

APPLICATION NO.	P15/S2902/O
APPLICATION TYPE	OUTLINE
REGISTERED	27.8.2015
PARISH	DIDCOT
WARD MEMBER(S)	Tony Harbour Steve Connel Sue Lawson Bill Service
APPLICANT	Croudace Homes and the University of Reading
SITE	Land to the north east of Didcot Didcot
PROPOSAL	Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavilion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or childrens day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure.
AMENDMENTS	As amended by revised masterplan 19 April 2016 and further information 8 January 2015 (Transport and Air Quality)
GRID REFERENCE	453317/191857
OFFICER	Cathie Scotting

1.0 INTRODUCTION

1.1 The application site is wholly within the parish boundary of Didcot following the parish boundary review in April 2015. Previously the land north of Ladygrove Farmhouse was within the parish of Long Wittenham. The allocated site extends from the A4130 northern perimeter Road northwards to the B4016 and from the east to the Moor Ditch on the western boundary. The application site includes the majority of the allocated site but excludes Hughes Farm, Pearith Farm and the SODC triangle at the junction of the A4130 and B4016. A site location plan is **attached** (Appendix 1).

1.2 Pre application discussions began in 2012 and a series of stakeholder workshops (January, April and September 2013) and public consultation events (April and October 2013) were held. The applicants have also undertaken individual meetings with stakeholders and groups, including Didcot Town Council, Long Wittenham and

Appleford Parish Councils. A Statement of Community Engagement was submitted with the application and explains the full pre-application engagement that has taken place and the responses to the feedback received. Since the application was submitted in August 2015, further information on transport and air quality has been submitted (January 2016) and a revision to the masterplan was made (April 2016). The masterplan revision is to show that built development can be accommodated outside of the higher risk flood zones (Zones 2 and 3) and shows a re-configured sports and leisure site. The masterplan and illustrative masterplan are **attached** (Appendix 2 and 3)

1.3 Over the past few months a study of the viability of the development has been undertaken and discussed in order to ascertain the likely development value and the extent to which the policy requirements can be met in respect of infrastructure and affordable housing. The report discusses the proposed infrastructure including education, transport which are the most significant items and the proposed affordable housing. Also included in the application is a site for a sports and leisure facility.

1.4 The report includes the following:

- Proposal
- Summary of comments by stakeholders and residents
- Policy and Guidance
- Relevant Planning History
- Planning Considerations
- Conclusions
- Recommendation

2.0 PROPOSAL

2.1 The application masterplan and illustrative masterplan are **attached** (Appendix 2 and 3). The proposal is for 1880 homes including 47 specialist housing including extra care homes. There are four points of vehicular access to the site, two from the existing roundabouts on the northern perimeter road (NPR) (A4130) and two new vehicular access points from the B4016 to the east. There is an existing public footpath along the north of the curtilage of Ladygrove Farmhouse (a listed building) which links to the Ladygrove residential development to the south across the A4130 under Hopkins Bridge and to Wittenham Clumps to the east. Along the whole of the western edge of the site is the Sustrans national cycle route providing a key transport route into and out of Didcot. The cycle path passes under the A4130 into Ladygrove, before reaching the town. Two key drainage channels, the Ladygrove Brook and the Moor Ditch run through the site north towards the Thames river. Within the site are national gas transmission pipelines and associated equipment plus electricity transmission overhead lines. The gas pipeline is to be relocated (in part) and upgraded. The electricity power lines will be removed and replaced underground.

2.2 Within the site the following land uses are proposed:

- Housing – 1880 homes including 47 specialist housing units
- Secondary school site and two primary schools
- Road infrastructure
- Open space comprising green corridors for open space and sustainable urban drainage (SUDs), nature and neighbourhood park, playing fields and play areas and allotments
- Neighbourhood Centre including hotel, shops, pub and children's nursery facility
- Sports and Leisure Site
- Community Centre

It is intended that the open space is managed and maintained by a management

company and/or other organisation, and the community centre is managed by a community or other organisation. The acquisition of a site for a leisure and sports facility will be subject to a separate negotiation with the district council. The neighbourhood centre will be a commercial operation. The school sites would be transferred to the county school which will make arrangements with future academy, free school providers.

2.3 Submitted with the application are the following documents:

Application drawings:

- Application Site Boundary Plan Drwg no 145 Rev F
- Application Masterplan Drwg no 1720_146_I (April 2016)
- Illustrative Masterplan Drwg no 1720_122_DD (April 2016)
- Illustrative Landscape Strategy Drwg no 161 Rev D*
- Illustrative Phasing Plan Drwg no 2.4*
- Topographical Survey Drwg no 100 Rev A

* These illustrative drawings have not been updated in line with the latest masterplan

Highway Drawings:

- Proposed Access Arrangements A4130/ Mersey Way roundabout Drwg no JNY4873-18
- Possible Signal Controlled Layout A4130/Ladygrove Junction Drwg no JNY4873-23 Rev A
- Proposed Access Arrangements A4130/ Avon Way Roundabout Drwg no JNY4873-33 Rev A
- Proposed Site Access Arrangements from Ladygrove B4016 Drwg no JNY4873-19 Rev D
- Potential Traffic Calming Features Ladygrove B4016 Drwg no JNY4873-32
- Pedestrian and Cycle Improvements Drwg no JNY4873-31
- JAP7776 Technical Note - Air Quality
- JNY4873-18A Technical Note – Transport
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Supporting Documents:

- Crime and Community Safety Statement
- Design and Access Statement
- Design Brief
- Environmental Statement including a Transport Assessment and Flood Risk Assessment
- Habitat regulations Assessment
- Flood Zone Drawing
- NE Didcot Lighting Strategy Report
- Planning Statement
- RPS Energy Report
- Statement of Community Engagement
- Sustainability Statement
- Tree Survey and Tree Retention Removal Advice
- Utility Infrastructure Assessment
- Affordable Housing Statement
- Economic Viability Statement

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 The application has been subject to two rounds of consultation carried out in September 2015 and April 2016. The amendments in April 2016 comprise a slight change to the masterplan to ensure that no built development lies outside Flood Zone 1

(the lowest category of risk). Further information on transport and air quality was submitted in January 2016. The consultee responses to the proposed application are summarised below. Full details of the responses can be viewed on the website:

<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P15/S2902/O>

3.2 Neighbours

The following objections and comments from 29 residents have been raised:

- Increased traffic
- Concern at capacity and safety of T junction on B4016
- A 30 mph speed limit along A4130 is appropriate
- Better crossings across A4130 required
- Need for traffic calming
- Good pedestrian and cycling networks required
- Direct bus routes
- What are wider proposals for road network?
- Adjoining land needs to be integrated with development
- Four / five storey development is too high, out of character, loss of privacy
- Loss of privacy to Pearith Farm Cottages due to increased pedestrian traffic
- Loss of open rural character and vegetation – need to retain important trees
- Lack of infrastructure including capacity at doctors and dentists
- Current town centre shopping facilities are inadequate
- Flooding
- Clay soils - site already subject to waterlogging, sink holes occur in roads
- Solar water heating systems and solar photovoltaics should be proposed
- Environmental issues -Traffic noise, Landfill smells, Disruption during building for many years
- Contrary to Policy CSR1 (Housing in Villages)

3.3 **Didcot Town Council** – Object: Recommends refusal of the application on the grounds of traffic generation and safety and amenity considerations. The proposals do not allow for any improvements or speed limits on Abingdon Road, they are silent on proposals for the northern perimeter road and do not say how they will deal with traffic or address safety considerations for pedestrians and cyclists.

Abingdon Road is a straight and fast stretch of road so access onto that road is likely to result in accidents. In terms of amenity consideration the Committee supported the comments of Environmental Health concerning the nearby landfill site.

3.4 **Long Wittenham Parish Council** – Object: No traffic assessment/modelling, local junctions over capacity at peak times now, need substantial s106 contributions to address impact. Need new river crossing, to extend cycle parking at Didcot Station prior to development, direct traffic to A34

3.5 **Appleford Parish Council** – Object: Substantial increase in traffic through village, infrastructure not fit for purpose and unsuitable for HGV traffic, in view of railway bridge. Developer should discuss more sustainable modes of transport

3.6 **Harwell Parish Council** – No objection

3.7 **Cllr Atkins** – Object: The development will exacerbate the already dire traffic congestion at the junction with the Appleford Road and in Long Wittenham in my OCC Division. Any further deterioration in the situation in Long Wittenham is unacceptable so this application should not be approved until the new river crossing and linking roads are in place.

3.8 **Oxfordshire County Council:** Supports the development in principle

OCC Transport – While the county council raised an objection upon transport impact grounds to the proposal, agreement in principle has been reached such that the planning permission would include a planning obligation including measures and contributions sufficient to adequately mitigate the impact. The initial objection in respect of junction analysis in the immediate vicinity would be overcome by localised improvements along the B4106 and pedestrian crossings on the A4130 and B4016. The applicant has also agreed to fund the Traffic Regulation Order process to reduce the speed limit along the A4130 to 40mph, and a travel plan for the development will operate. New bus services will be funded on a pump-priming basis towards their establishment on a commercial basis. On-site public rights of way (PROW) are to be improved and a contribution to improve the off-site PROW leading to Wittenham Clumps is proposed. While concerns remain about potentially severe effects on the wider transport network it is recognised that proposed strategic transport infrastructure improvements should address further development needs including this proposal. The strategic transport infrastructure in the vicinity (NPR3, Science Bridge, A4130 widening, Jubilee Way Roundabout and the Culham River Crossing) is currently not fully funded, however provided the contribution sought (c. £5.24m index linked) towards the £100m+ package is secured, together with the other transport measures proposed, is secured in a planning obligation that objection to the development would fall away. The applicants have agreed in principle to the contributions requested.

OCC Education – No objection subject to a legal agreement and conditions. The development generates 469 primary pupils, 394 secondary pupils and 9.7 special education needs. One new on-site primary school to serve 420 pupils (2 form entry) and a second site plus pro rata contributions for a further 2 form of entry second school plus contributions is sought. A site for a secondary school and contributions towards the school's delivery are also sought.

OCC Social Services – Support inclusion of Extra Care Housing site

OCC Archaeology – No objection subject to conditions.

OCC Waste Management – Suggests provision for waste management

Cllr Hards – Concerns in respect of traffic and drainage, need to consider ecology, sustainability and land contamination

3.9 **Environment Agency** – No objection subject to conditions

The indicative masterplan now shows there will be no significant development in areas of Flood Zone 2 and 3. Therefore, we remove our earlier objections subject to the inclusion of a number of conditions relating to the restriction of development within Flood Zones 2 and 3, no raising of ground levels within Flood Zones 2 and 3, provision of management for Moor Ditch and Ladygrove Brook and 10m buffer zones, a landscape and ecological plan, a construction environmental management plan and details of crossings over watercourses.

3.10 **HSE Hazardous Installations Directorate** – No objection subject to conditions to ensure that high pressure pipeline is rerouted and upgraded to requirements.

3.11 **National Grid, Scottish Gas** – No objection

No objection to the above proposal which is in close proximity to a High-Pressure Gas

Pipeline – Feeder 07 Charlgrove to Didcot PS & High Voltage Transmission.
Overhead Line guidance re proximity to electricity transmission/gas pipelines supplied.

- 3.12 **Highways England** – No objection
- 3.13 **Thames Water** – No objection subject to conditions
Conditions in respect of waste water infrastructure, drainage and water supply requested.
- 3.14 **SODC Landscape Consultant** – No objection subject to conditions
The new development will be clearly visible from the sensitive viewpoint of Wittenham Clumps however it would be seen in the context of the existing urban area. To successfully integrate the development robust and extensive planting is necessary within the development and on the settlement edges, particularly the extent of planting on the eastern boundary. The mix of development should take account of building heights in relation to the settlement edge and proximity of sensitive landscape and visual receptors. It is advised that on the rural northern and eastern boundaries that building heights on these sides of the development should be no more than 2 storey in order to allow planting to dominate rather than built form - a condition on design codes to address scale and height is necessary. Recommends conditions: Environmental Strategy and detailed Landscape and Ecology Management Plan (LEMP).
- 3.15 **SODC Urban Design Officer** – No objection subject to conditions
The key issues are the lack of connectivity to the north of the site from the neighbourhood centre and poor legibility. The neighbourhood centre is detached from the development potentially encouraging vehicular traffic. The play space in the north west of the site is poorly overlooked and areas of open space are liable to flooding. The footpath route through Ladygrove Farmhouse needs review. Further guidance and information on the following is suggested: Building plots including density and building heights, character areas including landmark buildings and street design, street design to incorporate trees and accessible routes for all users, parking layout and design.
- 3.16 **SODC Conservation Officer** – No objection subject to conditions
To preserve the setting of the Ladygrove Farmhouse, details of landscape mitigation required.
- 3.17 **SODC Forestry Officer** – No objection subject to conditions
Integration of blue and green infrastructure necessary. Landscaping plans need to be designed in unison with all other drainage, service routes and lighting layouts. At detailed stages full arboricultural assessment, tree protection and design measures to deal with challenging soil conditions required.
- 3.18 **SODC Countryside Officer** – No objection subject to conditions
The site has relatively low ecological value and the most important habitats will be retained and enhanced. The proposed mitigation and compensation should avoid a net loss on biodiversity and may in some areas attain a net gain. Any changes to the indicative layout will require reassessment. There will be some loss of habitat of farmland birds but these species are elsewhere in the county. Following discussions with the RSPB monies are not sought for replacement habitat in this case. An updated appropriate assessment (Habitat Regulations) concludes there will be no significant effect on Little Wittenham (SAC) however due to increased visitors a contribution is sought to improve the footpath access.
- 3.19 **SODC Sustainability Officer**
Encourage developer to consider low carbon options for future resilience.

- 3.20 **SODC Drainage Engineer (MONSON)** - No objection subject to conditions
Off site works to the Ladygrove Brook may be required to improve drainage. Detailed drainage and site levels need to be agreed at reserved matters.
- 3.21 **SODC Forestry Officer** – No objection subject to conditions
The suggested indicative site layout would allow for the retention of the vast majority of trees across the site and incorporates the larger tree features into the proposed public open spaces. The full impact cannot be determined at this stage as we are unable to consider the relationship / construction impact of the detailed development and all other associated works. Further information on landscaping, tree protection, detailed design
- 3.22 **SODC Air Quality** – No objection subject to conditions.
The air quality assessment provided still highlights modelled air quality levels with committed developments and a sensitivity analysis some 17.5% lower than actual measured levels. We believe the development will have an impact on local air quality within Didcot and mitigation is required in the form of: electric vehicle charging points, travel packs, standards of gas fired boilers, cycle routes and cycle parking throughout the development.
- 3.23 **SODC Contaminated Land** –No objection subject to conditions. The Environmental Statement concludes that Pearith Farm Landfill presents a potential source of landfill ground gas that could affect the northern part of the site and that further assessment is required in this area, to be secured by condition.
- 3.24 **SODC Environmental Protection** – No objections subject to conditions in respect of construction hours, construction management and light emanation.
- 3.25 **SODC Public Amenities** – No objection
Detailed design will need to consider waste collection.
- 3.26 **SODC Housing**– Comments reflected in report under Viability and Affordable Housing
- 3.27 **SODC Community Infrastructure Project Officer**
Development requires a community centre to include facilities for youth. Funding also requested for a community development worker
- 3.28 **SODC Young People’s Co-ordinator**
Need to consult young people & families and provide facilities for young people and teenagers. There should be accessible community facilities particularly for young people reliant on public transport. Seek funding for community development or youth and community worker (s) to help address potential community safety issues.
- 3.29 **SODC Equalities Officer**
It is recommended that the detailed plans are viewed by a consultant on the national register of access consultants (NRAC) consultant, especially in view of the community buildings/ extra care housing. Good to see there will be allotments plots and childrens play areas designed for the use of children with disabilities. Concerned that the 10% of market homes and all ground floor affordable apartments will only have lifetime homes standards if viable.
The request for contributions to shop mobility is now withdrawn as scheme not currently being pursued by council.
- 3.30 **Didcot Access Group**
Concern about sufficient cemetery space and doctors. Detailed plans should consider

access issue including lighting, suitable street furniture, unisex accessible toilet in supermarket and design of car parks and public realm, incorporating sustainable and accessible design in new community buildings. Also suggest use of NRAC consultant (as above).

- 3.31 **Oxfordshire Clinical Commissioning Group** – Support: Development generates approximately a 2GP practice. The proposed community centre could accommodate some needs but we are seeking contributions for off site provision elsewhere (e.g Great Western Park / Valley Park).
- 3.32 **Thames Valley Police (funding)** – Seek contributions to cater for extra police generated by increase in population
- 3.33 **Thames Police Crime Prevention Advisor** – Recommends measures in respect of surveillance, lighting, car parking design, restricting permeability of some sites and safe crossings. Recommends conditions to meet principles and standards of Secure by Design.
- 3.34 **Sport England**
No objection as the application appears to meet the demands arising from this development
- 3.35 **CPRE - N J Moon (Rights of Way)** – Object: Concerned at the urbanising effects of the proposal on rural walks. Will encourage walkers to use cars. Extra traffic on B4016 and A4130 will create hazards for walkers and riders and a reduction in the enjoyment of countryside. Countryside has been destroyed by development by not justified by need.
- 3.36 **Sports Groups**
Didcot Rugby FC – Support: may need additional pitches in future
Didcot Cricket Club – Support: may need more pitches in future.
Didcot Casuals Football – Support: need increase in provision for growing population of all ages.
- 3.37 **Churches Together**
Welcome proposals for housing Consider more than one community hall necessary. Hall should be designed so that it can be a place of worship. Ladygrove Church welcomes opportunity to support new NE community to flourish.
- 3.38 **Oxfordshire Cycling Network**
Detailed comments on suggested measures to provide and improve routes for cyclists, including: travel plans, minimise shared use with pedestrians, improve existing underpass and crossing, add lighting, close Cow Lane to traffic except for emergency vehicles.
- 3.39 **HarBUG**
Object – the application needs to include further detail on cycle infrastructure including Improvements to cycle paths and underpasses to allow continuous movement for cyclists across the A4130, segregation from pedestrians and travel planning.
- 3.40 **Earth Trust**
Contributions are sought for maintaining existing local habitats which will benefit new residents and become under further pressure.

4.0 RELEVANT PLANNING HISTORY

- 4.1 Aside from the EIA Scoping opinion there is no relevant planning history on the site. P13/S0750/SCO (EIA Scoping Opinion)
Proposed development of around 2030 homes, a local centre, Public House/restaurant, motel, a leisure/sports centre/recreation facility, community facilities, children’s nursery, primary schools, secondary school, Class C2 care home and Class C3 Extra Care Housing facility, and new areas of formal and informal open space

5.0 POLICY & GUIDANCE

5.1 Environmental Impact Assessment Regulations 2011 (amended)

The application is of a scale and magnitude where an environmental impact assessment is required. The environmental statement submitted with the application covers in extensive detail the likely environmental impacts and proposed mitigation. The main impacts are discussed below under Planning Considerations. The application complies with the requirements of the Environmental Impact Regulations.

5.2 CIL Regulations 2010 (as amended)

5.3 Planning (Listed Buildings and Conservation Areas) Act 1990: Section 66

5.4 National Planning Policy Framework and National Planning Policy Guidance

All policies in the NPPF and particularly the following sections are relevant:
Achieving sustainable development through economic, social and environmental roles.
Section 4: Promoting sustainable transport
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design
Section 8: Promoting healthy communities
Section 11: Conserving and enhancing the natural environment
Section 12: Conserving and enhancing the historic environment

5.5 South Oxfordshire Core Strategy 2012

- CS1 Sustainable development: Grant permission where in accordance with Development Plan unless there are material considerations
- CSS1 Overall strategy: Focus major new development in Didcot
- CSM2 Transport assessments and travel plans: Required for proposals with transport implications, provision and/or contributions, provide adequate accessibility by all modes and mitigating impacts on network
- CSH1 Amount & distribution of housing: Housing requirements in strategy
- CSH2 Density: Minimum density of 25 dwellings/ha unless adverse impact on area
- CSH3 Affordable housing: A provision of 40% affordable housing to be sought on all sites where net gain of more than 3 dwellings, subject to viability
- CSH4 Meeting housing needs: Dwelling mix to be sought on all developments to meet needs of current and future households
- At least 10 per cent of market housing on sites of 10 dwellings or more should be designed to meet current Lifetime Homes standards.
 - In the case of affordable housing all ground-floor properties should be designed to meet current Lifetime Homes standards.
 - The provision of dwellings for people with additional special needs will be sought as part of the overall affordable housing percentage.
 - Specialist accommodation for older people should be provided in the new greenfield

- neighbourhoods identified in this strategy and will be permitted at other suitable locations
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- CSDID3 New housing at Didcot: Permission will be given for a new greenfield neighbourhood of 2,030 homes to the north east of Didcot (as shown on the Adopted Policies Map) provided that:
- the area is planned comprehensively and the development takes place in accordance with an agreed design brief as required by Policy CSQ4
 - the form and characteristics of the development meet identified housing needs and attract people to live and work in the Didcot area
 - there is no built development on the western part of the site in the area of flood risk
 - access is from the northern perimeter road (A4130) and the north-south section of the B4016 only
 - good safe linkages are provided to Ladygrove and Didcot town centre
 - provision is made, or contributions are provided, towards the supporting infrastructure set out in our infrastructure delivery plan including new primary schools, a new secondary school and new sports centre
- CSDID4 Other proposals for Didcot: Secure necessary infrastructure to support development including sports/recreation, secondary school and improved local health services
- CSEN1 Landscape: The district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced. Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area.
- CSEN3 Historic environment: Proposals affecting non-designated historic assets will be considered taking into account any harm or loss and significance of the heritage asset
- CSQ2 Sustainable design and construction
- CSQ3 Design: All proposals should be accompanied by a design and access statement to show how they have responded to criteria set out in policy
- CSQ4 Design briefs for major development sites: must include vision, masterplan, design brief, delivery phasing and implementation strategies and well integrated mix of housing types and tenures
- CSG1 Green Infrastructure: Seeks a net gain in green infrastructure provision overall in the standards in the Didcot Greenspace Network Feasibility Study
- CSB1 Conservation and improvement of biodiversity: Avoid net loss in biodiversity
- CSI1 Infrastructure provision: Development must be served by appropriate on/off site infrastructure/services, permission only granted when provision and/or mitigation of the development impact has been put in place or will be provided as agreed
- CSC1 Delivery and contingency: If sites not developed in accordance with timescales contingency measures will apply

5.6 Saved South Oxfordshire Local Plan 2011 Policies

- G2 The district's countryside, settlements and environmental resources will be protected from adverse developments
- G4 Protecting the countryside
- C4 Landscape setting and Historic character and appearance of settlement
- C6 Maintenance and enhancement of biodiversity resource
- C9 Landscape features
- CON 5 Setting of listed building
- CON 12,13 and 14 Archaeology
- EP1 Protection from polluting emissions

EP2 Noise
EP3 Lighting
EP4 Water resources
EP6 Surface water
EP9 Hazardous substances
EP8 Contaminated Land
D1 Good design
D2 Vehicle and cycle parking
D5 Mix of uses in district centres
D7 Access for impaired mobility, sight or hearing
D10 Waste
H4 Housing
R2 Outdoor playing space
R3 Indoor sport
R6 Informal open space
R8 Public right of way
T1 Transport Strategy
T2 Transport Strategy

5.7 **Supplementary Planning Guidance Planning Obligations April 2016**
Appendix 1 identifies the infrastructure required in connection with the Didcot North East development, based on the Infrastructure Delivery Plan and updated to April 2016

5.8 **South Oxfordshire Design Guide**
The current design guide was adopted in 2008. A current consultation on a revised design guide began 17 June 2016 and will finish 4.30pm on 29 July 2016.

5.9 **Supplementary Planning Guidance Affordable Housing 2004**
Some of the policies are out to date but other policies are still relevant particularly on tenure mix, distribution - known as peppercotting, and types of housing for families.

6.0 **PLANNING CONSIDERATIONS**

6.1 The planning considerations are discussed under the following headings

- Development Plan Policy and principle of development
- National Planning Policy Framework and five year housing supply
- Core Strategy Policy Site Allocation
- Masterplan – Constraints / Land Use / Movement and Scale Parameters
- Viability
- Phasing
- Transport
- Rights of Way
- Landscape
- Drainage
- Ecology
- Forestry
- Archaeology
- Conservation
- Environmental Health Matters
- Design
- Sustainable Design
- Housing
- Infrastructure

Development Plan Policy and principle of development

- 6.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 requires that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan currently comprises the adopted Core Strategy 2012 and the saved policies of the South Oxfordshire Local Plan 2011. The emerging Local Plan for South Oxfordshire 2032 is at an early stage and cannot be given any material weight. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Other material planning considerations include national planning guidance within the NPPF and NPPG.

National Planning Policy Framework (NPPF) and five year housing supply

- 6.3 Paragraphs 14, 47 and 49 of the NPPF are all relevant in ensuring that Local Planning Authorities meet the full objectively assessed needs for market and affordable housing in the housing market area. The Core Strategy adopts a disaggregated approach for housing supply in Didcot / Rest of District and the Council accepts that since 2013 there has been a persistent under delivery of housing against the 5 year supply of housing requirements for Didcot in the Core Strategy. In 2014 the Strategic Market Housing Assessment (SHMA) identified higher figures to meet need in Oxfordshire. Oxfordshire councils have begun to apply the updated figures in the emerging Local Plans (e.g. Cherwell, Vale of White Horse). Recent appeal decisions have determined that South Oxfordshire should also apply the SHMA (mid range) figures to meet the objectively assessed need and those decisions have concluded that in addition to Didcot, the Rest of the District also does not have a five year supply of housing. Under paragraph 49 of the NPPF this means that policies that restrict the supply of housing should not be considered up to date. Where such policies are out of date, paragraph 14 states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

Core Strategy Policy Site Allocation - CSDID3

- 6.4 Policy CSDID3 of the Core Strategy identifies the allocated site for 2030 dwellings and the application is for 1880 dwellings. The other parcels forming part of the allocation (but are not within the application site) are Hughes Farm, Pearith Farm and the SODC triangle. The two former sites, in particular, will also be able to provide housing. These sites, as yet, these have not come forward for development and their timing would need to be considered carefully in relation to the development of this principal site so as to ensure the sites could be developed in a sustainable manner with access to facilities and services.
- 6.5 The figure of 2030 in the Core Strategy is not an upper limit and more housing within the allocated site and the application site is acceptable in principle, particularly in view of the 2014 update of housing need requirements in the SHMA. The policy allocation envisaged a large swathe of open land on the western side to be green infrastructure, open space and SUDs. This was shown as open space due to the flood zone information prevailing at the time. A reassessment of the areas liable to flood carried out by the applicants revealed changes to the flood zones and removed a large part of

the north west of the site from Flood Zone 2 into Flood Zone 1, meaning that this land is now acceptable to develop for housing. The Environment Agency has agreed this information. This area of land in the north west of the site is shown as 'retained farmland' in the application amounting to 6.08 hectares. Whilst the applicants have made it clear this land is intended for housing development in the longer term, the applicants are not willing to bring this land forward now as part of this application, due to practical reasons and such that its inclusion would represent a major change and affect the environmental assessment in the Environmental Statement. Even if it were brought forward now it would not add to the amount of housing to be delivered within the next 5 years. The 'retained farmland' within the site has not been included as part of the viability assessment and this is discussed below in the relevant paragraphs.

- 6.6 Policy CSDID3 requires a comprehensive development and design brief. As outlined above and in the Introduction the site does not include three smaller parcels of land. It also does not include part of the Ladygrove Brook, some of which is owned by SODC. The three parcels are on the periphery of the site and the exclusion of these sites from the development does not preclude a comprehensive development particularly in terms of the delivery of infrastructure. The masterplan indicates how the two farm sites could integrate with the principal development. Some of the SODC triangle may be required for highway improvements, in association with Northern Perimeter Road 3, which is currently proposed to be constructed by the County Council.
- 6.7 Delivering housing is a key policy requirement of the NPPF and the principle of development on this site accords with the NPPF and the Development Plan. The main concerns are the provision of infrastructure and affordable housing to serve the development, which are also key requirements of the Core Strategy and these matters are discussed in detail further below.

Masterplan

- 6.8 Policies CSQ3 require the submission of design and access statement to show how they have responded to criteria set out in policy. Policy CSQ4 requires for major development sites the submission of a design brief to include vision, masterplan, design brief, delivery phasing and implementation strategies and an integrated mix of housing types and tenures. In general terms the outline application meets these requirements however for the reasons explained in the report further information is considered

necessary to inform the next stages of reserved matters applications. The key elements of the masterplan are discussed below.

Masterplan - Constraints

- 6.9 The site faces several constraints including the liability to flood in parts of the site, the existence of a high pressure mains gas pipeline, public rights of way and the setting of Ladygrove Farmhouse a Grade II listed building. The masterplan takes account of these constraints as follows:
- The gas pipeline runs east / west across the site. It will need to be replaced with a thicker-walled pipe in order to reduce the risk from the pipeline and enable the development to be delivered, including all housing within 165 metres of the pipeline. It also requires standoff zones of between 12 and 18m where specified built development cannot take place. The land can however be used for informal open space. The HSE has no objection to the application subject to conditions.
 - The Moor Ditch forms the western boundary of the site and is a key drainage channel north towards the River Thames. Similarly the Ladygrove Brook runs from the Ladygrove development, under the A4130 and through the site draining north to

the Thames. The flood overlay plan **attached** (Appendix 4) illustrates that much of the open space is within Flood Zone 2 or 3. We also know that the drainage and soil conditions make this site difficult to drain. Hence a lot of the open space land is for SUDs in the form of wide open areas for swales and attenuation areas and have been incorporated as part of the open space in the Illustrative Landscaping Strategy. The Environment Agency and the Councils drainage engineer have no objection to the drainage proposals subject to conditions. The Council's landscape, ecology and urban design officers also support the proposals subject to conditions.

- The existing rights of way are retained. Proposals to upgrade the Sustrans cycle path and tunnel under the A4130 are proposed. An alternative right of way to the existing public footpath is proposed around the northern and western boundaries of Ladygrove Farmhouse.
- Open space and planting is proposed around the edge of Ladygrove Farmhouse to assist in maintaining its setting. The conservation officer has no objection subject to conditions.

Masterplan - Land Use and Layout

- 6.10 The masterplan identifies that the site is 142.55 ha including land for highway works and incorporates a total of 54 hectares for housing, including a site of 0.5 ha for extra care and specialist housing. The open space, see Table 1 below, comprises a total open space including SUDs of 53.13 ha and Table 2 identifies an amount of 19.89 ha for other community and commercial uses. The retained farmland represents 6.08 ha and the remainder of the site is for other infrastructure, principally roads.

Table 1: Open Space

Open Space	Ha
Nature Park includes Ladygrove Brook and Moor Ditch, existing copse and part of existing gas pipeline buffer zone	13.81
Formal Public Open Space includes existing copse and Play Areas (4.25 ha) and includes part of existing gas pipeline buffer zone	8.65
Green Infrastructure Corridors	8.53
SUDs	10.36
Outdoor Sports incl Playing Fields, Pavilion, 4 Tennis Courts and MUGA	10.29
Allotments	1.49
TOTAL	53.13

Table 2: Community and Commercial Uses

Infrastructure	Ha
Sports/Leisure Centre site	4.1
Secondary school	8.68
Primary schools x 2	4.44
Community Centre (504 sq m)	0.32
Neighbourhood Centre Includes a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or children's day nursery)	2.35
TOTAL	19.89

- 6.11 The proposed land use areas and locations have been discussed since 2012 when pre-application discussions commenced and public consultation was carried out. Following the pre application consultations the following changes have been made to the masterplan:
- alteration of the flood plain and location of open space
 - relocation of the secondary school to avoid Ladygrove Brook through the site
 - introduction of a pavilion to serve the playing fields
 - reduction from two to one community centres
 - changes to leisure site
- 6.12 In general terms the layout and the amount for particular land uses is supported.. There is a significant amount of open space on the development which will provide attractive amenity and recreation areas for residents. The drainage and open space infrastructure is integrated and is often co located with the pedestrian and cycling network to provide opportunities for attractive amenity routes. There is concern that some of these routes are not well overlooked, however these should be able to be addressed in the future stages. A further concern is the location of the neighbourhood centre (shops) in that it is somewhat removed from the majority of the housing. However it does have a frontage to the A4130 perimeter road which is critical for sustainability and it is co-located with the sports / leisure centre, allowing a shopping / commercial hub, easily accessible from the existing residential area to the south. The application includes sites for a 1500 sq m supermarket, small shops, a pub and a D1 use (e.g. a children's nursery school) which are considered appropriate uses for a neighbourhood centre. The application does also include a hotel which is not identified as being necessary to serve the development but in terms of use can also be complimentary to the neighbourhood centre and leisure uses. The location of the community centre close to the southern primary school and the formal local park is also acceptable.

Masterplan Parameters – Movement and Scale

- 6.13 The principal means of access are from the two existing roundabouts on the A4130 northern perimeter road into the south of the site opposite Avon Way and Mersey Way. Two additional access points are from the Abingdon Road B4016. Policy CSDID3 identifies that there should be no access from the north of the site and the application conforms to this. The existing public right of ways are retained and enhanced. The Sustrans route will be upgraded and improvements will be made to the Sustrans tunnel under the A4130. An alternative footpath route around the Ladygrove Farmhouse will be provided.
- 6.14 The masterplan shows key movement routes throughout the site providing for different modes of transport. At this stage only the existing rights of way and points of access are fixed. The main shortcoming with the illustrative masterplan is the movement network within the site especially from the western Avon Way roundabout which leads directly into the neighbourhood centre and to a further internal roundabout 50m ahead. The internal roundabout could be visually and car dominant and unattractive for pedestrians/cyclists. Moreover, from this roundabout the main vehicular route turns right as there is no direct route connecting to the north and north east of the site. The result of this is that there is not an immediately clear street network or hierarchy of streets. This could be confusing for visitors and undermine the overall legibility and accessibility of the development. The highway authority has raised concern but not an objection about the lack of connectivity in the west of the development and it is hoped this may be improved through reserved matters accepting that a link road north through the open space would probably need to cross land liable to flood thereby requiring raised construction and displacement of flood plain, which may not be possible.

- 6.15 The other main access point is Mersey Way roundabout on the A4130 which heads north flanked by residential and open space, with good access to the first primary school and secondary school site. Across the site there is the potential for good pedestrian and cyclist movements which should encourage these modes of transport. It will be imperative that the detailed design of the layout at the reserved matters stage strengthens the prominence of the primary street and improves the distinction between the street types, to ensure legibility and provides a high quality design in the neighbourhood centre, including the provision of street trees to enhance the setting of the highway infrastructure. Detailed design guidance for the site in the form of Design Codes should be secured by conditions.
- 6.16 In terms of scale, the masterplan identifies whole parcels as being up to either 3, 4 or 5 storeys high which is too vague. The final layout should focus densities and taller buildings around the key movement intersections, along the primary street and overlooking public spaces and within neighbourhood and local centres. The large expanse of areas which are marked as up to 3 or 4 storeys without any reference to potential landmark buildings makes it difficult to understand how the densities and scales will work across the site. I advise that the dwellings at the edges of the site are no more than 2 storeys in height and spread out in a loose building line to address the sensitive countryside edge and filter views through to the development, as emphasised by the landscape consultant and the urban design officer. This can be secured by conditions for design codes, as mentioned above.
- 6.17 The application is in outline and whilst some of the parameters for layout, movement and scale are not ideal these can be addressed by the submission of further information and guidance to be secured through conditions. Overall the masterplan is considered acceptable.

Viability

- 6.18 Para 173 of the NPPF refers to viability in decision-taking and states that plans should be deliverable. Sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their threaten their ability to be developed viably. The Core Strategy Inspector considered the viability of the DNE site. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 6.19 A viability assessment has been carried out by Savills (acting for the applicant) and checked by District Valuer (acting for the council). The viability assessment models the following:
- 1880 dwellings to be constructed over 10 years
 - Six serviced parcels to be sold on to other developers (except Croudace land)
 - A benchmark land value of approx. £375,000 per ha. or £150,000 per acre
 - No land value is assumed for the 6.08 retained farmland
 - 40% affordable housing with 75% rented and 25% shared ownership
 - S106 infrastructure c. £48,506,157 equating to £25,801 per dwelling
 - No allowance has been made for growth in development value

Taking the above assumptions the development results in a £32.4 million viability funding gap, if taken as a snapshot today.

- 6.20 To reduce the funding gap different scenarios were modelled with 30% and 20% affordable housing at 50% rent. With 30% affordable housing the funding gap is c. £20 million. At 20% affordable housing plus a reduction in S106 infrastructure of £1.82 million the funding gap reduces to £9.3m (equivalent to £6,180 per market dwelling). However as no net growth in development value has been assumed the funding gap is not representative of the viability position. To gain a more realistic position on viability, the scheme should undergo periodic viability reviews to ascertain increase in values (that could for example be put towards a more policy compliant aspiration of affordable housing). Alternatively a reasonable assumption on net growth (accounting for increased value and increased costs) should be factored in.
- 6.21 The applicants do not wish to have periodic reviews. This is because there would be uncertainty as to what the development will have to deliver and what sale prices can be achieved for the serviced land parcels. However it is very likely that there will be growth over the development period and it would be amiss of the council not to secure much needed affordable housing. Over the last ten years, which included a recession, the long term average net growth in the south of the country equated to an average of approx. 2.5% per annum. In the council's view it is considered reasonable to factor in some net growth but equally it is important to be aware that net growth should be cautioned by the uncertainty of both values and sales rates following Brexit and going into a period of economic unknowns. However to ensure that sustainable development can be provided to NPPF policy both in terms of infrastructure and providing a range of housing including tenure that can meet existing and future generations, it is considered appropriate to consider growth.
- 6.22 It is important to advise that at the time of writing the applicants have not agreed to apply growth to the viability. The current offer by the applicants represents a deficit funding gap of £7.5 million which they have agreed to absorb and incorporates the following:
- A tenure mix of 40% affordable rented / 60% shared ownership
 - 20% affordable housing
 - Further reductions to the S106 infrastructure
- 6.23 Whilst the current S106 infrastructure package £45,571,140 (reduced from a policy compliant amount by £1.8m) is considered acceptable, any significant further reductions would undermine the infrastructure necessary to serve this development. Additionally given the pressing need for more affordable housing the council are seeking a higher level of affordable housing, if viability permits. Advice on net growth has recently been sought and assuming a level of 25% affordable housing (50:50 tenure) the deficit would be c. £15.8 million today. If a net growth rate of 2.5% is applied a surplus is achieved half way through the development, so that by the sale of the last (sixth) serviced parcel the development is in surplus profit by c. £4 million. Overall taking into account the deficit the increase in value with net growth of 2.5% amounts to c. £19.99 million. If a net growth rate of 2.5% is applied to 25% affordable housing with a tenure mix of 40% affordable rented this adds a further 1.62 million to the value. The initial deficit would be in the region of £14.2 million, and the deficit would be removed before halfway through the development with a surplus profit of c. 5.6 million by the end of the development.
- 6.24 Officers accept that the relatively high level of S106 infrastructure (c. £24k per dwelling) plus the development costs is affecting the ability to deliver a policy level of affordable housing. However given the likely increase in value and surplus to be made over ten years the applicants' current offer is considered inadequate. Discussions are continuing and officers will provide an update at Committee. Further information on the types of

infrastructure and housing are reported in the sections below. However officers are recommending that the scheme delivers at least 25% affordable housing plus a level of s106 infrastructure that will mitigate the impacts of the development. This is considered achievable without undermining the viability of the development.

Phasing

6.25 An indicative phasing plan has been submitted with the application. Phases 1a, 1b, 2 and 3 are shown although no timescales / numbers of housing are shown against these phases. In the planning statement timescales for delivery are suggested and I have adjusted below allowing for a determination in 2016 (rather than 2015). It is suggested that between 150 - 200 dwellings per annum will be constructed once development is fully underway.

- 2017/18 50 new homes
- 2018/23 up to 1000 new homes
- 2023/28 830 or more new homes

6.26 A detailed phasing plan will be required before the reserved matters stages including timescales of infrastructure delivery. In particular the council wish to ensure that the Avon Way access and internal roads leading to the leisure centre site are constructed early on and services to the site are installed so as to facilitate the construction of the leisure centre. Drainage infrastructure across the site will also need to be implemented as appropriate before the housing or other development can be used or occupied. Roads and highway works to enable buses to serve the development will need to be in place early on.

Transport

6.27 The impacts on the strategic highway network have been flagged as an issue since the allocation of the site in the Core Strategy. The inspector referred to a package of infrastructure necessary to support planned housing and employment growth in the Science Vale UK area and that development in and around Didcot, including DNE, will need to provide financial contributions towards the delivery of the package of infrastructure. The Inspector also mentioned the need for really good links to the rest of the town given that DNE lies to the north of the 50mph inter urban A 4130 perimeter road.

6.28 There are strong objections on grounds of transport from local residents, Didcot Town Council and the neighbouring parish councils of Long Wittenham and Appleford and cycling groups. The main concerns are the capacity of the road network, the T junction on the B4016, the speed limit and crossing points along the A4130, the links to adjoining areas and the need to design for cyclists.

6.29 Information submitted with the application (Environmental Statement -Table 10.11) identifies that traffic flows in 2027 are likely to increase in excess of 10% along some areas of the network (10% is the threshold at which the Environmental Assessment guidelines state that a discernible impact would be experienced). The areas of the network that would experience the main increases are as follows.

- B4016 at Appleford and Culham villages to the north
- B4016 (northern frontage of the proposed development)
- B4016 Lady Grove (eastern frontage of the proposed development)
- A4130 Northern Perimeter Road

- A4130 Between Didcot Power Station and Station Road
 - Avon Way/Mersey Way/Cow Lane
 - A4130 Abingdon Road (Between Northern Perimeter Road and Hadden Hill)
- 6.30 To mitigate the above impacts, and wider impacts from development in Science Vale, a package of strategic infrastructure has been identified by the highway authority comprising:
- Northern Perimeter Road (NPR) 3 Improvements
 - A4130 widening
 - Science bridge
 - Jubilee Way roundabout
 - Culham River Crossing
- 6.31 In addition further measures are proposed by the applicant to mitigate the highway impacts and encourage other modes of transport:
- Improvements to junction at A4130/ Abingdon Road
 - Improvements to B4016 T junction
 - Controlled and uncontrolled pedestrian crossings along the Northern Perimeter Road (A4130) and Abingdon Road (B4016) – Avon Way, Hopkins Bridge and Mersey Way
 - Traffic Regulation Order to reduce speed limit to 40mph along A4130 adjacent to site
 - Public Transport
 - Improvements to the public footpath leading to Wittenham Clumps
 - Travel Plan contribution
 - Improvements to Sustrans path and tunnel to be carried out by the applicant
- 6.32 The initial response of the highway authority raised concerns over the assumptions in the transport assessment, particularly junction modelling and impact of pedestrian movements. These concerns have been overcome with the submission of further information (January 2016). The highway authority has had a holding objection on the grounds that there is potential for the effects on the highway to be severe and must be addressed. Funding for strategic transport must be secured so that impacts on the highway network can be addressed. Whilst this development will provide only a part provision for the strategic highway infrastructure, other funding can be secured from S106 agreements (e.g. Valley Park, Didcot A) plus match funding from central government and potentially from Community Infrastructure Levy (CIL) monies. The priorities for infrastructure on this development have undergone scrutiny in order to provide a viable development. Whilst other infrastructure has been foregone or reduced, the full amount of strategic transport infrastructure requested in connection with this development remains so that highway mitigation can be appropriately addressed.
- 6.33 Oxfordshire County Council initially sought funding for four buses to serve the development. Given the viability issues, the County has agreed to reduce the requirement to sufficient for three buses. The funding will be provided gradually as houses are built. Once development starts, it is expected that one bus will start a half-hourly service between the initial phase and Didcot, and the route of this bus service will extend as through roads are built. Some eight pairs of bus stops will be created along the roads. When funding is available for the second and third buses, the services will be able to be extended, particularly to key work destinations. The funding for public transport will be provided gradually as houses are built.

Rights of Way

- 6.34 The existing public right of way through the Ladygrove Farmhouse will not be altered. An alternative route is being provided within the development and around the edge of the farmhouse so that the public will not have to enter the curtilage of Ladygrove Farmhouse. The landowners of the farmhouse will have to apply for a diversion of the right of way if they do not want the public to enter their property. To the east, the pedestrian traffic towards Wittenham Clumps will increase and a contribution is sought and agreed in principle for upgrading works of the footpath. This will help address the issues raised by the Earth Trust and the countryside officer.
- 6.35 The Sustrans national cycle route runs north – south along the western boundary of the site and under the elevated part of the A4130 elevates which crosses over the railway. Improvement works are proposed to the route and the underpass. Proposals for rights of way are considered acceptable.

Landscape

- 6.36 The site is in agricultural use with the majority of the site classified Grade 3b under the Agricultural Land Classification and therefore is not 'best and most versatile land'. In respect of landscape quality, the Core Strategy Inspector considered that the overall landscape quality of the site tends to be generally low but the concept master plan indicates scope for conserving the best of the site's individual features. The strategic development of DNE would represent a substantial advancement of the urban area into open countryside, readily perceived from the surrounding roads (A4130 and B4016) and from the footpath descending Down Hill from the AONB. However, the new development would be seen from the AONB partly against the backdrop of development at the power station or its replacement in future. The Inspector advised that development at DNE corresponding to the concept master plan would not have an adverse effect on the landscape setting or natural beauty of the AONB. This position is reflected in the Landscape and Visual Impact Assessment and in the council's landscape consultant's comments. It is concluded that there would be no unacceptable harm to the AONB.
- 6.37 As an allocated site it is accepted that this strategic development on greenfield land will have inevitable impacts on the landscape. Aside from the retained farmland, the landscape proposals in the application do not differ significantly from the Core Strategy masterplan. Subject to a Landscape and Environmental Management Plan plus detailed proposals at reserved matters stage the development can deliver a high quality landscape within the development, which in time will mitigate and soften the new development. It will also be important to control through conditions the scale/heights of development particularly in sensitive locations by Design Codes and light pollution. Subject to appropriate conditions the development complies with NPPF and Core Strategy policies (SOLP policies C9, D1, EP3 and Core Strategy policies CSEN1, CSQ3 and CSG1).

Drainage

- 6.38 When determining planning applications the NPPF requires that local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - development is appropriately flood resilient and resistant, including safe

access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

- 6.39 Whilst parts of the site are Flood Zones 2 and 3 all the built development to be occupied is now within Flood Zone 1 (the lowest category of risk), following the most recent amendment to the illustrative masterplan. The Environment Agency no longer raises an objection to the development subject to conditions. There will need to be careful design of Sustainable Urban Drainage features, which are indicated throughout the site within green corridors and open space. There will also need to be arrangements and safeguards for future maintenance of these areas by the management company, to be secured in the S106 agreement and by conditions. The information submitted at outline stage is considered to meet the requirements of the NPPF, however further details will be required through conditions and reserved matter applications.

Ecology

- 6.40 The potential implications of the DNE development for Little Wittenham Special Area of Conservation (SAC) were assessed as part of the Appropriate Assessment of the South Oxfordshire Core Strategy in 2012. An update has been submitted with this application containing more recent data about visitors to the SAC (which is managed by the Earth Trust) and other potential impact pathways which had been raised by Natural England in response to a scoping consultation. It was concluded at that time that the proposals would not have a significant effect on the SAC either alone or in combination with other plans and policies. The updated assessment does not raise any concerns except that increased visitors will need to be catered for by improvements to the public footpath. This off site contribution is sought by the County Council and has been agreed by the developers.
- 6.41 Overall the site has a relatively low ecological value and comprises mainly of habitats that are widely found across the county. Features of value include some of the hedgerows with mature trees, the two watercourses and the small copse. The majority of the more valuable habitats are shown to be retained within the indicative layout, along with the habitats for the majority of the more significant species found. Where impacts are unavoidable the applicant has proposed mitigation and enhancements that would mitigate and compensate for the impacts. To ensure biodiversity mitigation is secured the development should be implemented in accordance with i) Construction Environmental Management Plan for Biodiversity (CEMP) and ii) Landscape and Ecology Management Plan (LEMP). Given this, the development complies with policies CSG1 and CSB1 and SOLP policy C6.

Forestry

- 6.42 The masterplan integrates green and blue infrastructure which is mutually beneficial to drainage and landscape vegetation. Important trees and vegetation on the site including the copse and mature oak trees will be retained. At detailed stages further information will be required on tree protection and also distances from housing due to the soil conditions. The services should be designed so as to allow the implementation and prospering of street trees. Subject to conditions to require these details the development complies with CSEN1 and SOLP policy C9.

Archaeology

- 6.43 The site is located in an area of archaeological interest and in the northern part of the site the evaluation revealed deposits dating from the Bronze Age through to the Roman

period. A programme of archaeological mitigation will need to be undertaken ahead of development. Subject to conditions there is no objection to the proposals and the application complies with the NPPF and Development Plan policies CON 12, 13 and 14.

Conservation

- 6.44 The NPPF (para 131) states that authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.45 There are the following conservation matters relevant to this site:
- The setting of Ladygrove Farmhouse, Grade II* listed building surrounded on three sides by the application the site although outside of the red line development area;
 - The setting of Willington Down Farm, Grade II listed building situated to the east of the site, outside the development area;
 - Non-designated heritage assets including archaeological constraint areas both within and outside the site and the setting of Pearith Farm and Cottages.
- 6.46 The principal concern is the impact on Ladygrove Farmhouse and to a lesser extent Willing Down Farm. The illustrative masterplan shows that there will be open space and landscaping around the building retaining its setting and allowing a positive contribution to the local character and distinctiveness of the new development. At reserved matters stage the proposed housing areas surrounding the footpath close to Ladygrove Farmhouse should ensure there is satisfactory screening to prevent overlooking and will not compromise the boundary and setting of the farmhouse. The maximum heights for buildings in the vicinity of heritage assets is 3 storey, it may be necessary to consider this further when looking at more detailed Design Codes. The masterplan layout is acceptable in respect of the Ladygrove Farmhouse and care with design at detailed stages will ensure there is not an adverse impact on the setting of the building and its curtilage. The application therefore complies with the NPPF, Core Strategy policy CSEN3 and SOLP policy CON5. Archaeology has been considered above.

Environmental Health matters

- 6.47 The environmental health issues concern air quality, noise, light pollution and potential land contamination from adjoining sites. There are also impacts during construction which will be on going for ten plus years to consider. It is acknowledged that there will be an increase in traffic which will bring associated impacts of noise and air quality deterioration. Mitigation is proposed in the form of encouraging other modes of transport by creating a good network of pedestrian and cycle routes, cycle parking, public transport, travel packs and electric charging points, to be secured by condition. It is important to contain lighting to prevent light pollution from a landscape and ecological perspective but this needs to be balanced with having a safe walking, cycling environment. Details of lighting for non-residential buildings and the need for highway lighting in open spaces will be considered in the next reserved matters stages. Further assessment of land contamination including landfill adjoining the site will be necessary and remediation if required. Substantial and specific species of tree planting will also help to mitigate proposed air quality and this will be required as part of the landscaping scheme. In respect of construction, the applicants agree to commit to a construction management plan (CMP). Overall, the issues raised in respect of environmental health

can be mitigated through measures secured by conditions.

Design

- 6.48 The application is accompanied by a design and access statement and a design brief meeting the broad requirements policies CSQ3 and CSQ4. The objectives and principles include aspects such as function, use and activities, architectural principles, enclosure, public spaces, block formation, building heights, building types, building frontage, landscape treatment and ecological objectives. However these objectives and principles are not sufficiently detailed to inform detailed proposals across the site. Issues concerning layout and scale are discussed above in the paragraphs concerning the Masterplan and to remedy these concerns further design codes are necessary. The design codes should also include objectives and principles of Secure by Design, which need to be balanced with other good design practice. As accounted for in the viability assessment, the site is likely to be built out in parcels by different housebuilders and it is necessary that there is clear design guidance, in order that a coherent and quality design is produced across the site.

Sustainable Design

- 6.49 The sustainability statement submitted with the application concentrates on strategic sustainability concerning the location of the site and accessibility to services and facilities, all matters that were considered as part of the allocation of the site. It also considers sustainable transport and on site sustainability credentials in respect of policy requirements on open space, community facilities etc. Within this document the applicants are committed to a construction waste management strategy and construction environmental management plan. The Code for Sustainable Homes no longer exists as an industry standard and these matters are regulated through building control. To comply with CSQ2 (in respect of non-residential buildings) and the council's design guide it is considered that non-residential buildings should be built to a high standard of sustainable design and minimum standards are achieved in respect of energy use and emissions and water. These would include buildings to be provided by the developer i.e. the pavilion and community centre but also the neighbourhood centre buildings and leisure centre. Subject to appropriate sustainable design, secured by condition, the application meets the requirements of the NPPF, policy CSQ2 and the South Oxfordshire Design Guide.

Housing

- 6.50 The NPPF advises that the planning system should provide a supply of housing required to meet the needs of present and future generations (para 7) and that councils should:
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (para 50)
- 6.51 Policy CSH4 seeks a range in mix to meet housing needs and. The SHMA gives an indicative mix for both affordable and market mix in South Oxfordshire recognising that regard should be had to the nature of the development site and character of the area, and to up to date evidence of need as well as the existing mix and turnover of properties at the local level. Since the SHMA welfare reform has meant that a lower number of

large units (4 beds plus) are sought in the affordable rented sector because there is difficulty meeting the rent demands of the larger properties. It is therefore appropriate to seek revisions from the recommended SHMA mix for affordable dwellings.

- 6.52 Policy CSH4 also requires 10% of market dwellings and affordable housing with ground floors to be built to a lifetime homes standards. The council have recently reviewed the requirements in light of the Ministerial statement in the Autumn 2015 and will still be seeking these standards by condition.
- 6.53 Policy CSH3 seeks 40% affordable housing comprising with a tenure mix of 75% affordable rented and 25% intermediate e.g. shared ownership. The council is also seeking 35 units to be extra care for people with dementia and a further 12 units to be special assisted living, a total of 47 dwellings to be provided on a site of 0.5 hectares. In view of the viability referred to above, officers are recommending that at least 25% affordable housing is sought with a tenure mix of 40% affordable rented and 60% shared ownership / intermediate housing. The proposed development mix will need to be confirmed once the detail of the affordable housing provision is agreed, however officers will seek to ensure that SHMA requirements for market mix and the needs for affordable housing are met needs is set out below.

Infrastructure

- 6.54 Much of the infrastructure for Didcot North East is identified in the Core Strategy Infrastructure Delivery Plan. Also relevant to consider is the Council’s adopted SPD Planning Obligations which considers this and other strategic sites and the requirements of the CIL Regulations, particularly compliance with regulation 122. The majority of the infrastructure is for transport, education, open space and leisure and sports facilities. The value of a policy compliant level of S106 funding for infrastructure is c. £48,506,157 and equates to £25,801 per dwelling. This amount however did not include street naming, a full amount for recycling nor the true costs for monitoring the s106 agreement (district). In light of the viability a reduction to the S106 package was considered and this adjusted s106 is worth approximately £45,570,000 equivalent to £24,239 per dwelling. Recent discussions on the viability have considered a further reduction in value of £250k (e.g travel plan contribution/ reduce number of play areas) however this is not currently factored in to the figures. The following items, worth £1.82 million, have been removed or reduced from the full package.

- Library (£482,695)
- Health and well being (£80,425)
- Part of the public transport (reduced by £698,156)
- Police off site contributions (£176,697)
- Recycling (£201,160)
- Fifty per cent of public art (£193,332)

- 6.55 Despite the above reductions the application does include a substantial package for infrastructure e summarised below and the overall value is commensurate to £45,570,000 equivalent to £24,239 per dwelling (1st quarter 2016).

Table 3 Infrastructure Items Total Values

	Value
COUNTY	
Strategic transport contribution	£5,239,703
Other Highway works value	£8,535,501

TRO and Travel plan contribution	£380,101
PROW contribution towards Clumps	£124,695
Secondary education	£7,219,268
Primary education	£8,822,535
Special needs education	£419,003
Monitoring	£16,879
DISTRICT	
Leisure centre	£2,882,864
Community Hall (value)	£1,365,442
Public Art – off site contribution	£193,332
Playing fields and Pavilion (value)	£2,265,802
Playing fields and pavilion maintenance	£3,547,014
Parks and landscaping (incl play areas)	£831,600
Parks and landscaping maintenance	£781,905
Green Infrastructure corridors	£555,389
Green Infrastructure maintenance	£786,515
Allotments	£183,568
Monitoring	£16,879

Transport

- 6.56 As explained above under the section on Transport, a policy compliant contribution towards strategic transport projects is secured representing £2886 per dwelling. In addition a contribution for public transport, on and off site highway works, travel plan and a contribution for off- site rights of way to Wittenham Clumps. The total value of the transport infrastructure is approx. £14.28 million including the contribution for strategic transport c. £5.24 million. Scrutiny has been given to the transport infrastructure in light of the viability discussions. It is considered that a reduction in public transport contribution would still enable a good service of public transport to be provided. The travel plan is now likely to be a contribution rather than applicant delivered and a reduction of £100k to c. £370k would still enable an adequate travel plan to be prepared and monitored.

Education

- 6.57 Recent viability discussions on the detail of the education requirements have refined the package so that provision of the secondary school site and the second primary school site will be provided by the developer proportionate to serve the needs of the development. The remainder of the sites, to server a wider need, will need to be purchased at a cost to be funded through S106 and/or CIL monies or other funding. The total site areas for the schools are:
- First primary school site on 2.22 ha
 - Second primary school site 2.22 ha
 - Secondary school site 8.68 ha
- 6.58 The education contributions vary depending on the amount of affordable housing. The amount of contribution currently factored in to the S106 is based on 20% affordable housing and amounts to almost £16.5 million. As well as for primary and secondary education, an amount for special education needs is secured. The policy level of education contributions will rise as the affordable housing percentage increases. The County Council is seeking adequate security provision as part of the S106 for substantial contributions where payments are significantly deferred (phased through the

development).

Leisure Centre

- 6.59 The delivery of the Didcot Leisure Facility is in the council's Corporate Plan. Policy CSDID3 states that provision is made, or contributions are provided, towards the supporting infrastructure including a new sports centre. CSDID4 seeks further sports and recreation provision in Didcot and the supporting text recommends that this site be at the north-east Didcot greenfield neighbourhood and that the site should be about 3.8 ha and be adjacent to the A4130. A further 8-9 ha for playing field is also identified.
- 6.60 The application identifies a site for sports / leisure facility and land for playing fields. The developers have located the commercial neighbourhood centre adjacent to the A4130 accessed from Avon Way roundabout. The proposed leisure centre site is situated immediately north of the commercial centre and could be accessed from the south or east after navigating the second internal roundabout. Whilst the council's preference was to be directly off the A4130 there is also a need to site the neighbourhood centre directly off the A4130. The leisure centre building will be visible from the A4130 and will therefore occupy a prominent location, beneficial to trade. This location will also prevent leisure centre traffic travelling through residential areas. The location of the leisure centre building immediately north of the neighbourhood centre is an acceptable location.
- 6.61 The acquisition of a site for a leisure facility to serve this development and the wider population is subject to a separate negotiation. Irrespective the DNE application needs to make sufficient sports provision to meet the needs of this development and currently land and a contribution of c. £2.8 million are required for a sports/ leisure facility. Notwithstanding the long held objective of the council to secure this leisure facility, were for any reason the leisure site not secured, this development would need to provide a sports centre on site or an off site contribution, or a mixture of both to meet policy requirements.

Open Space

- 6.62 The total amount of open space including playing fields, play areas and allotments and SUDs this is 53.13 ha, 37% of the site. Table 1 in the Masterplan – Land Use section above sets out the amount for various types of open space. Amenity greenspace will be provided in the form of the nature park, green infrastructure corridors and public open space. Excluding play areas from the public open space will leave about 26.7 ha for amenity however this also includes the Ladygrove Brook and Moor ditch. There will be the possibility to create multi-functional amenity areas involving SUDs and open space yet the more formal areas of open space – the playing fields and parks will need to be designed and implemented to drain well. The amenity greenspace is in excess of the minimum policy requirement of 10% of the site area.
- 6.63 The open space will be maintained and managed by a management company or other organisation, yet to be determined. The viability has allowed for a generous sum to be provided for maintenance and these payments should be offered as down payments to the relevant organisation to ensure that high standards of management are achieved. The areas of open space and the facilities within them will need to be implemented and maintained in accordance with detailed specifications. Outline specifications will be required as part of the S106 agreement and detailed specifications will be required with reserved matter applications and will require a good standard of maintenance. However the maintenance allowance for the pavilion, in particular, is probably excessive (£2.7million) and it is considered that this could probably be vired elsewhere to the other infrastructure e.g. to improve the community centre offer, as described below. The

obligations required of the management company will be set out in the s106 agreement and the principles of management and maintenance will need to be set out in Landscape, and Ecology Management Plan. To ensure open space is delivered in a timely manner, able to serve the needs of residents an Open Space Delivery Plan is required.

Playing Fields and Pavilion

- 6.64 A site of 10.29 ha has been secured for playing pitches. This could potentially be reduced if more land is required for the leisure centre. The final mix of pitches will need to be agreed at a later stage considering the needs of the town. However it is envisaged that football, rugby and cricket pitches can all be provided. The space also allows for 4 tennis courts and a multi use games area (MUGA). A pavilion was not initially identified in the IDP as it was considered the leisure facility could accommodate changing facilities. However upon further advice a pavilion with separate changing rooms and community facilities i.e. kitchen, bar and social area is sought. This provision has therefore substituted one of the community facilities originally planned for at pre application stage, however the pavilion will also cater for community use.

Play Areas

- 6.65 Guidelines entitled Planning and Design for Outdoor Sport and Play' (PAD) indicate the types of play provision required. Six play areas in total are proposed – 4 x Local Equipped Area for Play (LEAPs) and 2 x combined Neighbourhood / Local Equipped Area for Play (LEAP/NEAPs). If necessary, to assist the viability position officers have suggested that the number of play areas could be reduced (reducing the value by £150k), however to date this has not been factored in. NEAPS generally include 6 play experiences for older children and LEAPs include 5 play experiences. There will be an opportunity to provide a range of play experiences both equipped and more informal. Broadly speaking the indicative siting of the proposed play facilities relate well to the residential areas they will serve however the exact locations can be agreed through an Open Space Delivery Plan, required by condition.

Allotments

- 6.66 An area of 1.49 hectares is provided for allotments. This will include raised allotments for users with disabilities plus parking, water provision etc. all to be set out in the outline specification. As the allotment site adjoins the 'retained farmland' it will be possible to secure further land for allotments, in the event that this farmland comes forward for development.

Community Centre

- 6.67 The community centre is located close to the southern primary school and within residential areas which is acceptable. In Autumn 2015 the council undertook a written consultation with the town and parish councils, stakeholders and community groups to establish the types of facilities and spaces that would be required in the proposed community centre and a summary of the consultation is **attached** (Appendix 5). This indicates the types of needs that would need to be catered for in the facility.
- 6.68 A site of 0.32 ha has been identified for the development proposing a building of 500 sq m. Officers are concerned that this will not provide sufficient area for a community centre that needs to offer facilities for a wide number of uses including, use by police and health services, a place of worship (multi faith), provision for youth and a wide range of other community uses.

- 6.69 The IDP identified that 1.8 community centres is necessary to serve this development and a community centre to serve 2500 people requires:

“Under standards a community hall/centre comprising a main hall with minimum dimensions of 18m x 10m x 6.1m (1098 sq. m) and an ancillary hall with minimum dimensions of 10m x 10m x 3.5m per 2,500 people (350 sq m) (Sport England”.

This standard for 2500 people requires halls of 1448 sq. m but the centre itself will need more floorspace for other rooms, reception, toilets, kitchen etc. This development will generate approximately 4900 people and therefore standards for 2500 people are a minimum requirement.

- 6.70 To meet these minimum recommended requirements and Sport England’s design guidance a community building of around 1500 sq. m is considered necessary (this would not provide the recommended hall sizes). In addition parking and open space to serve this development is required. Officers consider a site of at least 0.5 ha is required. The current proposal for a 500 sq m centre is considered inadequate. Officers recommend that an increased building size and site is provided and secured through the S106. However in seeking this provision the overall viability position will need to be considered, and there may be the ability to redistribute some of the other existing costs identified, e.g. maintenance as explained above.

Health

- 6.71 The Oxfordshire Clinical Commissioning Group has recently requested off site contributions. However the request is not specific in terms of amount or the project the monies would go towards. In view of the uncertainty over the project and the viability issues on the site officers have advised that the development will not secure off site contributions. However space within the community centre should be available.

Police

- 6.72 Contributions are sought in respect in respect of Automatic Numbering Plate Recognition, Didcot Police Station, Staff set up costs, IT devices, Vehicles and rooms within new Community Centre. Officers have concerns that some of these requests are not compliant with Regulation 122 of the CIL regulations. However, in view of the viability and priorities for other infrastructure and affordable housing, it is recommended that off site contributions are not pursued. However officers do want to ensure that space within the community centre is available for use by the police.

Other Contributions

- 6.73 As cited above in the paragraphs on Viability, several contributions towards infrastructure have been removed in order to assist the position on viability. However the council are securing monies towards public art and public realm to be spent on the improvements and public realm in the town (Orchard Centre and Gateway) which will promote Didcot’s future garden town status. In addition there will be off site contribution towards improving and upgrading the path towards Wittenham Clumps which see an increased pedestrian traffic. This is important for ecological and recreation reasons and is identified in the update on the appropriate assessment under the Habitat Regulations.
- 6.74 The total value of the infrastructure package is listed below. Officers recommend that this infrastructure, by provision on site and via financial contributions (indexed linked), in addition to affordable housing is secured through a S106 agreement.

Table 4 Value of Infrastructure to serve DNE

Item	Cost
	Q1 2016 costs
Transport	£14,287,957
Education	£16,460,806
Social and Community	£4,307,168
Nature Park	£1,238,518
Public Open Space (Play areas and playing fields etc)	£7,426,321
Other Public Open Space (Informal etc)	£1,819,612
Waste	£0
Monitoring by OCC and SODC	£33,758
Total	££45,574,140

7.0 CONCLUSION

7.1 Delivering housing is a key policy requirement of the NPPF and the principle of development on this site accords with the NPPF and the Development Plan. The Council does not have a five year housing land supply and it is in the public interest that housing is provided to meet need acknowledged in the District. All technical aspects of the proposal have been adequately addressed. To meet the NPPF requirements of sustainable development the application should be assessed in relation to the three strands for sustainable development as set out at paragraph 7 of the NPPF. These three strands are economic, social and environmental roles. All these have been considered throughout the report and my conclusions against each of the strands is summarised below.

Economic role

7.2 The Government has made clear its view that house building plays an important role in promoting economic growth. It is also important to secure adequate infrastructure e.g. highway works and education provision to ensure the economic role is not undermined. In economic terms, the scheme currently does make provision towards essential infrastructure. The local economy will benefit from construction jobs and encourage local investment both in the development and in wider infrastructure e.g. highway works. This part of the country faces difficulty in recruitment because of the lack of housing and more housing would assist in providing accommodation for the workers in the local economy. Notwithstanding this, in view of high house prices/rents in this part of the country it is important to secure the maximum amount of affordable housing without affecting the viability of the development, and ensuring the development can progress without undue delays. Longer term expenditure in the local economy should also increase and support the ongoing vibrancy of the garden town. I consider that significant weight should be afforded to this benefit, provided an acceptable level of affordable housing can be secured.

Social role

7.3 The proposal helps to support strong, vibrant and healthy communities, by providing the supply of 1880 houses, including extra care and specialist housing, towards meeting the needs of present and future generations. It will do this by creating a high quality built environment in a sustainable location and the development will provide a wide

range of facilities and services to support the population, e.g. schools, open space, sports provision, play areas, shops. As cited above, there remains a need to ensure that a requisite provision of affordable housing is secured to ensure that a wide range of housing type and tenure meeting the requirements of the NPPF and Core Strategy policies. Without those facilities and services or without the range and mix of housing to meet housing needs the application will undermine the social role required by the NPPF. Provided an acceptable level of affordable housing is secured together with infrastructure for facilities and services that will provide essential infrastructure for new residents and promote healthy communities, the application will fulfil this social role and should be afforded significant weight.

Environmental role

- 7.4 In view of the site's allocation for development in policy CSDID3 and the further infrastructure investment in Didcot this is an environmentally sustainable site. In respect of the site's environmental credentials, the scheme offers opportunities for habitat creation and enhancement and parks and open spaces for use by the public, which is a matter to which I afford significant weight. The development would result in the loss of farmland and extend Didcot further into open countryside. However, there are no landscape objections to the scheme and some loss will be inevitable in order to secure the delivery of this allocated site required in South Oxfordshire over the plan period. A substantial area of the district is covered by protected landscapes or Green Belt and the opportunity to realise development on a suitable site that is not within these designations weighs significantly in favour of the proposal.

Sustainable development

- 7.5 During the consideration of this application there has been a balancing exercise of the above roles in order to ensure that the scheme represents a sustainable development. This exercise is still ongoing and it is recognised that compromises are being made, in particular to the level of affordable housing. It is important too to ensure that development is viable and will be delivered. The recommendation below reflects the package that officers currently consider can be delivered without compromising the delivery of the development, however the applicants have yet to confirm that this is acceptable. A further written update will be provided to the committee with a final recommendation.

8.0 RECOMMENDATION

To delegate authority to the Head of Planning to grant planning permission, subject to:

- i. The completion of a S106 agreement to include:**
 - a) A minimum of 25% Affordable Housing with a tenure to be agreed to achieve the headline figure but not less than 40% affordable rented.**
 - b) On site provisions and contributions for infrastructure as identified in the paragraphs above in the Infrastructure section.**
- ii. The following conditions:**

Conditions:

- 1. Approved plans and document list.**
- 2. Approved land uses (as per masterplan).**
- 3. Commencement time limit.**
- 4. Time limit for submission of first reserved matters.**

5. Time limit for submission of remaining reserved matters.

Restrictions:

- 6. No built development to be occupied in flood zones 2 and 3.**
- 7. Buffer zones either side of watercourses.**
- 8. Hours of construction.**
- 9. Public rights of way - no materials to be deposited, no construction vehicles, no residential or commercial access on any public right of way (PROW).**
- 10. No construction vehicles to use any PROW.**
- 11. No residential or commercial access along any PROW.**
- 12. No gates access open across any PROW.**
- 13. Lifetime homes and wheelchair housing (CSH4).**

Pre commencement conditions:

- 14. Phasing plan.**
- 15. Submission of a site-wide masterplan, development brief and delivery strategy.**
- 16. Submission of a housing delivery document.**
- 17. Open space and community facilities delivery plan (OSCP).**
- 18. Design brief and design codes for character areas.**
- 19. Design codes for residential areas.**
- 20. Construction management plan (CMP).**
- 21. Construction environmental management plan for biodiversity (CEMPB).
Overarching strategy and detail with phases**
- 22. Landscape, environment and ecology management plan (LEMP) – overarching strategy and management /maintenance.**
- 23. Written scheme of archaeological investigation (WSI) to be submitted.**
- 24. Staged programme of archaeological mitigation in accordance with WSI.**
- 25. Intrusive investigation for contamination to be carried out.**
- 26. Submission of a drainage strategy and programme for on and off site works.**
- 27. Studies of water supply infrastructure to be carried out.**
- 28. Surface water drainage scheme and works to be submitted and carried out.**
- 29. Details of levels across the site.**

Details to be submitted with reserved matters:

- 30. Details of access and pedestrian access and crossings.**
- 31. Details of surface and foul drainage to comply with drainage strategy.**
- 32. Details of levels.**
- 33. Details of watercourse crossings to be submitted.**
- 34. Design statement demonstrating compliance with design brief/code.**
- 35. Hard and soft landscaping scheme to comply with LEMP, design brief/code.**
- 36. Replacement planting if damaged/destroyed in five years.**
- 37. Tree protection scheme.**
- 38. Landscape management and maintenance plan.**
- 39. Details of electric vehicle charging points (residential and non-residential).**
- 40. Energy and sustainable design standards non –residential buildings.**
- 41. Noise impact assessment and mitigation measures for non-residential uses with reserved matters.**
- 42. Hours of operation for non-residential uses with reserved matters.**
- 43. Details of lighting for non-residential uses with reserved matters.**
- 44. Detailed specifications for social and community facilities including allotments, community centre, pavilion, playing fields, play areas, tennis courts and MUGA.**
- 45. Accessible toilet to be provided in neighbourhood centre / supermarket.**

Prior to occupation:

- 46. Means of enclosure implemented before occupation.**
- 47. Roads/footpaths to be completed before use / occupation.**
- 48. Cycle parking for non-residential uses.**
- 49. (Travel Plan unless prepared by Oxfordshire County Council.)**

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