies**

Vale of White Horse Local Plan 2031: Part 1:

CP1 - Presumption in favour of sustainable development

CP3 - Settlement hierarchy

CP7 – Providing supporting infrastructure and services

CP8 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area

CP33 – Promoting sustainable transport and accessibility

CP35 – Promoting public transport, cycling and walking

CP37 – Design and local distinctiveness

CP38 – Design strategies for strategic and major development sites

CP40 – Sustainable design and construction

CP42 – Flood risk

CP43 – Natural resources

CP44 - Landscape

CP45 – Green infrastructure

CP46 – Conservation and improvement

CP47 – Delivery and contingency

Vale of White Horse Local Plan 2031: Part 2

DP16 – Access

DP17 - Transport assessments and travel plans

DP21 – External lighting

DP23 – Impact of development on amenity

DP30 - Watercourses

DP33 – Open space

DP39 – Archaeology and scheduled monuments

6.3 **Emerging Joint Local Plan 2041**

The Council is preparing a Joint Local Plan covering South Oxfordshire and Vale of White Horse, which when adopted will replace the existing local plan. 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 plan.

6.4 **Neighbourhood Plan**

Abingdon on Thames is currently preparing a Neighbourhood Plan. The neighbourhood area was formally designated on 2 March 2022. The town council has started the process of gathering evidence and engaging with the local community. This is to give the plan a direction and draft policies that will form the neighbourhood plan.

6.5 **Supplementary Planning Guidance/Documents**

- Joint Design Guide
- Developer Contributions SPD

7.0 **PLANNING CONSIDERATIONS**

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

- **Principle of development**
- **Reserved Matters**
 - Layout
 - Appearance
 - Landscaping
- **Technical Matters**
 - Drainage
 - Biodiversity
 - Highways
 - Residential amenity
- **Other Considerations**
 - Recent Flooding events in the local area
 - Silt in the watercourse
 - Mud on the road
- **Planning Conditions**

PRINCIPLE OF DEVELOPMENT

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan for this case comprises of the Vale of White Horse Local Plan 2031 Part 1 (the LPP1) and the Vale of White Horse Local Plan 2031 Part 2 (the LPP2).

7.3 Abingdon Neighbourhood Plan is at its early preparation stage, with the neighbourhood area formally designated on 2 March 2022, and does not hold any planning weight at this stage.

7.4 The principle of up to 950 dwellings on this site with access to Twelve Acre Drive is established through the extant outline planning permission (P17/V0050/O) and the allocation of the site for housing in the LPP1.

RESERVED MATTERS

7.5 Policy CP37 of the LPP1 states that new development must demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape and landscaping that physically and visually integrates with its surroundings.

7.6 It sets out further design criterion for streets and movement, green infrastructure, social inclusion and safe communities, climate change resilience and that development must be visually attractive, with scale, height, massing and materials appropriate to the site and surrounding area. Policy CP38 of the LPP1 sets out more detailed design criterion required for strategic and major development sites.

Layout

- 7.7 The two access points obtained from Twelve Acre Drive remain in the same location as previously approved. The proposal does not include any parts of the residential development. The elements of the green and blue infrastructure (including public open space), that form a part of this application, are broadly consistent with what was previously approved (under planning permission ref. P22/V0680/RM), except from minor adjustments that are necessary to accommodate the changes that follow on from the re-routing of the existing ditch.
- 7.8 The location of the attenuation basins is the same as per the approved scheme. The submitted Watercourse Buffer Scheme sets out the relevant protection and enhancement measures to maintain the ecological functionality of the on-site watercourses, as well as maintaining the adequate distances and buffer zones required by Policy DP30 of the LLP2.
- 7.9 The overarching principles of approved Parameter Plans (Land Use and Open Space) and the Design Code will not be compromised by this planning proposal.
- 7.10 As such, the proposed re-routing of the existing ditch and the adjustment of the cycle/footpaths along with alterations to the shape of the attenuation basins are considered acceptable and would not have any adverse impact upon the previously approved layout.
- 7.11 The quality of landscaping and the amount of the public open space (contained within this parcel) will also not materially change.
- 7.12 The proposal is considered to respond positively to the principles in the Design Code and to be in line with Core Policies CP37 and CP38 of the LPP1 and Development Policies 30 and 33 of the LPP2.

Appearance

- 7.13 The design parameters in the Design Code for this site sought two Character Areas: the Woodland Edge in the south-western part of the site and the Countryside Edge within the northern and eastern parts of the site with development. There are also three sub-areas Primary Character Area, Green Mews Character Area and Secondary/Mews Area, that reflect and differentiate the street typologies and landscape principles within the site.
- 7.14 The proposed changes, due in part to their localised character, are considered compliant with these overarching principles and will not result in a detrimental impact upon the appearance of the approved scheme.

Landscaping and Trees

- 7.15 Policy CP44 of the LPP1 confirms that key features that contribute to the nature and quality of the district's landscape will be protected from harmful development, and where possible enhanced. Where development is acceptable in principle, proposals will need to demonstrate how they have responded to landscape character and incorporate appropriate landscape

Vale of White Horse District Council – Planning Committee – 26 February 2025

proposals. Policy DP33 of the LPP2 requires major development to provide 15% of the site as public open space.

- 7.16 The approved landscaping and planting proposals have been updated to accommodate the changes proposed, and the changes to landscaping and planting are acceptable to your officers.
- 7.17 The application is supported with a set of updated technical reports/documents, that include: Arboricultural Method Statement; Arboricultural Addendum; Landscape and Ecology Management Plan; and Woodland Management Plan. These documents illustrate how the proposed re-location of the ditch, alterations to the location of the cycle/foot paths and the adjustments to the proposed attenuation ponds will be accommodated without detriment to the wider landscape scheme.
- 7.18 The proposal will deliver a variety of native species in a form of trees and hedgerows. The proposed SUDS is adequately integrated into the overall design and the wider landscape scheme and will also serve a dual function of being a part of the drainage scheme as well as by providing a habitat network for species and a residential amenity space (outside of peak rainfall).
- 7.19 The Landscape Architect and the Tree Officer have assessed the proposal and raise no objections. The proposal therefore is considered to comply with the Policy CP44 of the LPP1, Policy DP33 of the LPP2 and the principles of the Design Code.

TECHNICAL MATTERS

Flood Risk and Drainage

- 7.20 Core Policy 42 of the LPP1 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings.
- 7.21 The western side of the site falls generally north-west to south-east, towards Radley Park Ditch, from a high point of approximately 73.5m Above Ordinance Datum (AOD) to approximately 61.5m AOD. There is one main river crossing through the Site: Radley Park Ditch. It flows north to south and is culverted beneath Twelve Acre Drive.
- 7.22 The application is supported by a Flood Risk Assessment (FRA) and Flood Risk Assessment Addendum 2 and updated modelling report (dated September 2024)
- 7.23 The surface water mapping indicates two areas at higher risks of surface water flooding, located at the low points either side of the main river.
- 7.24 It is considered that the extent of assessment work and the degree of the details/information provided in the FRA is in accordance with the relevant guidelines provided by the National Planning Policy Framework (NPPF) and relevant planning practice guidance (including 'Flood risk and coastal change')

Vale of White Horse District Council – Planning Committee – 26 February 2025

(PPG, ID7).

- 7.25 The overall drainage strategy for the wider site was assessed in detail and subsequently approved under planning application ref. P22/V0680/RM.
- 7.26 The Environment Agency has initially objected to this scheme, due to the inadequate flood modelling being provided in support of this proposal. Following the submission of the updated Hydraulic Modelling Report, updated Hydrology Files and Flood Estimation Calculation Review report, the EA's objection has been withdrawn, as the submitted updated flood modelling has been found suitable.
- 7.27 Further to that no objections have been raised by either the District Council's Senior Flood Risk Engineer or the Lead Local Flood Authority to the currently proposed development.
- 7.28 The proposal is therefore compliant with policy CP42 of the LPP1 and the relevant paragraphs of the NPPF.

Biodiversity

- 7.29 Policy CP46 of LPP1 requires development to avoid losses in biodiversity and actively seeks net gains.
- 7.30 The Ecology Officer initially requested a pre-commencement condition that would require the submission of the updated survey visit for badger, water vole and otter. However, since the submission of the initial comments the Ecology Officer further advised:
- “(…) my previous response recommended condition for a pre-commencement survey for badger and riparian mammals. This survey is unlikely to be implementable (as work on the ditches has already commenced) and is probably not needed in any event (due to the ditches being within an active site, unvegetated and subject to regular disturbance). I can therefore confirm that this condition does not need to be applied.”
- 7.31 Plans and documents submitted with this proposal illustrate that the proposed changes do not alter the location of the previously approved built form, which is outside of the required 10m buffer zone. Furthermore, it is considered unlikely for the current proposal to materially alter the ecological merits of the development approved under previous reserved matters application (ref. P22/V0680/RM).
- 7.32 As such, officers are satisfied that subject to conditions requiring the compliance with the submitted BEP, CEMP, LEMP and Watercourse Protection Plan, the development accords with Policy CP46 of the LPP1.

Highway matters

- 7.33 Access to Twelve Acre Drive and traffic generation matters were considered acceptable at outline stage and this application is not an opportunity to

reconsider this matter.

- 7.34 The location of the two vehicular access points obtained from Twelve Acre Drive remains the same.
- 7.35 A network of dedicated cycleways and footways have been integrated into the development to ensure access to public open space, sport facilities and the wider countryside. The previously approved cycle ways/foot paths have been adjusted slightly, to take into account the required ditch diversion.
- 7.36 The OCC Transport Engineer has initially objected to the proposal as the annotations relating to the widths of the proposed cycle ways/foot paths on the submitted plans were incomplete.
- 7.37 Further to the submission of the amended plans, the objection has been removed. The proposal therefore accords with policy DP16 of the LPP2.

Residential Amenity

- 7.38 Policy DP23 of the LPP2 seeks to ensure that development proposals demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in terms of loss of privacy, daylight, sunlight or outlook, or through noise disturbance.
- 7.39 Given the scope, location and nature of the proposed changes, officers are satisfied the proposal would not have any adverse impact upon the living conditions for existing and future residents. The proposal is therefore compliant with policy DP23 of the LPP2.

OTHER CONSIDERATIONS

- 7.40 Recent Flooding events in the local area
Concerns have been raised by the local residents and Ward Members, with regards to the recent flooding events in the surrounding area (i.e., Chilton Close to the south of the application site) that have been attributed to this development.
- 7.41 The wider development has a sustainable drainage system and management scheme, that has been partially implemented to store and control surface water flows prior to completion of the permanent drainage arrangement. These measures were assessed in detail under the first Reserved Matters application ref. P22/V0680/RM and were acceptable.
- 7.42 Further to that the applicant advised that the levels in the attenuation ponds are carefully monitored on regular basis, and in the event of a heavy rainfall, there are additional measures incorporated on site (including pumping) that would help to prevent any potential overflow.

- 7.43 The abovementioned flooding event at Chilton Close was thoroughly investigated by the relevant parties and raised directly with the Environment Agency.
- 7.44 It is understood that a blocked trash screen close to Chilton Close was a contributing factor to the flooding experienced in this location in January. With regard the below surface water flood map, this is an at-risk area should the trash screen become blocked:

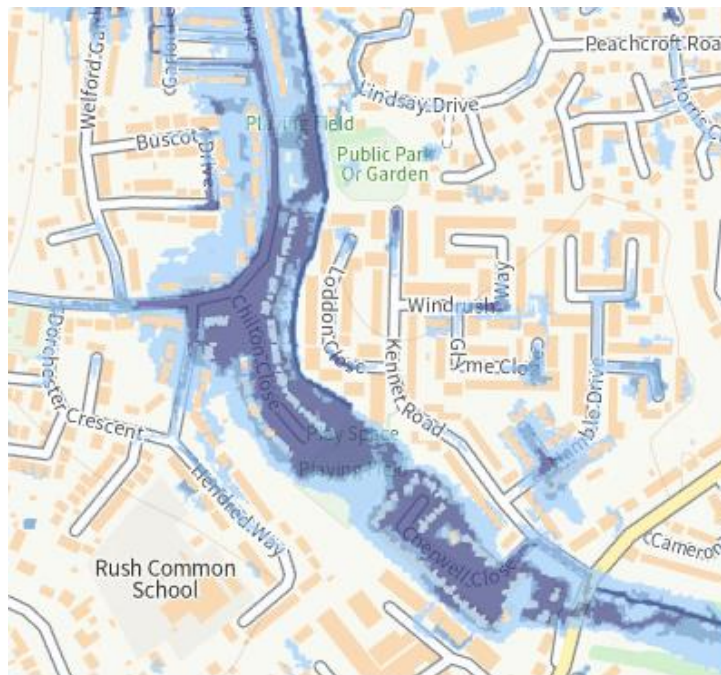


Fig. 4 Surface water flood map (Chilton Close).

- 7.45 The Environment Agency has subsequently logged and investigated this incident and took appropriate action steps to clear it out.

Silt in the watercourse

- 7.46 In addition, concerns have been raised regarding silt in the stream.
- 7.47 The applicant has taken suitable steps and actions to prevent the silt getting into the watercourse. These include the implementation of the Silt Management Plan and regular monitoring. A temporary measure in a form of Terrastop silt fencing has been installed along the Radley Park ditch.
- 7.48 Further to that an additional bund has also been installed alongside the Twelve Acre Drive ditch to ensure any potential run-off is managed in this location. As a further safeguard for this area, an additional section of Terrastop fencing has been installed along this length.
- 7.49 The applicant has also advised that Environment Agency Officers have visited the site to investigate the concerns raised by the local residents and were satisfied with the mitigation measures that have been incorporated so far.

Vale of White Horse District Council – Planning Committee – 26 February 2025

7.50 Overall, these matters are not material to the consideration of this Reserved Matters application, which must be considered on its own merits. Further to that that the drainage engineer and the LLFA raise no objection to the proposed ditch re-routing.

Mud on the road

7.51 With regards to the mud on the road, this matter has been raised with the Council's Enforcement Team and investigated in detail and again is not material to the consideration of this Reserved Matters application.

7.52 Notwithstanding, the requirements set out in the Outline Condition 39: Construction Environmental Management Plan (CEMP) are as follows:

- “2.11 and again at 3.11 The wheel washing will consist of a gatesman operating a pressure washer close to the exit, but within the site. Rumble grids will also be used to dislodge accumulated mud and dust.

The fall of the washing facilities will ensure that there is no run-off from the wheel washing into the adopted highway. As all vehicles within the site will use the same points of entry and exit, all vehicles will be subject to wheel washing if necessary which will ensure that run-off and debris is contained within the site.

Notwithstanding, the developer would promptly arrange for a road sweeper if undue run-off were to accidentally occur”.

7.53 The applicant has installed a *roll on roll off* washing unit and is using road sweepers on the road network adjacent to the south of the application site. The Council's Enforcement Team is satisfied that construction works are in line with the requirements of the Construction Environmental Management Plan (CEMP).

7.54 The applicant has also advised that more frequent inspections by the site manager are taking place to monitor concerns raised by residents and local Councillors.

7.55 In addition, it must be noted that Oxfordshire County Council (OCC) as the Local Highway Authority and the Police have powers under the Highways Act 1980 to undertake necessary steps to tackle mud on the highway.

Pre-commencement conditions

7.56 Separate planning applications to discharge some of the outline planning conditions have been submitted to the Local Planning Authority and are currently under assessment. The conditions that have been suggested and will be attached to this permission will be predominantly compliance conditions and are listed in appendix 2.

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 This application has been considered in accordance with the development plan unless material considerations indicate otherwise.

9.2 The principle of development on this site and means of access from Twelve Acre Drive have been established through the grant of outline planning permission in 2017 (ref. P17/V0050/O).

9.3 Given the scope and nature of the current proposal, the principles established in the Design Code and approved parameter plans will not be affected.

9.4 The proposed re-routing of the existing ditch, the adjustments to the attenuation ponds and the footpaths/cycle ways, as well as the minor alterations resulting from the re-routing to the previously approved drainage, landscape and biodiversity improvement schemes are considered acceptable.

9.5 The proposal is considered to accord with the development plan policies, the Legal Agreement (S106) and the council's Joint Design Guide (2022).

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

10.0 RECOMMENDATION

To authorise the head of planning, in consultation with the chair, to approve planning permission subject to the following planning conditions:

1. **Approved plans**
2. **Tree Protection (General)**
3. **Biodiversity Enhancement Plan**
4. **Construction Environmental Management Plan**
5. **Drainage Strategy**
6. **SUDS Compliance Report**
7. **Landscape and Ecological Management Plan**
8. **Landscape Implementation**
9. **Watercourse Buffer Scheme**
10. **Woodland Management Plan**
11. **Footpaths and Drainage**
12. **Landscaping (S38 and S278 works)**

Vale of White Horse District Council – Planning Committee – 26 February 2025

The full wording of conditions is attached at **Appendix 1**.

Contact Officer: Hanna Zembrzycka-Kisiel

Email: Planning@southoxon.gov.uk

Tel: 01235 422600

Appendix 1

Recommended Conditions (full text):

Sequence	Description	Details
1.	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans</p> <p style="padding-left: 40px;">Location Plan drwgn 042116-BEL-TV-106</p> <p style="padding-left: 40px;">Drainage Strategy Sheet 1 of 2 drwgn 11564 1103 P11 Drainage Strategy Sheet 2 of 2 drwgn 11564 1104 P10</p> <p style="padding-left: 40px;">Footpath Construction Detail drwgn JBA 22 452 DT01 rev D</p> <p style="padding-left: 40px;">Hard Landscape Plan 1 of 2 drwgn 7706.HSP.9.1 Hard Landscape Plan 2 of 2 drwgn 7706.HSP.9.2 Hard Landscape Plan 3 of 4 drwgn 7706.HL.2.3F Hard Landscape Plan 4 of 4 drwgn 7706.HL.2.4F Hard Landscape Plan Overview drwgn 7706.HSP.9.0</p> <p style="padding-left: 40px;">Hoggin Path Construction Details drwgn JBA 22 452 DT01 rev D</p> <p style="padding-left: 40px;">Landscape Masterplan drwgn 7706.LS.10.0. Level Strategy Sheet 1 of 2 drwgn 11564 1110 P9 Level Strategy Sheet 2 of 2 drwgn 11564 1111 P7</p> <p style="padding-left: 40px;">Overland Flow Plan drwgn 11564 1107 P7</p> <p style="padding-left: 40px;">Planting Plan 1 of 2 drwgn 7706.PP.8.1 Planting Plan 1 of 2 drwgn 7706.PP.8.2 Planting Plan 11 of 14 drwgn 7706.PP.1.11I Planting Plan 12 of 14 drwgn 7706.PP.1.12I Planting Plan 9 of 14 drwgn 7706.PP.1.9I Planting Plan Overview drwgn 7706.PP.8.0</p> <p style="padding-left: 40px;">Presentation Planning Layout drwgn 042116-BEL-TV-101-B Wider Context Planning Layout drwgn 042116-BEL-TV-WC101-B</p> <p style="padding-left: 40px;">Tarmac Footpath drwgn JBA 22 452 DT02</p> <p style="padding-left: 40px;">Tree Pit Details drwgn 7706.TPD.5.0 Tree Pit Details drwgn 7706.TPD.5.1 Tree Protection Plan drwgn 11161 01 Rev E 1 of 4 Tree Protection Plan drwgn 11161 01 Rev E 2</p>

Vale of White Horse District Council – Planning Committee – 26 February 2025

		<p>of 4 Tree Protection Plan drwgn 11161 01 Rev E 3 of 4 Tree Protection Plan drwgn 11161 01 Rev E 4 of 4 Tree Protection Plan Overview drwgn 11161 01 Rev E</p> <p>Visibility Splays drwgn 11564-2300 P9</p> <p>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>
2.	Tree Protection	<p>The development hereby approved shall be implemented strictly in accordance with the following details:</p> <p>Tree Pit Details drwgn 7706.TPD.5.0.pdf (280Kb) Tree Pit Details drwgn 7706.TPD.5.1.pdf (253Kb) Tree Protection Plan drwgn 11161 01 Rev E 1 of 4 Tree Protection Plan drwgn 11161 01 Rev E 2 of 4 Tree Protection Plan drwgn 11161 01 Rev E 3 of 4 Tree Protection Plan drwgn 11161 01 Rev E 4 of 4 Tree Protection Plan Overview drwgn 11161 01 Rev E</p> <p>Arboricultural Addendum dated July 2023 (Aspect ref: 11161.TN.02) Arboricultural Method Statement Rev D dated August 2023, (11161_AMS.001 Rev D) prepared by Aspect Arboriculture</p> <p>Tree protection barriers shall be retained throughout the construction period and at all times during construction, the tree protection areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.</p> <p>Reason: To protect trees on the site in the interest of visual amenity (Policy CP44 of the Local Plan 2031 Part 1).</p>
3.	Biodiversity Enhancement Plan	<p>The development hereby approved shall be implemented strictly in accordance with the Biodiversity Enhancement Plan (August 2023) (ECO-6353) prepared by Aspect Ecology.</p>

Vale of White Horse District Council – Planning Committee – 26 February 2025

		Reason: To ensure the protection of habitats and species on the site (Policy CP46 of the Local Plan 2031 Part 1 and government policy as stated in paragraph 180 of the NPPF (2021)).
4.	Construction Environmental Management Plan	<p>The development hereby approved shall be implemented strictly in accordance with the Construction Environmental Management Plan (July 2023) (A406-R001/D) prepared by Abley Letchford Partnership Limited.</p> <p>Reason: To ensure the protection of habitats and species on the site (Policy CP46 of the Local Plan 2031 Part 1).</p>
5.	Drainage Strategy	<p>The development hereby approved shall be implemented strictly in accordance with the details:</p> <p>Drainage Strategy Sheet 1 of 2 drwgn 11564 1103 P11 Drainage Strategy Sheet 2 of 2 drwgn 11564 1104 P10 Flood Risk Assessment dated July 2023, ref 11564, prepared by GTA Civils & Transport Limited Technical Note: FRA Addendum 2 dated August 2023, Our Ref: 11564 prepared by GTA Civils & Transport Limited</p> <p>Reason: To ensure the effective drainage of the site in the interest of public health and limit surface water run-off on to highways (Policy CP42 of the Local Plan 2031 Part 1)</p>
6.	SUDS Compliance Report	<p>Prior to the first occupation of any dwelling, 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;</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings in pdf and dwg 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.

Vale of White Horse District Council – Planning Committee – 26 February 2025

		<p>5) Confirm details of any management company set up to maintain the system.</p> <p>Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Core Policy 42 of the Local Plan 2031 Part 1).</p>
7.	Footpaths and Drainage	<p>Prior to the first occupation of any dwelling/development within that parcel or sub-parcel and notwithstanding details shown on the submitted drawings, full details (including cross-sectional plans) of all watercourse and swale crossings shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter the development shall be carried out in accordance with the approved details and implemented before the first occupation within the relevant parcel or sub-parcel.</p> <p>Reason: To ensure the implementation of safe and high-quality Green Infrastructure and landscaping to meet recreational needs and to enhance the environmental quality of the development (Policy CP37, CP42, CP44 and CP46 of the Vale of White Horse Local Plan 2031 Part 1).</p>
8.	Landscape and Ecological Management Plan	<p>The development hereby approved shall be implemented strictly in accordance with the Landscape and Ecology Management Plan (LEMP) dated August 2023, prepared by Aspect Ecology.</p> <p>Reason: To ensure that the proposals accord with policy CP46 of the adopted Local Plan 2031 Part 1.</p>
9.	Landscape Implementation	<p>The landscape scheme hereby approved shall be implemented prior to, or the first planting season after, the occupation of the dwellings within that parcel or sub-parcel and maintained in accordance with the approved scheme.</p> <p>In the event of any trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of each phase, a new tree or shrub or equivalent number of trees or shrubs as the case may be, shall be planted and properly maintained. Any changes in replacement planting position and species shall first be approved by the Local Planning Authority.</p> <p>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development</p>

Vale of White Horse District Council – Planning Committee – 26 February 2025

		(Policy CP44 of the Vale of White Horse Local Plan 2031 Part 1).
10.	Watercourse Buffer Scheme	<p>The development hereby approved shall be implemented strictly in accordance with the Watercourse Buffer Scheme (dated August 2023), prepared by Aspect Ecology.</p> <p>Reason: To ensure that the proposals accord with policy DP30 of the adopted Local Plan 2031 Part 2.</p>
11.	Woodland Management Plan	<p>The development hereby approved shall be implemented strictly in accordance with the Woodland Management Plan (dated August 2023) (11161_WMP.001 Rev B) prepared by Aspect Arboriculture.</p> <p>Reason: To ensure that the proposals accord with policy CP44 of the adopted Local Plan 2031 Part 1.</p>
12	Landscaping (S38 and S278 works	<p>Prior to receiving technical approval of the relevant S38, S278 or private roads agreement, no development associated with any S38, S278 or private roads agreement, within the relevant parcel or sub-parcel, shall commence until a plan showing all details of landscaping, highways works, visibility splays, street lighting, drainage and servicing has been submitted to and approved in writing by the LPA.</p> <p>Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP37, CP44 of the Local Plan 2031 Part 1).</p>