

# WEST OXFORDSHIRE DISTRICT COUNCIL

## LOWLANDS AREA PLANNING SUB-COMMITTEE

**Date: 9th March 2026**

### REPORT OF THE HEAD OF PLANNING



WEST OXFORDSHIRE  
DISTRICT COUNCIL

**Purpose:**

To consider applications for development details of which are set out in the following pages.

**Recommendations:**

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

***List of Background Papers***

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

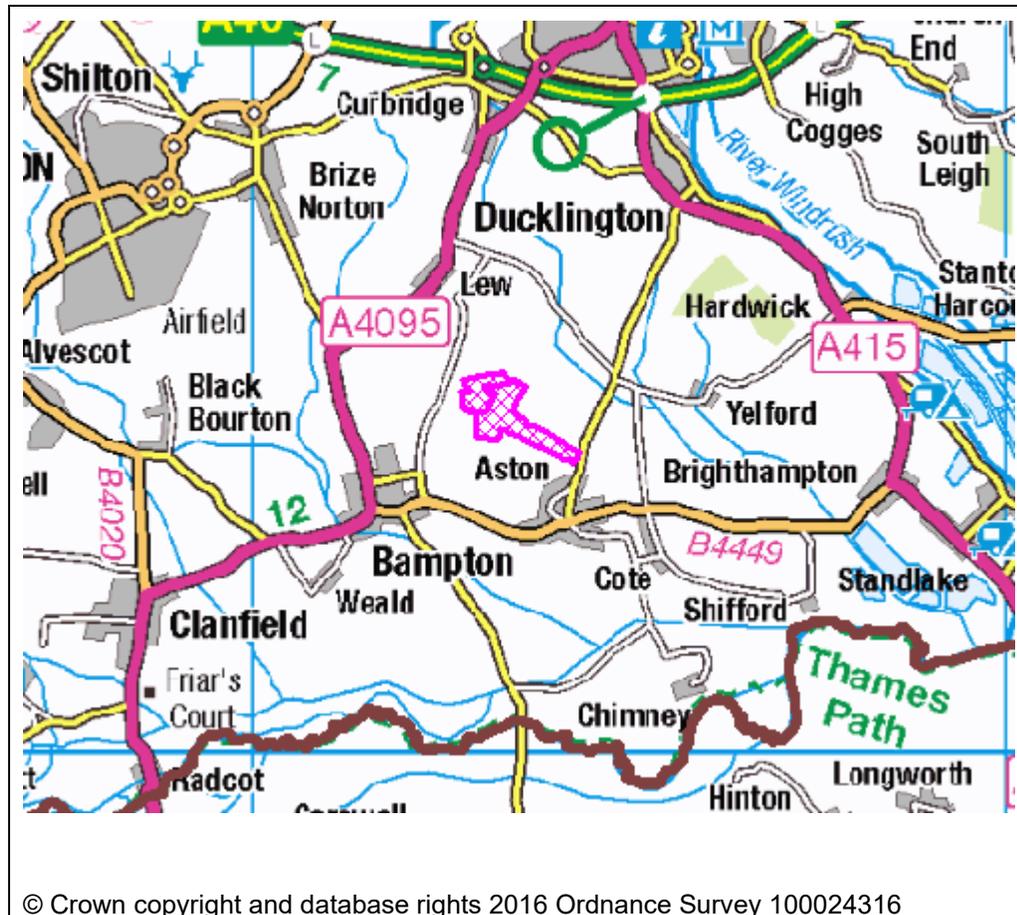
Please note that:

1. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from [www.westoxon.gov.uk/meetings](http://www.westoxon.gov.uk/meetings)

<b>Item</b>	<b>Application Number</b>	<b>Address</b>	<b>Officer</b>
1	25/01702/FUL	<a href="#">Land Parcel At E433108 N204560 Lew</a>	James Nelson
2	25/02878/FUL	<a href="#">Land Between Upavon Way And Northwood Crescent</a>	Clare Anscombe

Application Number	25/01702/FUL
Site Address	Land Parcel At E433108 N204560 Lew Bampton Oxfordshire
Date	25th February 2026
Officer	James Nelson
Officer Recommendations	Provisional Approval
Parish	Lew Parish Council
Grid Reference	433108 E 204560 N
Committee Date	9th March 2026

### Location Map



### Application Details:

Construction and operation of a ground-mounted solar farm with battery energy storage system (BESS) and associated infrastructure, access, ancillary works and landscaping.

**Applicant Details:**

Mount Owen Solar Limited  
14b Tower 42  
25 Old Broad Street  
London  
EC2N 1HN

**I CONSULTATIONS**

Major Planning Applications  
Team

**Transport**

Oxfordshire County Council, as Local Highway Authority (LHA), raises no objection subject to conditions. The Transport Statement (TS) has been reviewed in detail and, with the recommended safeguards in place, the proposals are considered acceptable in highway and transport terms.

**LLFA**

Objection- Key issues:

- The applicant has not demonstrated a proven point of discharge.
- Incorrect climate change allowance factor has been used in the calculation files.

**Archaeology**

No objection subject to conditions.

**Minerals and Waste**

Object subject to Conditions and request for further information.

**Fire**

No objection.

District Ecologist

No objection subject to conditions and S106 obligations.

Wildlife Trust

Concerns raised with regards to:

1. Potential for serious impact on priority species breeding and wintering birds including skylark
2. Potential for serious impact on priority species bats
3. Concerns relating to BNG, habitat creation and habitat management
4. Concerns relating to fencing

Climate

No Comment Received.

Conservation And Design Officer	I raise an objection to this proposal and consider it would not conserve and enhance the natural and historic environment. I consider it would be contrary legislation, NPPF section 16, and Local Plan policies in particular LP Policy EH9 (Historic environment) and EH10 (Conservation Areas) and Policy EH13 (Historic landscape character).
Environment Agency	No objection subject to condition.
ERS Air Quality	No objection subject to condition.
Env Health Contamination	No objection.
Env Health Noise And Amenity	No objection.
WODC Tree Officer	No Comment Received.
Natural England	Standing advice- no objection.
WODC Planning Policy Manager	No Comment Received.
Newt Officer	No Comment Received.
Parish Council	<b>Curbridge and Lew</b>  No objection.
Parish Council	<b>Bampton</b>  Objection on the following grounds:  Visual impact on landscape and tourism; Loss of arable agricultural land; Contribution to increased flood risk.  Comments made on community benefit fund which are extraneous to the planning process.
MOD MOD (Brize Norton)	No objection.
Parish Council	<b>Aston, Cote, Shifford and Chimney</b>  Subject to the submission of a revised Flood Risk Assessment (FRA) by the Applicant that addresses satisfactorily all the concerns highlighted by both the Environment Agency (EA) and the Local Lead Flood Authority does not object, but has the following observations and concerns:

Cumulative amount of development in the parish;  
Flood Risk; and  
Highways and construction route compliance.

## **2 THIRD PARTY REPRESENTATIONS**

2.1 Notably for an application of this scale, no third party comments have been received.

## **3 APPLICANT'S CASE**

3.1 The Application is supported by a Planning, Design and Access Statement which summarises the Applicant's Case. The summary of is set out below:

3.2 'The principle of locating a solar farm on the application Site is supported by the Development Plan. This Statement and the supporting reports submitted with the application demonstrate that the proposed development would not give rise to adverse or unacceptable impacts on the environment in respect of highways, ecology, built heritage, landscape and visual, arboriculture, flooding, noise and agricultural land.

3.3 In particular, adopted planning policy EH6 supports renewable energy developments, subject to relevant criteria being met.

3.4 The Site has also been selected for its lack of physical, historical and environmental constraints, and its topography, which provides effective landscape screening of the proposals from a number of receptors and allows for the sensitive creation of additional mitigation screening.

3.5 The proposed development will provide notable gains in biodiversity (well above the 10% legal requirement) by supplementing the existing vegetation and hedgerows surrounding the application Site with a range of native species and the provision of new shelterbelt and woodland planting that delivers additional green linkages. In addition, the temporary use of the land as a solar farm will provide opportunities for improved grassland species in between the solar panels which will contribute to enhancing biodiversity and deliver new habitats.

3.6 The proposals are appropriate in respect of flood risk. The drainage strategy provides for adequate attenuation for surface water for sealed surfaces and includes measures to reduce run off from the solar fields.

3.7 The existing field access can be utilised to provide safe highway access for the construction, operation and decommissioning of the development.

3.8 Construction and decommissioning of the development would be managed through a Construction Environmental Management Plan which can be agreed by way of a condition on any planning permission. Once agreed, the Plan will prescribe Site access arrangements, movements, working hours and practises and environmental matters, to manage potential impacts to local people and the environment.

3.9 To conclude, there is a recognised need and support for renewable energy technology within Development Plan policy, national planning policy and national and local policy guidance. This development would contribute towards the targets set for the UK's greenhouse gas emission

reduction and increasing the country's energy supply from renewable sources and more specifically, assist West Oxfordshire District Council in its own fight against climate change.

- 3.10 The proposed development is considered wholly compliant with all policies of the Development Plan and is sustainable development of notable planning benefit and should be approved without delay'.

#### **4 PLANNING POLICIES**

OS1NEW Presumption in favour of sustainable development  
OS2NEW Locating development in the right places  
OS3NEW Prudent use of natural resources  
OS4NEW High quality design  
E2NEW Supporting the rural economy  
T2NEW Highway improvement schemes  
EH2 Landscape character  
EH3 Biodiversity and Geodiversity  
EH6 Decentralised and renewable or low carbon  
EH7 Flood risk  
EH8 Environmental protection  
EH9 Historic environment  
EH10 Conservation Areas  
EH11 Listed Buildings  
EH13 Historic landscape character  
EH15 Scheduled ancient monuments  
EH16 Non designated heritage assets

DESGUI West Oxfordshire Design Guide

The National Planning Policy framework (NPPF) is also a material planning consideration.

#### **5 PLANNING ASSESSMENT**

##### **Background**

- 5.1 This application seeks planning permission for the construction and operation of a ground-mounted solar farm with battery energy storage system (BESS) and associated infrastructure, access, ancillary works and landscaping at Land Parcel at E433108 N204560, Lew, Bampton.
- 5.2 The Site comprises approximately 67.9 hectares (ha) of land set over a group of seven agricultural fields to the west of the Aston Road and the east of Mount Owen Road. The Site is located approximately 400m of Aston and approximately 1.7km northeast of Bampton. It straddles the boundaries of the three parishes: Curbridge and Lew; Bampton; and Aston, Cote, Chimney and Shifford.
- 5.3 The Site is generally bound by mature hedgerows with intermittent trees. The southwest part of the Site is open. The Site is not within any areas of designated planning significance other than at its south eastern extremity, adjacent to Aston Road, where the Site is within Flood Zones 2 and 3.
- 5.4 There are no designated or non-designated heritage assets within the Site. Listed buildings are located within Aston, Bampton and Lew. The Aston Conservation Area ('ACA') boundary is located

approximately 370m south of the Site and the Bampton Conservation Area ('BCA') some 1.35km southwest of the Site.

5.5 The Application is brought before Members due to the objections of Bampton and Aston, Cote, Chimney and Shifford Parish Councils on the grounds set out above.

### **Relevant planning history**

25/01/160/SCREEN- EIA Screening Opinion for proposed solar farm. EIA not required.

#### *Development plan*

5.6 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides 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. In this case, the development plan is comprised of the West Oxfordshire Local Plan 2031 ('WOLP').

5.7 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle
- Use of agricultural land
- Impact on the landscape character/visual amenities of the area
- Impact on heritage assets
- Flood risk and drainage
- Highways issues
- Biodiversity
- Glint and glare
- Noise
- Contamination
- Minerals and waste
- Planning obligations

5.8 Each are considered in the following sections of this report.

### **Principle**

5.9 The starting point in the assessment of the principle of development is WOLP Policy OS2, which sets out the general strategy for the location of new development within the District. In open countryside locations, OS2 requires development to be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area, as well as comply with the general principles of OS2.

5.10 Policy EH2 of the WOLP also seeks to protect landscape character and ensure that new development conserves and, where possible, enhances the intrinsic character, quality and distinctive natural and manmade features of the local landscape.

- 5.11 Policy EH6 'Decentralised and renewable or low carbon energy development (Excepting wind turbines)', is also directly relevant. EH6 supports the principle of renewable energy developments stating that such development should be located and designed to minimise any adverse impacts, with particular regard to conserving the District's high valued landscape and historic environment. It also states that in assessing proposals, local issues such as environmental impacts, opportunities for environmental enhancement and potential benefits to host communities need to be considered and satisfactorily addressed. The Policy also refers to detailed guidance published in the 'West Oxfordshire Renewable and Low Carbon Energy Guidance and Landscape Capacity Study' (2016).
- 5.12 The NPPF (2024) supports proposals for renewable and low carbon energy, with policies in this regard having been strengthened in the latest iteration. For example, paragraph 163 states 'the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts'. Paragraph 168 states that 'when determining planning applications for renewable and low carbon energy developments and their associated infrastructure, local planning authorities should not require applicants to demonstrate the overall need for renewable energy and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.'
- 5.13 National Policy Statements ('NPSs'), which make up the planning policy framework for examining and determining Nationally Significant Infrastructure Projects ('NSIPs'), would also form material considerations in the determination of the planning application even though this scheme is not a NSIP and as such the NPSs are not directly relevant.
- 5.14 The Climate Change Act 2008, as amended, sets a legally binding target to reduce net greenhouse gas emissions from their 1990 level by 100% to reach net zero by 2050. In 2021 the Government introduced the sixth Carbon Budget which enshrines in law a new target to cut emissions by 78% by 2035 compared to 1990 levels a new target of 81% was announced in November 2024.
- 5.15 West Oxfordshire District Council declared a Climate and Ecological Emergency in June 2019 and the 'West Oxfordshire Renewable and Low Carbon Energy Guidance and Landscape Capacity Study' (2016) recognises that solar energy can help meet targets for reducing carbon emissions and increase energy security.
- 5.16 There have been a number of Government policy statements and commitments produced in relation to energy and climate change in recent years. These include the Net Zero Strategy: Build Back Greener (2021), which sets an ambition for the UK to be powered entirely by clean energy by 2035, subject to security of supply.
- 5.17 In December 2024, the Government released their Clean Power 2030 Action Plan which sets out the pathway to achieving the government's goal of delivering at least 95% of Great Britain's generation through clean power by 2030. The Action Plan recognises that solar plays a key role in this target, requiring a substantial increase in installed capacity of both solar and battery infrastructure in a short timeframe. This is against the background of a predicted 40-60% increase in demand. In July 2024, a Written Ministerial Statement was made by the Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government, referring to boosting the delivery of renewables, which it described as 'critical to meeting the Government's commitment to zero carbon electricity generation.'

5.18 There is also a need to reduce reliance on imported fossil fuels in the interests of energy security and to ensure less volatile energy prices for UK consumers. The British Energy Security Strategy (2022) sets out the strategy to achieve this. It notes the expectation of increasing solar power fivefold by 2035. It also sets out the support for solar co-located with other functions such as battery storage to maximise the efficiency of land use.

5.19 The PDAS outlines that it is estimated that the solar panels would generate an export capacity of up to 40MW ac with a battery storage capacity of 40MW. This equates to energy supply to approximately 16,000 homes per year. The scheme would save over 650,000 tonnes of CO<sub>2</sub> over its lifespan of 40 years. These benefits would accord with the NPPF's renewable energy provisions, which indicate that the delivery of renewable, low carbon energy is central to the economic, social and environmental dimensions of sustainable development. In the context of the above policy and legislative context, your officers consider that the principle of development in this instance to provide renewable energy generation and supporting infrastructure is therefore supportable. These benefits need to be weighed against the impacts of the development, as considered in more detail below.

### **Use of agricultural land**

5.20 The National Planning Practice Guidance ('PPG') (Renewable and Low Carbon Energy) sets out the particular planning considerations that relate to large scale ground-mounted solar PV farms, including referencing to landscape and visual impact, heritage assets and greenfield land. Where a proposal involves greenfield land, the LPA will need to consider, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays. The NPPF advises that the best and most versatile agricultural land is land within grades 1, 2 and 3a of the agricultural land classification and seeks to steer development of this nature towards less productive land. WOLP Policy EH6 states that 'any proposals for a solar farm involving best and most versatile agricultural land would need to be justified'.

5.21 An Agricultural Land Classification survey has identified that almost the whole of the Site contains Grade 3b agricultural land, which therefore falls outside of the definition of BMV land. It is also noted that the development is for a temporary period of 40 years at which point the land would revert to its current use. As such, the proposal is compliant with the above policy context regarding best and most versatile agricultural land.

### **Impact on the landscape character/visual amenities of the area**

5.22 Policy EH2 of the WOLP also seeks to protect landscape character and ensure that new development conserves and, where possible, enhances the intrinsic character, quality and distinctive natural and man-made features of the local landscape. Policy EH6 outlines that renewable energy developments should be located and designed to minimise any adverse impacts.

5.23 Policy EH13 of the WOLP relates to historic landscape character and sets out the matters which particular attention will be paid to in determining applications that affect the historic character of the landscape. These include:

- the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected

- the extent to which key historic features resonant of the area's character, such as hedgerows, watercourses and woodland, will be retained or replicated
- the degree to which the form and layout of the development will respect and build on the pre-existing historic character
- the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.

5.24 The West Oxfordshire Renewable and Low Carbon Energy Guidance and Landscape Capacity Study refers to the 'Renewable Energy and Low Carbon Energy Assessment and Strategy for West Oxfordshire' prepared by LDA Design in October 2016. This report states that, 'in general terms, there is significant potential for further solar farm development in the district subject to careful consideration of individual development proposals'. The report states that very few constraints exist in West Oxfordshire and those that do, such as public rights of way, woodland and rivers, cover a small portion of the district, although sites on best and most versatile agricultural land are likely to be heavily constrained by that fact. Officers note that the Site is within the 'More Suitable' area for solar farms.

5.25 The application is supported by a Landscape and Visual Appraisal. To enable full review of the submission, your Officers have commissioned an independent review ('IR') of the submitted LVA by Clews Landscape Architecture Ltd.

5.26 In terms of landscape character, at a national level, the Site lies within the 'Upper Thames Clay Vales' National Character Area (NCA108). The key characteristics of the NCA include its open, gently undulating lowland farmland falling to the Thames, infrequent woodland cover but strong network of hedges and field trees and willow-lined watercourses.

5.27 At a county level, the Oxfordshire Wildlife and Landscape Study identifies the Site as lying within the Lowland Village Farmlands Landscape Character Type (LCT 8). The key characteristics of this landscape character type include:

- A varied gently rolling and almost flat topography.
- Medium to large-sized arable and hedged fields.
- Thinly scattered hedgerow trees, which are mostly ash.
- Ash, willow and poplars fringing ditches and streams.
- Prominent village settlements scattered throughout the area.

5.28 The 'West Oxfordshire Landscape Assessment' (1998) ('WOLA') considers landscape character at a district scale placing the Site within the Bampton Vale Landscape Character Area ('LCA'). The LCA is 'defined by its low-lying and gentle relief and the patchwork of large, regularly shaped fields and comparatively strong structure of hedgerows and trees'. At a finer grain, the Site crosses three landscape types, open rolling vale farmland in the eastern (higher) part of the site and semi-enclosed rolling vale farmland as it drops to the west with open flat vale farmland adjacent to Aston Road.

5.29 Key features of these landscape types include:

- Weak landscape structure with high intervisibility and 'two-dimensional' expansive character (open rolling vale farmland and open flat vale farmland); and

- Stronger landscape structure with regular field boundaries and occasional belts/blocks of woodland and semi-enclosed character with moderate intervisibility (semi-enclosed rolling vale farmland)

5.30 Your officers consider that the Site shares these characteristics as set out in the WOLA.

5.31 Development sensitivities in the landscape character include the visually sensitive nature of open vale landscapes and unspoilt floodplain pastures with semi-enclosed landscapes offering greater potential to absorb development.

5.32 In terms of impact on landscape character, the LVA concludes that the sensitivity of the Site is medium. The IR is supportive of the methodology of the LVA and generally endorses its findings, which are summarised in the table below.

Type of Effect	Level	Timeframe	Effect
Landscape	Site level	Construction and Year 1	Moderate/Minor Adverse *
		Long term (Year 15+)	Moderate/Minor Beneficial *
	County and National Character Areas	Construction and Year 1	Negligible Adverse
		Long term (Year 15+)	Negligible Neutral
	Local Character Area	Construction and Year 1	Moderate/Minor Adverse
		Long term (Year 15+)	Minor Adverse
Visual	Wider landscape	Construction and Year 1	Moderate/Minor Adverse
		Year 1	Minor Adverse
		Long term (Year 15+)	Minor/Negligible Adverse
	Closer proximity e.g. residents	Construction and Year 1	Moderate Adverse
		Long term (Year 15+)	Negligible Adverse
	Users of roads and public rights of way	Construction and Year 1	Moderate/Minor Adverse
		Long term (Year 15+)	Negligible Adverse

\* Please note: There is a transposition error in the report. In the analysis of the Landscape effects (LVA, section 4.1.9, page 20) the magnitude of the landscape effects at the Site level are assessed to be **Moderate/Minor Adverse** during construction and Year 1 and then **Moderate/Minor Beneficial** in the longer term. However, in the conclusion (LVA, section 5.1.5 page 33), these are stated as **Moderate/Minor Beneficial** and **Moderate Beneficial** respectively.

5.33 Therefore, in landscape impact terms, effects upon county and national character areas are considered to be Negligible Adverse during construction and at completion but reversible, reducing to Negligible Neutral by year 15 due to proposed mitigation. Landscape effects upon the local character area are considered Moderate/ Minor Adverse Effect during construction and at Year 1 and Minor Adverse at establishment. At a site level, the effects are considered Moderate / Minor Adverse at Year 1 reducing on establishment due to mitigation measures proposed.

5.34 On visual effects, it is noted that the site contains no public rights of way, the closest being bridleway ref. 119/2/10 which lies to the south of the site. The site relatively well-contained by its topography, landscape features and distance from viewpoints. The significance of the long-term visual

effects of the proposed development during construction and at completion is predominantly Moderate/Minor and Minor Adverse reducing to Minor and Negligible Adverse on establishment.

5.35 The IR outlines that:

'The LVA is sufficient in respect of appropriateness, quality, comprehensiveness, compliance and conformity with relevant guidance and regulations. For more details of the LVA review, please see attached appendices.

More information could have been provided in the LVA regarding the details of some of the proposed mitigations'.

5.36 In this regard, the IR recommends that the following further information be sought:

'A revised, more detailed Landscape Mitigation Plan (currently part of Appendix 3 of the LVA). This revised plan would provide comprehensive details of all of the proposed mitigations, including but not limited to:

- Details of the locations of the gaps in the existing hedgerow and details of how they are to be filled, including species and maturity of plants to be used.
- Details of how existing trees and hedgerows are to be protected and enhanced (some detail included in Arboricultural Impact Assessment).
- Details of how the watercourses on the boundaries of the site are to be enhanced.
- Details of the installation of the meadow areas.
- Details of the installation of the ditches and roadways.
- Details of how the landscape will be protected during construction e.g. prevention of damage to: soil (e.g. compaction); existing trees and hedgerow; wildlife; archaeological discoveries; etc)
- Details of the plan for the ongoing management and maintenance of the landscape e.g. Landscape and Ecological Management Plan (LEMP)
- Details of the plans for the decommissioning of the site.

5.37 Alongside this is there could be a more comprehensive planting strategy which includes trees planted in the hedgerows to provide better visual mitigation from year 1, rather than the 15 years referenced'.

5.38 Your officers are satisfied that these measures could be secured via suitably worded planning condition. It is also noted that during the course of the application, the extent of panels has been reduced, primarily to remove them from areas of increased flood risk. This has the secondary benefit of setting the development back from the Aston Road and avoiding built form in the highly sensitive open flat vale farmland landscape type.

5.39 Further, in response to concerns raised by your Officers regarding the potential for panels to be located in the western field to the north of the ridgeline to break this ridgeline, the extent of panels to the north of the ridgeline has been reduced and set back. In combination with the reinforcement of the hedgerow to be secured by condition, this amendment will ensure that panels are not visible from the south above the ridgeline.

5.40 Your officers consider that the application has therefore demonstrated that appropriate mitigation measures are included within the scheme and amendments made during the course of the application would address your officers' concerns. On this basis, whilst the proposal would result in

landscape and visual harm and thus conflict in part with Policies EH2 and EH13, the impacts of the scheme would be contained to a site and localised level, and the proposal has sought to minimise and mitigate any adverse impacts in accordance with WOLP Policy EH6.

### **Impact on heritage assets**

5.41 The Planning (Listed Buildings & Conservation Areas) Act 1990 Section 66(1) requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses. Policies EH9 and EH11 of the WOLP reflect this duty. Officers also have regard to Policy EH10 insofar as it relates to the setting of conservation areas and EH13 with regard to historic landscapes.

5.42 There are no designated or non-designated heritage assets within the Site. However, there are listed buildings and groups of listed buildings located within Aston (Conservation Area) 400m to the south of the Site, within Bampton (Conservation Area) 1,200m to the southwest of the Site, and around Lew 1,200m to the northwest of the Site. These include the Churches at Bampton (Church of St Mary's- Grade I) and Aston (Church of St James- Grade II). Mount Owen Farm Scheduled Monument is c.1.5km from the site. By virtue of these significant separation distances, your Officers consider that the settings of listed buildings within these settlements would not be affected by the proposal.

5.43 Section 16 of the NPPF (Conserving and enhancing the historic environment) is also an important material consideration in this assessment and states that in determining applications, LPAs should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, such as a listed building or conservation area, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213). Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

#### *Main elements contributing to the significance of designated heritage assets*

##### *Bampton Conservation Area*

5.44 The BCA encompasses much of the settlement of Bampton and is centred around the historic core of the village including around the Grade I listed Church of St Mary's. On the south side of Aston Road it extends as far as Calais Farm, with the boundary continuing south to Buckland Road. The BCA boundary excludes later development in the north east of the town around New Road and Mount Owen Road, which has had a significant impact upon its setting in this direction. The village is a long-established rural settlement with evidence of occupation during the later prehistoric and Roman eras, later evolving into a medieval market town with a history as a farming and trading community. The well preserved historic core has a focus of vernacular buildings, many of which are listed, and a layout based on a convergence of routes at a market place with a network of lanes around these. The significance of the BCA results largely from the historic development of the settlement, building styles, generally consistent use of vernacular materials and the historic interrelationship between the settlement and the surrounding agricultural land, which contributes positively to its setting.

### *Aston Conservation Area*

5.45 The ACA covers a large proportion of the village, incorporating the historic core centred on a triangular square, areas of agricultural land close to the historic core and large areas of modern residential development largely to the east of the core. The historic core of the village incorporates many of the village's historic buildings, a number of which are listed, and its vernacular architecture and linear arrangement along the main streets form a large part of its significance. The surrounding agricultural land would once have been relied on for farming and the significance of this rural landscape is demonstrated by the inclusion of some agricultural land within the ACA and reflects the importance of the long views of the settlement and the historic patterns of enclosure.

### *Contribution of the Site to the setting of the BCA and ACA*

5.46 The Site forms part of the green landscape of the upper Thames Valley in which the two settlements are located. It is a characterful and historically open landscape which has been farmed (open field systems) since at least the medieval period. Your conservation officer has confirmed that the Site forms a positive contribution to the settings of both conservation areas primarily due to forming a large area of characterful rural landscape with an historic and functional relationship with both settlements.

### *Impact of the proposal upon the significance of the BCA and ACA*

5.47 Your conservation officer considers that given the very large-scale of the proposal and its nature, the proposed development would introduce an industrial and urbanising form of development within the wider setting of the identified conservation areas. Concerns are also raised that the proposed mitigation in the form of screening, can in itself, be detrimental to the landscape, appearing artificial and negatively altering formerly natural and historic views as well as the harming historic landscape character and appearance. Conversely, your Officers note that the proposed mitigation would be generally limited to 'gapping-up' and strengthening existing landscape features which the IR has endorsed as measures sensitive to the defining characteristics of the landscape. With regard to the BCA, it is also noted that the development would be well set back from the BCA boundary, with significant modern development intervening. No intervisibility is identified from either the BCA or ACA. Amendments during the course of the application have also increased the distance between panels and the ACA and the eastern 'tongue' of the Site is well-contained by the topography and landscape features. On this basis, the harm identified to the significance of the BCA and ACA is considered to fall around the mid-point of 'less than substantial' harm in the terms of the NPPF.

### *Archaeology*

5.48 The site lies in an area of general archaeological interest and potential, as has been examined in the submitted Historic Environment Desk-Based Assessment ('HDBA'). A scheduled monument is located 1.5km northwest of the proposal site at Mount Owen Farm, which protects a group of rectangular enclosures and linear features identified via aerial photographs. OCC Archaeology have therefore been consulted on the application. The HDBA identified anomalies consistent with Medieval/post-Medieval and modern agricultural activities, as well as some anomalies with uncertain origin which will require further investigation. OCC have confirmed that this could be achieved through planning condition and as such, have not objected to the scheme.

## *Heritage balance*

5.49 Having identified less than substantial harm to the significance of designated heritage assets, to which great weight must be applied, the balancing exercise set out under Paragraph 215 of the NPPF must be undertaken whereby the public benefits of the scheme are weighed against the heritage harms. In this case, the harm identified is considered to fall towards the middle of less than substantial in the terms of the NPPF. The public benefits of the scheme are considered to principally result from the low carbon method of energy generation proposed and associated battery infrastructure. Given the scale of the scheme and policy context as outlined above, significant weight should be awarded to this benefit. Significant positive weight should also be awarded to delivery of ecological enhancements in excess of the minimum statutory requirement (as will be covered below). Limited weight should also be awarded to the economic impacts of the scheme during construction. In this case and given the moderate level of heritage harm identified, whilst applying great weight to this harm, the public benefits resulting from the scheme are considered to outweigh the heritage harm and this heritage balance falls in favour of the application.

## **Flood risk and drainage**

5.50 WOLP Policy EH7 requires proposals to address all sources of flooding and set out measures to manage or reduce their impacts onsite and provide sustainable drainage systems to manage run-off. The Site falls primarily within Flood Zone 1 however does include areas of higher flood risk (Flood Zones 2 and 3 as outlined above and higher surface water flood risk at the north of the site).

5.51 The Applicant has submitted a revised Flood Risk Assessment & Drainage Strategy ('FRA') during the course of the application in response to the comments of the Environment Agency ('EA') and Lead Local Flood Authority ('LLFA').

5.52 As part of the Site is located within Flood Zones 2 and 3, NPPF paragraph 175 requires that a sequential test be carried out. As stated at NPPF para. 174: the 'aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding from any source'. The Applicant has carried out an assessment of 'reasonably available sites' taking into account factors such 'distance from the site capacity, grid connection point, Green Belt, agricultural land classification, proximity to heritage assets, proximity to woodland and designated ecological sites, as well as flood risk'. This finds that: 'Within a radius of 5km from the grid connection point, the Applicant has not identified any available site with potential for solar development with a lower risk of flooding'. Officers consider therefore that this test is passed.

5.53 NPPF paragraph 177 states: 'Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. Annex 3 of NPPF classifies solar farms as 'essential infrastructure' where an exception test is required in Flood Zone 3. NPPF paragraph 178 states: 'To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'

5.54 Amendments to the scheme have removed panels and fencing from areas of increased flood risk. It is noted that the access would run through Flood Zone 3 but confirmation is provided that a

secondary means of escape is available via Mount Owen Road. Therefore, no conflict with part a is identified. The changes made to the scheme to remove panels from areas of increased flood risk have led the EA to remove their initial objection and confirm the exception test is passed.

5.55 As regards run-off and other surface water flood risk matters, the Applicant has confirmed that suitable vegetation will be maintained under the solar panels and measures to avoid compaction of soil and to carry out de-compaction during construction will be implemented which can be secured via condition. It is noted that at the time of writing, the LLFA maintain objection to the scheme on the basis of the need for the following matters:

- The Applicant has not demonstrated a proven point of discharge; and
- Incorrect climate change allowance factor has been used in the calculation files.

5.56 The Applicant is preparing information to address these points and your Officers consider that these matters are likely to be addressed either prior to or shortly after the meeting. A verbal update will be provided but at the time of writing, your Officers seek delegated authority to resolve this matter to the satisfaction of the LLFA prior to issuing a positive decision. Therefore, subject to the submission of additional information and the removal of the LLFA objection, the application is considered acceptable in flood risk and drainage terms.

### **Highways issues**

5.57 Your officers have regard to the policies of the WOLP and NPPF with regard to the impact of the proposed development on the highway network. WOLP Policy T2 for example states: 'all development will be required to demonstrate safe access and an acceptable degree of impact on the local highway network.'

5.58 The Local Highways Authority have raised no objection to the scheme subject to conditions.

5.59 It is confirmed that access arrangements to Aston Road would be suitable with appropriate vision splays and swept path analyses having been demonstrated.

5.60 In terms of construction, it is expected this will last six months. During this time, the majority of HGV movements will occur in the first three months, with an overall forecast of approximately 1,160 HGV deliveries across the programme- equating to around 21 two-way HGV movements per day at the busiest period. The proposed routing strategy directs all HGVs to approach the site from the north, via the A40, the A415, and then Aston Road/North Street. This avoids the more constrained roads through Aston village and reduces the risk of traffic impacts in sensitive residential areas. Negligible levels of traffic are expected in the operational phase. A Decommissioning Construction Traffic Management Plan (CTMP) will also be secured by planning condition to manage impacts at the end of the project's lifespan.

5.61 The Local Highways Authority state; 'The Transport Statement (TS) has been reviewed in detail and, with the recommended safeguards in place, the proposals are considered acceptable in highway and transport terms.' As such, the application is acceptable in transport terms.

### **Biodiversity**

5.62 Policy EH3 of the local plan seeks to protect and enhance biodiversity in the district to achieve an overall net gain in biodiversity and minimise impacts on geodiversity. This includes protecting and

mitigating for impacts on priority habitats, protected species and priority species, both for their importance individually and as part of a wider network, and that all developments retaining features of biodiversity value on site and incorporating biodiversity enhancement features.

5.63 The application is also subject to statutory Biodiversity Net Gain ('BNG') requirements and proposes a biodiversity unit value increase of 14.17% Habitat units, 25.8% Hedgerow units and 16.67% Watercourse units. The Council's Biodiversity Officer ('BO') has reviewed the submitted BNG information and considers that statutory requirements have been exceeded and the application is acceptable in this regard. A BNG monitoring fee of £11,000 is recommended given the large size of the site and the low complexity of proposed habitat interventions.

5.64 In terms of the impact on protected species, an Ecological Impact Assessment ('EclA') has been submitted.

#### *Great Crested Newts*

5.65 The BO confirms that it is highly likely that Natural England will issue a licence in this instance as potential impacts to Great Crested Newts are acceptably low and their favourable conservation status can be maintained

#### *Birds*

5.66 The EclA reports that there are 15 skylark territories across the site, as well as 4 linnet territories, 2 yellow wagtail territories and 10 yellowhammer territories. These are priority farmland bird species and compensation will be required for the loss of any habitat which supports them. Two parcels of land covering 24ha (to west) and 5.6ha (to north) have been identified for the creation of skylark plots at a density of 2 per ha. The BO notes that this would exceed the ratio of 3 skylark plots per lost territory which has previously been suggested by Natural England. A full skylark/farmland bird compensation strategy can be secured via condition. Section 6.7 of the EclA recommends long-term monitoring of created skylark plots and bat activity within the Site. Officers therefore consider that provisions for the submission of monitoring reports for offsite skylark plots and onsite bat activity must be secured.

5.67 The EclA also notes that golden plover roost onsite during winter. the proposals will adversely affect golden plover, with a 34% reduction in winter roosting habitat onsite. This is given as a reason for objection in the BBOWT response to this application. In this regard, the BO states:

'I believe an overall net loss in wintering habitat for golden plover should be considered in the planning balance, but I also note that the site is not functionally linked to any internationally designated site (i.e. SPA, SAC or Ramsar) and golden plover are not a priority species. Their BoCC status is 'green'. As such, there are limited grounds for requesting compensation for this adverse effect.'

5.68 Therefore, the BO has therefore confirmed that the application is acceptable in ecological terms subject to the imposition of conditions as set out in Section 6 and planning obligations as set out below.

## **Glint and glare**

5.69 A Glint and Glare study has been undertaken to assess the possible effects of glint and glare from the proposed development. The assessment pertains to the possible impact upon road safety, residential amenity, and aviation activity with particular regard to any impact on flightpaths associated with RAF Brize Norton. The MOD have been consulted on the application and have raised no objection. No significant impacts are predicted upon road safety, residential amenity, or aviation activity and the application is therefore acceptable in this regard.

## **Noise**

5.70 A Noise Impact Assessment has been submitted in support of the application. The Environmental Health Officer has reviewed this information and has no objection to the application.

## **Contamination**

5.71 WOLP Policy EH8 states: 'Proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety, will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.'

5.72 The application includes an Outline Battery Storage Safety Management Plan ('OBSSMP'). The OBSSMP states:

'The detailed design phase will determine the approach to addressing the following specific requirements, which will be updated prior to construction of the BESS and submitted to the local planning authority as a detailed BSSMP prior to the commencement of construction. The detailed BSSMP must include:

- The detailed design, including drawings of the BESS;
- A statement on the battery system specifications, including fire detection and suppression systems;
- A statement on operational procedures and training requirements, including emergency operations;
- A statement on the overall compliance of the system with applicable legislation;
- An environmental risk assessment to ensure that the potential for indirect risks (e.g., through leakage or other emissions) is understood and mitigated;
- A Risk Management Plan detailing the hazards and risks at and to the facility and their proposed management, safety issues for fire fighters and safe access;
- An Emergency Response plan covering construction, operation and decommissioning phases developed to include the adequate provision of firefighting equipment on-Site.

5.73 Provision of the above information will demonstrate prior to construction that all of the considerations and requirements in this document have been addressed and the BESS installation is safe'.

5.74 No objection has been raised by the Council's Environmental Health officers, OCC Fire and rescue or the EA and these matters can be addressed via planning condition.

## **Minerals and waste**

5.75 The Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy 2017 (OMWLP) forms part of the Development Plan for Oxfordshire and is considered in determination of this application.

5.76 The site lies next to a Minerals Safeguarding Area for sharp sand and gravel as designated under Policy 8 of the OMWLP and falls within a Minerals Consultation Area. The south west corner of the Site is adjacent to the northern boundary of the Safeguarding Area. Therefore, there is the potential for the development to hinder future working of the Mineral Safeguarding Area.

5.77 Policy M8 of the OMWLP states:

'Mineral resources in the Mineral Safeguarding Areas shown on the Policies Map are safeguarded for possible future use. Development that would prevent or otherwise hinder the possible future working of the mineral will not be permitted unless it can be shown that:

- The site has been allocated for development in an adopted local plan or neighbourhood plan; or
- The need for the development outweighs the economic and sustainability consideration relating to the mineral resource; or
- The mineral will be extracted prior to the development taking place.

5.78 Mineral Consultation Areas, based on the Mineral Safeguarding Areas, are shown on the Policies Map. Within these areas the District Council will consult the County Council on planning applications for non-mineral development.'

5.79 The site has not been allocated for development in an adopted local plan or neighbourhood plan, nor is there currently any indication that the mineral be extracted prior to the development. Therefore, the Minerals and Waste Planning Authority (OCC) have objected stating that they require evidence that the need for the development outweighs the economic and sustainability consideration relating to the mineral resource or that that the Applicant would not object to any future mineral workings within the Safeguarding Area and a planning condition to secure this. It is noted that the nearest solar panels would be approximately 150m from potential future quarry workings, providing a buffer. Further, the proposal is temporary in nature and therefore would not prevent extraction in the long term. Your Officers consider therefore that this impact should not prevent approval of the application.

## **Planning obligations**

5.80 The BO has calculated that a £11,000 monitoring fee is required to facilitate the monitoring of BNG measures on site. This will be secured via S.106 agreement.

5.81 As requested by the BO, the S106 agreement will also include obligations to submit long-term monitoring of offsite skylark plots and onsite bat activity to the Local Planning Authority.

## **Other matters**

5.82 With regard to waste, the vast majority of impacts in this respect would occur at decommissioning stage and can be adequately managed through condition.

## Conclusion and planning balance

5.83 As set out above, the proposed development would harm the character and appearance of the surrounding landscape and result in less than substantial harm to the setting of designated heritage assets. Your officers attach significant weight to these matters whilst acknowledging that the landscape and visual harms would be contained to a site and localised level.

5.84 It is also recognised that the application proposal has sought to minimise and mitigate any adverse impacts in accordance with WOLP Policy EH6. The resultant impacts on heritage assets would constitute a medium level of less than substantial harm, which has been found to be outweighed by the public benefits of the scheme in the initial heritage balance. Therefore, there would be no conflict with heritage-related policies in the development plan or NPPF. Officers also attach weight to the comments raised in the objection of the minerals and waste planning authority although it is noted that only a small portion of the site would be located adjacent to the safeguarded area and crucially that the development is time limited, thus ensuring that the resource is safeguarded in the long term.

5.85 Conversely, the scheme would result in significant economic, social and environmental benefits through the low carbon method of energy generation proposed, resulting in 40MW of electricity generation capacity. This includes the generation of renewable energy and a consequent reduction in carbon emissions, supporting the county and country in meeting national and local targets on renewable energy and carbon emissions, providing additional employment and ecological enhancements in excess of the minimum statutory requirements. Your officers also recognise that the proposal includes facilities for Battery Energy Storage, which facilitates a time-shift in the consumption of previously generated energy in order to successfully address demand. This also attracts significant positive weight in this balance. Significant positive weight is also attributed to the BNG net gain proposed. These extensive benefits are considered sufficient to outweigh the harms identified.

5.86 Despite partial conflict with the development plan with regard to landscape and visual impact and minerals planning, the proposal is therefore considered to accord with the provisions of the development plan as a whole and the above policy and legislative context with regard to renewable energy development, which provides a material consideration adding weight to the conclusion that the application should be approved. The application is therefore recommended for provisional approval subject to the signing of an S.106 agreement in order to cover BNG monitoring costs, skylark and bat mitigations and the objection of the LLFA being withdrawn.

## 6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The permission hereby granted shall expire 40 years from the date when electrical power is first exported ('first export date') from the solar farm to the electricity network, excluding electricity exported during initial testing and commissioning. Written confirmation of the first export date shall be provided to the Local Planning Authority no later than one calendar month after the event.

REASON: In the interests of landscape character, visual amenity and safeguarding mineral resources to accord with the NPPF.

4. Should the solar panels not be used continuously for the production of energy for a period of six months, the panels, supports, inverters, cables, buildings and all associated structures and fencing shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent the retention of development in the countryside that is not being used for its intended purpose in the interests of landscape character and visual amenity.

5. Not less than 12 months before the cessation of the development hereby permitted, a Decommissioning Method Statement (DMS) shall be submitted to and approved in writing by the Local Planning Authority. The Decommissioning Method Statement shall include details of the removal of the panels, supports, inverters, cables, buildings and all associated structures and fencing from the site, and a timetable. The DMS shall also include details of the proposed restoration. The site shall be decommissioned in full accordance with the approved DMS and timetable within six months of the expiry of the planning permission.

REASON: In the interests of landscape character and visual amenity to accord with the NPPF.

6. All electrical cabling between the solar panel rows and the on-site connection buildings shall be located underground and the excavated ground shall be reinstated to its former condition.

REASON: In the interests of landscape character and visual amenity.

7. Prior to the commencement of development other than that related to the construction of the access hereby referred to, the site access shall be fully constructed in accordance with the approved drawings contained in the Transport Statement appendices dated July 2025. The visibility splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.6m measured from the carriageway level and shall be retained as such thereafter.

REASON: In the interests of highway safety and to comply with government guidance contained within the National Planning Policy Framework.

8. Prior to the commencement of development, a detailed Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The AMS and TPP shall be adhered to in full during the entire period of construction and shall be consistent with the submitted Arboricultural Impact Assessment dated July 2025 and prepared by Lanpro.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

9. Prior to commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall set out in detail the construction routing, delivery schedules avoiding peak hours, site compound arrangements, appropriate facilities for wheel washing and mud control measures, temporary signage proposals, measures for on-site parking and turning, and banksman arrangements. The CTMP should also include a pre- and post-construction condition survey of the local highway, with reinstatement measures to take place in the event of any damage. The development shall be undertaken in accordance with the agreed CTMP unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

10. Prior to the commencement of decommissioning works, a Decommissioning Stage Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority (LPA), in consultation with the Local Highway Authority (LHA). The CTMP shall include, but not be limited to, the following details:

Trigger for Implementation:

The CTMP shall be triggered by the formal notification to the LPA of the intention to commence decommissioning works. This notification shall be provided no less than 6 months prior to the commencement of works.

Traffic Management Strategy:

Anticipated traffic generation, including the number, type, and frequency of HGV and other construction-related vehicle movements. A route assessment to ensure safe and suitable access to and from the site, minimizing impacts on the local highway network. Measures to manage vehicle movements and prevent peak hour congestion on surrounding roads.

Highway Safety and Access Measures:

Details of site access arrangements, including any temporary modifications to junctions or visibility splays. Measures to prevent mud, debris, and dust from being deposited onto the public highway. On-site wheel washing and road cleaning provisions.

Operational Hours and Delivery Scheduling:

Restrictions on HGV movements during peak hours and sensitive times (e.g., school drop-off/pick-up times). A booking system or delivery schedule to prevent queuing on the public highway.

Communication and Monitoring:

A community liaison strategy to inform local residents and stakeholders of key phases of the works. A monitoring and enforcement plan to ensure compliance with the approved CTMP.

The development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that decommissioning activities are carried out in a manner that minimizes disruption to the local highway network, protects road safety, and prevents environmental impacts.

11. Prior to the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2024).

12. Following the approval of the Written Scheme of Investigation referred to in condition 11, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

REASON: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2024).

13. No development shall be undertaken (including any site and/or vegetation clearance) until a Construction Environmental Management Plan (CEMP) which contains full details of the measures outlined in section 6 of the Ecological Impact Assessment (EclA) (BSG, October 2025) submitted with the planning application has been submitted to and approved in writing by the local planning authority. The CEMP shall include consideration of the following:

- a) Retained tree and hedgerow protection measures in accordance with BS 5837:2012;
- b) Measures to avoid impacts to adjacent woodlands and ponds, including identification of construction exclusion zones;
- c) Specific measures (which may be presented as a series of method statements) to avoid impacts to badgers and other terrestrial mammals, foraging and commuting bats and other nocturnal wildlife, reptiles, amphibians, breeding birds and wintering birds;
- d) The role and responsibilities of an Ecological Clerk of Works (ECoW) or similarly competent person(s); and
- e) Copies of any protected species mitigation licences required for work to commence, if required.

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

REASON: To avoid harm to biodiversity in accordance with the NPPF 2024 paragraph 193 and Local Policy EH3. With consideration for priority species in accordance with the NPPF 2024 paragraph 192 under the Natural Environment and Rural Communities Act 2006.

14. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:
- a) a non-technical summary;
  - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
  - c) the planned habitat retention, creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  - e) the monitoring methodology and frequency in respect of the retained, created or enhanced habitat to be submitted to the local planning authority.

The retained, created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

REASON: To ensure the development delivers the required biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Local Policy EH3.

15. Prior to installation of any external lighting, full details shall be submitted to and approved in writing by the local planning authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution to retained/enhanced habitats or linear features (hedgerows and ditches). The details shall include, but not necessarily be limited to, the following:
- a) A drawing showing sensitive areas and/or dark corridors (retained/enhanced habitats and linear features);
  - b) Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
  - c) A description of the luminosity of lights and their light colour;
  - d) Drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
  - e) Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and
  - f) Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

REASON: With consideration for bats in accordance with paragraph 187(d) of the NPPF 2024 and Local Policy EH4. To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 198(c) of the NPPF 2024.

16. No development hereby permitted, including any site clearance, shall take place until a Skylark Mitigation and Management Strategy (SMMS) has been submitted to, and approved in writing by,

the local planning authority. The SMMS shall compensate for the loss of 15 skylark territories and include details of:

- a) its purpose and conservation objectives, which shall include ensuring that the loss of 15 skylark territories is compensated for;
- b) the site's value to birds, as well as its potential and constraints;
- c) detailed design measures to achieve conservation objectives;
- d) the extent and location or area of any proposed mitigation and/or compensation works on appropriately scaled maps;
- e) the type of interventions to be undertaken and where;
- f) a timetable for implementation aligned with the proposed phasing of development;
- g) details of the body or organisation(s) responsible for implementing the SMMS;
- h) maintenance monitoring arrangements, to be undertaken by a suitably qualified ecologist at appropriate intervals;
- i) maintenance arrangements; and
- j) a procedure for any remedial measures to be established and implemented in line with an agreed timetable in order to ensure that the conservation objectives of the SMMS are met in full.

The SMMS shall be implemented as approved in line with the timetable at detail (g) and thereafter maintained as approved.

**REASON:** With consideration for the conservation of skylarks in accordance with Local Policy EH3, paragraph 192(b) of the NPPF 2024 and Section 41 of the Natural Environment and Rural Communities Act 2006.

17. Notwithstanding the submitted details and prior to the commencement of development, a detailed landscaping scheme, in broad accordance with the details contained within this application, shall be submitted to and approved by the Local Planning Authority. The scheme shall include, but not necessarily be limited to, the following:

- a) Details of the locations of the gaps in the existing hedgerow and details of how they are to be filled, including species and maturity of plants to be used;
- b) Details of how existing trees and hedgerows are to be enhanced;
- c) Details of the installation of the meadow areas;
- d) Details of how the landscape will be protected during construction e.g. prevention of damage to: soil (e.g. compaction); and
- e) Details of the plan for the ongoing management and maintenance of the landscaping scheme.

The development shall be carried out in accordance with the approved scheme and landscaping shall be completed by the end of the next available planting season immediately following the completion of the development or the site being brought into use, whichever is the earliest.

**REASON:** to secure full details of the proposed landscaping scheme in the interests of landscape character and visual amenity.

18. Notwithstanding the details as submitted with the application and prior to the commencement of development, a full Battery Storage Safety Management Plan shall be submitted to and

approved in writing by the Local Planning Authority. The Battery Storage Safety Management Plan shall include but not necessarily be limited to the following measures:

- a) The detailed design, including drawings of the BESS;
- b) A statement on the battery system specifications, including fire detection and suppression systems;
- c) A statement on operational procedures and training requirements, including emergency operations;
- d) A statement on the overall compliance of the system with applicable legislation;
- e) An environmental risk assessment to ensure that the potential for indirect risks (e.g., through leakage or other emissions) is understood and mitigated;
- f) A Risk Management Plan detailing the hazards and risks at and to the facility and their proposed management, safety issues for fire fighters and safe access;
- g) An Emergency Response plan covering construction, operation and decommissioning phases developed to include the adequate provision of firefighting equipment on-Site.

The development shall be carried out in accordance with the approved details prior to the first export date.

REASON: In order to avoid adverse pollution impacts.

### Notes to applicant

- 1 The applicant is advised that works to the highway will require a Section 278 Agreement with Oxfordshire County Council. Hauliers must be instructed to adhere strictly to the approved route and no construction traffic should pass through Aston village. Any abnormal or oversized loads must be separately agreed with OCC prior to movement. Public Rights of Way in the area must remain unobstructed at all times.
- 2 Important: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by West Oxfordshire District Council. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.
- 3 Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

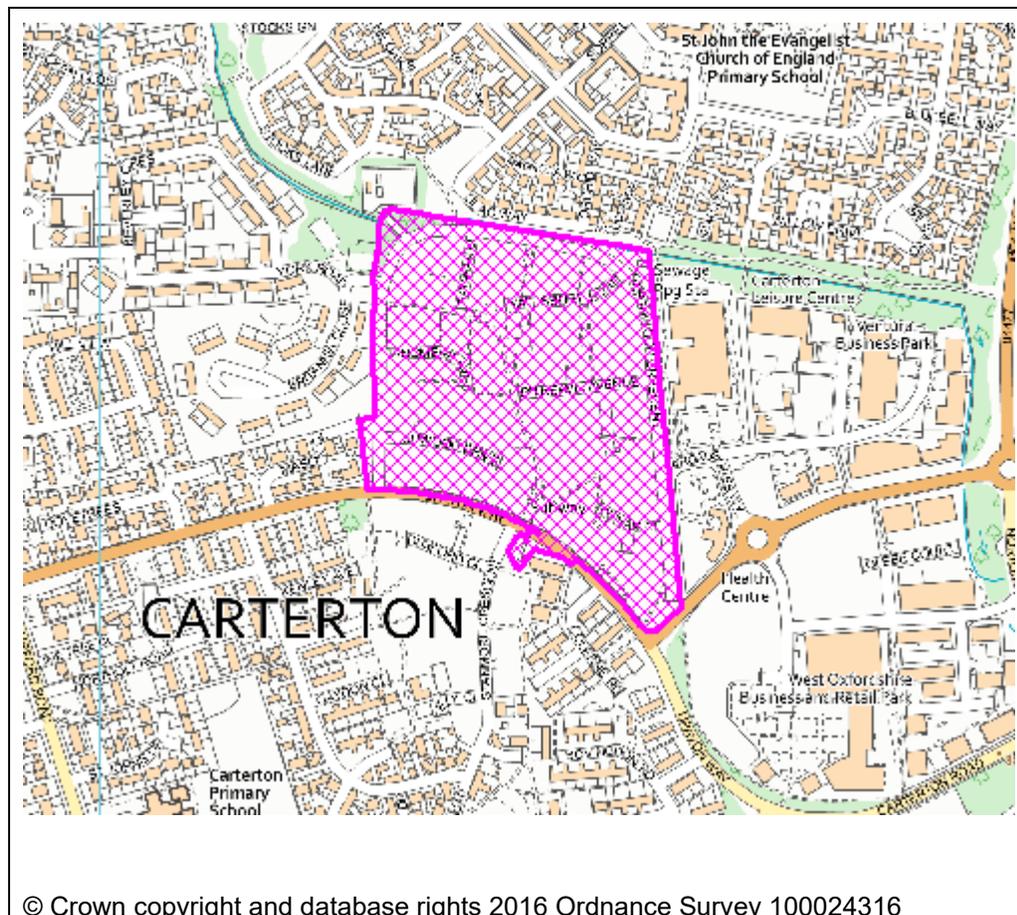
**Contact Officer:** James Nelson

**Telephone Number:** 01993 861712

**Date:** 25th February 2026

Application Number	25/02878/FUL
Site Address	Land Between Upavon Way And Northwood Crescent Carterton Oxfordshire
Date	25th February 2026
Officer	Clare Anscombe
Officer Recommendations	Approve subject to Legal Agreement
Parish	Carterton Parish Council
Grid Reference	428399 E 207623 N
Committee Date	9th March 2026

### Location Map



### Application Details:

Residential development for 265 dwellings including landscaping, car parking, infrastructure, public open space and associated works; and vehicular access via Northwood Crescent including a signalised crossing across Upavon Way replacing the existing underpass.

**Applicant Details:**

C/O Agent  
21 Princess Victoria Street  
Clifton  
Bristol  
BS8 4BX

**I CONSULTATIONS**

Buckinghamshire, Oxfordshire  
& Berkshire West ICB

Reconsultation:- in the absence of the contribution, the ICB would raise an objection.

Designing Out Crime Officer

Designing Out Crime Officer: In summary, an objection is raised for the following reasons:-

- All rear access routes must be secured to the front of the building line, and secured with a robust key operated lock operable from both sides. Gates should be brought forward where recesses are currently present, such as plots 25, 29 and 32 for example. Additional gates should be added to shared routes currently open for plots 45/46.
- Courtyard blocks need a single point of entry
- Alterations required to parking arrangements to reduce crime
- The apartment ground floor layouts and bin and cycle stores are vulnerable to unauthorised entry, antisocial behaviour and crime due to a lack of a secure lobby and open cores. Further, private utility meters must be located where they are easily accessible and visible from the public realm
- Confirmation is required that lighting standards will be met and that all dwellings will be provided with lighting which illuminates the main entrances. A condition is recommended requiring details of proposed external lighting to be submitted to the local planning authority prior to commencement of development to promote a secure environment and limit nuisance to local residents.
- Construction site security
- The construction management plan should consider site security and this should be secured by condition.

Thames Valley Police (Strategic Planner): A contribution of £43, 227 towards the future purchase of infrastructure to serve the development including staff set up, vehicles and bicycles, mobile IT, Automatic Number Plate Recognition Cameras and premises secured through a Section 106 legal agreement.

Major Planning Applications  
Team

Transport: Objection to the proposal for the following reasons:

I. The proposed development fails to make adequate provision to

allow accessibility to the site by non-car modes of travel. The development is therefore likely to be heavily reliant on the use of the private car. The development is contrary to the aims of Oxfordshire's LTCP and the National Planning Policy Framework.

2. The proposed means of access to the site has not been demonstrated to serve the proposed development with safety and convenience. The development is contrary to the aims of Oxfordshire's LTCP and the National Planning Policy Framework.

If permission is proposed to be granted, a S106 agreement including an obligation to enter into a S278 agreement to mitigate the impact of the development including contributions towards highway works, travel plan monitoring, plus planning conditions relating to access details, visibility splays, a construction traffic management plan, details of offsite highway works to close off and fill in the subway under Upavon Way, a scheme for parking, garaging and manoeuvring, the submission of a travel plan and travel information pack for residents. Informatives are also recommended.

Lead Local Flood Authority: Objection to the proposal for the following reason:

1. Within Oxfordshire, rainfall depths are often greater using more up to date FEH datasets than those using FSR, therefore for various storm events, greater runoff is produced and additional attenuation is likely to be required. As FEH rainfall data is more up to date, calculations should use FEH data for surface water drainage design. The submitted calculations specify FSR rainfall only.

Education: No objection subject to a s106 legal agreement being entered into securing contributions for the expansion of early years education provision (£621,150), secondary school expansion (£2,357,937) and special school expansion (£259,684).

Archaeology: No objection. The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Waste: No objection subject to a s106 legal agreement being entered into securing contributions for the expansion and efficiency of Household Waste Recycling Centres (£27,428).

Archaeological archives: No objection subject to a s106 legal agreement being entered into securing contributions for increasing the capacity and improved efficiency of the Museum Resource Centre at Standlake and the storage of archaeological archives (£413.30).

Library service: No objection subject to a s106 legal agreement being

	entered into securing contributions for the expansion of library capacity at Carterton Library including book stock (£153,402).
Conservation And Design Officer	No Comment Received.
Env Health Contamination	No objection subject to condition relating to contamination as suggested being attached to any permission granted.
Env Health Noise And Amenity	Noise & Amenity: No objection subject to conditions relating to a construction management plan, assessment of plant noise from all air source heat pumps and a noise impact assessment as suggested being attached to any permission granted.  Air quality: Objection to the proposal because an air quality assessment is required.
MOD MOD (Brize Norton)	No objection subject to conditions being attached to the planning permission reducing the potential of the site to attract and support bird species and controlling the height of construction equipment to ensure the development does not compromise aviation safety.
MOD - Landowner - Safeguarding	No Comment Received.
WODC - Arts	No objection to the proposal.
WODC - Sports	The Council seeks to secure, by way of planning obligations the following requests/contributions: <ul style="list-style-type: none"> <li>a) Outdoor pitch provision either 1.02ha on site, or if not feasible, an offsite contribution of £524,228.30 toward the provision, enhancement or improvements to sports pitches and ancillary facilities within the catchment area (sport England 20-minute drive time). Figures are to be index-linked to third quarter 2025 using the BCIS All in Tender Price Index published by RICS.</li> <li>b) Sport hall/ indoor sports provision of £117,844 toward the provision, enhancement or improvement to sports halls/ indoor sports provision in the catchment area (Sport England 20-minute drive time). Figures are to be index-linked to third quarter 2025 using the BCIS All in Tender Price Index published by RICS.</li> <li>c) Swimming pool provision of £153,718 towards the cost of an enhancement or improvement to pools in the catchment area (Sport England 20-minute drive time). Figures are to be index-linked to third quarter 2025 using the BCIS All in Tender Price Index published by RICS.</li> </ul>

- d) Centralised NEAP and MUGA, in addition to commuted sums (set out above) - dependent on type of play space installed. Figures are to be index-linked to third quarter 2025 using the BCIS All in Tender Price Index published by RICS.

WODC Housing Enabler

Supportive of positioning the proposed development as affordable housing.

Current proposals are that, in the event of the homes no longer being required for SFA/SLA housing, an element of the homes for a time-limited period are released as a form of discounted sale to people in need of affordable housing. To address the NPPF principles my view is that this procedure should apply to all homes no longer required as SFA/SLA housing and that the process should not for a time-limited period. Given the nature of SFA, the proposed development does not provide for custom/self-build plots. I am supportive of the proposal to not include housing of this type. Typically, the Council would seek for an element of accessible housing to be provided to meet requirements of Part M of the Building Regulations (local plan policy H4). It is unclear from the application as to whether this has been addressed in relation to the SFA/SLA families, although there are 2 bungalows shown that are described as M4. Clarification on the position in relation to this would be appreciated.

WODC Tree Officer

No objections to the proposal.

The northern section, significant tree losses are as listed:  
G16 - Ash, various stages of Ash Dieback - linked to slow decline, spread of disease to neighbouring healthy trees and (likely) eventual removal necessary

G9 - Narrow leafed Ash Category B - could be preserved, but close to the road, eventual conflicts and likely increased susceptibility due to any remedial works needed to maintain. Otherwise, the relating works in the area would likely damage the trees within the RPA.

T4,5,6 Norway Maple nonnative but arguably good condition - only significant issue is the proximity to the proposed recreation area and risks associated. These could be retained with effective management.

Additional trees proposed for removal are a mixture of coppice, shrub, and poor (arguably) condition trees, which equate to low value in the amenity sense. These should be replaced in appropriate locations.

G1 North and South - indicates full removal in both protection plans, however several trees are shown as retained on the SOFT

LANDSCAPE PROPOSALS, this needs to be clarified.

Plans indicating removal of trees may need to be revised due to a lack of clarity distinguishing the "to be felled" and trees "to be pruned/retained".

From what has been provided, despite several concerns, this is deemed acceptable as a significant number of trees are to be retained and the surrounding trees (along the boundary) maintains the vegetative aspect, as well as the compensatory replanting in certain areas.

Natural England

No Comment Received.

WODC Planning Policy  
Manager

No objections.

WODC Env Services - Waste  
Officer

No Comment Received.

Thames Water

In summary, the following comments have been received.

Waste:-

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application.

Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission.

'No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to

accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. '

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission.

"No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.'

Whilst design and construction guidance for sewers allows for an element of infiltration, we would expect in high risk areas such as this that additional precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority.

Water:-

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission.

'No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by

which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.'

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such Thames Water request that the following condition be added to any planning permission.

'No development shall be occupied until confirmation has been provided that either:-

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no /low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development'

Environment Agency

No objection subject to conditions to ensure that development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution and to ensure the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Further, conditions to ensure that redundant boreholes are safe and secure, and do not pose an unacceptable risk of groundwater pollution or loss of water supplies are requested.

Buckinghamshire, Oxfordshire & Berkshire West ICB

Objection unless a contribution of £240,140 towards GP provision in Carterton or an identified primary care estates project in the local

area to serve the development is secured through a Section 106 legal agreement.

Active Travel England	No objection. Regard should be had to Active Travel England guidance <a href="https://assets.publishing.service.gov.uk/media/667ace3fc7f64e234208ffb5/ate-travel-sustainable-development.pdf">https://assets.publishing.service.gov.uk/media/667ace3fc7f64e234208ffb5/ate-travel-sustainable-development.pdf</a>
District Ecologist	Acceptable subject to conditions and informative.
District Ecologist	Reconsultation: Recommends replacing the suggested LEMP/CEMP conditions and inserting a compliance condition which requires adherence to the approved plans.
Env Health Contamination	Reconsultation: no comments received to date.
Major Planning Applications Team	Reconsultation: no comments received to date.
Environment Agency	Reconsultation: no comments received to date.
Designing Out Crime Officer	Designing Out Crime Officer Reconsultation: Objection. My previous comments dated 22nd December 2025 do not appear to have been considered or addressed by the applicants in the latest submission.  Thames Valley Police Strategic Planner Reconsultation: TVP's contribution request remains unaltered.
Env Health Noise And Amenity	Reconsultation comments:-  Air quality:- no objection on the grounds of air quality, subject to a condition securing the installation of bicycle storage as per the Environmental Protection Officer's comments.  Noise: no reconsultation comments received to date.
MOD MOD (Brize Norton)	Reconsultation: no comments received to date.
WODC - Sports	Reconsultation: No objections to full payment of 'Outdoor Pitches Contribution': £524,228.30 <ul style="list-style-type: none"><li>• 50% of which will be payable on Commencement</li><li>• 50% of which will be payable on 1st Occupation</li></ul> And no 'Indoor Sports Contribution' or 'Swimming Pool Contribution'
WODC Tree Officer	Reconsultation:- no comments received to date.
Thames Water	Reconsultation:- no comments received to date.

## **2 REPRESENTATIONS**

2.1 A summary of the representations received are detailed below. Full details can be viewed on the Council's website.

2.2 A neutral and objection comment have been received on the following grounds:

- Affect on local ecology.
- Loss of green space and impact on wellbeing.
- Impact on highway safety.

## **3 APPLICANT'S CASE**

3.1 The submitted Planning Statement concludes as follows:

"The Site has been allocated for development under Policy CA1 of the WODC Local Plan, thus fulfilling the overarching objectives for comprehensive and sympathetic development as part of the Project Design are. The proposals have been prepared through extensive pre-application engagement with WODC, consultees, local stakeholders, and the public, ensuring responsiveness to community aspirations.

The approval of this planning application would not only fulfil the objectives of Policy CA1 but would also secure the delivery of much needed affordable housing for SFA and generate revenue for the Council, enabling further investment in local infrastructure.

For the above reasons, we respectfully request that the application be recommended to WODC for planning approval."

## **4 PLANNING POLICIES**

NATDES National Design Guide  
DESGUI West Oxfordshire Design Guide  
OS1NEW Presumption in favour of sustainable development  
OS2NEW Locating development in the right places  
OS3NEW Prudent use of natural resources  
OS4NEW High quality design  
OS5NEW Supporting infrastructure  
H1NEW Amount and distribution of housing  
H2NEW Delivery of new homes  
H3NEW Affordable Housing  
H4NEW Type and mix of new homes  
T1NEW Sustainable transport  
T2NEW Highway improvement schemes  
T3NEW Public transport, walking and cycling  
T4NEW Parking provision  
EH2 Landscape character  
EH3 Biodiversity and Geodiversity  
EH4 Public realm and green infrastructure

EH5 Sport, recreation and childrens play

EH7 Flood risk

EH8 Environmental protection

CA1NEW REEMA North and Central

CA5 Carterton sub-area strategy

The National Planning Policy framework (NPPF) is also a material planning consideration.

## **5 PLANNING ASSESSMENT**

5.1 This application seeks consent for the erection of 265 dwellings including landscaping, car parking, infrastructure, public open space and associated works; and vehicular access via Northwood Crescent including a signalised crossing across Upavon Way replacing the existing underpass at Land Between Upavon Way and Northwood Crescent, Carterton.

5.2 The site lies in a sustainable location within Carterton, a Main Service Centre. Upavon Way lies to the south of the application site and Northwood Crescent runs around the northern, eastern and western boundaries of the site. To the east is Carterton Leisure Centre and residential dwellings lie to the north, west and south. The existing site primarily comprises modified grassland, developed land (hardstanding) and individual trees/hedgerows.

5.3 The site is allocated for housing in the adopted West Oxfordshire Local Plan (WOLP, 2031), known as 'REEMA North and Central' (policy CA1) and the site is included in the WODC 2019 Brownfield Register as previously developed land that is suitable for housing development. Several consultees have been reconsulted prior to the publication of this report and if responses are received prior to the committee meeting then an update will be given in the late representations report.

### **Background Information/Relevant Planning History**

Relevant planning history is as follows:

- 04/2358/P/OP

5.4 The site was granted outline planning permission in 2005 for the demolition and redevelopment of MOD properties for residential purposes. The dwellings were demolished but the new houses were never constructed.

5.5 A Reserved Matters application was approved in 2011 (ref.11/0823/P/RM) for 'erection of two hundred and twenty five dwellings with associated landscaping and play areas.' This included 225 3-bedroom dwellings.

5.6 This permission was varied in 2013 (reference 13/0399/P/RM). The number of houses on the site was reduced to 200 and consent permitted for some larger, 4-bedroom units.

5.7 15/00410/CND - Discharge of conditions for Planning Application Ref. 13/0399/P/RM - Erection of 200 dwellings with associated landscaping and play areas (revision to 11/0490/P/RM). Reserved Matters Application subsequent to Outline Consent Ref. 04/2358/P/OP. 6th May 2015.

- Conditions 3 (Materials), 8 (Refuse Storage) and 9 (Bird and Bat box details) were approved for 04/2358/P/OP with Condition 16 (Surface Water Drainage) remaining outstanding.

- Condition 9 (Tree Protection) and Condition 11 (Access) relating to 11/0490/P/RM were discharged whilst Condition 6 (Foul and Surface Water Drainage) remains outstanding.

5.8 15/00977/CND Discharge of condition 7 (Fire Hydrants) (13/0399/P/RM). Approved 10th June 2015.

5.9 Land to the South is the subject of a separate pending outline planning application for the erection of 82 dwellings (ref. 24/01835/OUT).

5.10 Taking into account planning policy, other material considerations and the comments of interested parties, Officers are of the opinion that the key considerations of the application are:

- Principle of the Development
- Housing Mix
- Design, Layout and Scale
- Green Infrastructure
- Access and Highways
- Trees
- Sustainability and Climate Change
- Flood Risk/Drainage/Water Supply
- Impact on Residential Amenity/Noise/Air Quality/Play Space
- Impact on Ecology
- Other Matters (s106)

5.11 Each of the above considerations are fully considered in the following sections of this report.

### **Principle of the Development**

5.12 Policy OS2 of the adopted West Oxfordshire Local Plan (WOLP, 2031) sets out the overall strategy on the location of development for the District. It adopts a hierarchal approach, with the majority of new development focused on the main service centres of Witney, Carterton and Chipping Norton, followed by the rural service centres of Bampton, Burford, Charlbury, Eynsham, Long Hanborough, Woodstock and the new Oxfordshire Cotswolds Garden Village (now referred to as Salt Cross). The site lies within Carterton, a main service centre.

5.13 Policy H2 of the WOLP states that: 'New dwellings will be permitted at the main service centres... on sites that have been allocated for housing development within a Local Plan...'

5.14 The site allocation policy (CA1) is as follows:

'Land at REEMA North and Central to accommodate a sustainable, integrated community that forms a positive addition to Carterton. Proposals for development should be consistent with the following:

- a) a net increase of about 300 homes with a range of residential accommodation to meet identified needs including affordable housing.
- b) contribution towards education and indoor and outdoor leisure provision in the local area.
- c) appropriate provision for green infrastructure.
- d) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with

good connectivity provided to adjoining areas including the town centre and other key destinations.

- e) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.
- f) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.
- g) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.'

5.15 Policy EH5 of the adopted WOLP refers to open space and policy EH4 refers to existing areas of public space and green infrastructure. Given the allocation of the site in the WOLP, the Council's housing land supply position, the planning history of the site, and proposed contributions towards the provision, enhancement or improvements to sports pitches and ancillary facilities within the catchment of the site, the proposed use is considered to be acceptable in principle.

5.16 Policy OS2 of the WOLP states that all development should (inter alia):

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- Avoid the coalescence and loss of identity of separate settlements;
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Not be at risk of flooding or increase flood risk elsewhere;
- Conserve and enhance the natural, historic and built environment;
- Be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband.

5.17 Officers' assessment in relation to these particular General Principles will be discussed further below. Paragraph 11d) of the NPPF (2024) applies and this is explained below.

*The Council's Housing Land Supply Position and implications of the NPPF*

5.18 The NPPF sets out the Government's planning policies and how these are expected to be applied. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out that there are three dimensions to sustainable development: economic, social and environmental. In essence, the economic role should contribute to building a strong, responsive and competitive economy; the social role should support strong, vibrant and healthy communities; and the environmental role should contribute to protecting and enhancing the natural, built and historic environment. These roles should not be undertaken in isolation, because they are mutually dependant.

5.19 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advises that for decision-making this means approving development proposals that accord with an up-to-date development plan without delay, or where policies that are most important for determining the application are out-of-date, permission should be granted unless:

- I. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

5.20 Policies H1 and H2 of the WOLP identify an overall housing requirement of 15,950 homes to be delivered in the period 2011 - 2031. Ordinarily, this would be used to calculate the Council's five-year housing land supply. However, the Council has undertaken a formal review of the WOLP in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 and in doing so has determined that the housing trajectory of Policies H1 and H2 are out of date and need to be reviewed. In accordance with national policy, because those policies are now more than 5 years' old, until such time as a new housing requirement is determined through the new Local Plan, the District Council will calculate its five-year housing land supply position on the basis of local housing need using the Government's standard method. An updated HLS position statement has not been published by the LPA since the December 2024 revisions to the NPPF. Nevertheless, officers consider it relevant to note that the recent changes to the NPPF are likely to increase the housing requirement for the following reasons:

- Paragraph 61 sets the overall aim of policy as meeting an area's identified housing need, including with an appropriate mix of housing types for the local community (removing previous reference to 'meeting as much of an area's identified housing need as possible').
- Paragraph 62 confirms that housing requirements will be based on local housing need ('LHN'), as calculated using the standard method, which officers understand will result in the LHN figure for West Oxfordshire increasing from 570 dpa to 905 dpa, which is likely to have a significant impact on its deliverable HLS position.
- Paragraph 78 inter alia re-introduces a buffer that is likely to be 5% for West Oxfordshire, as its Housing Delivery Test figures have to date never been below 85% (Nonetheless, this will increase the requirement further, again tending to worsen the deliverable HLS position).

5.21 For a combination of reasons relating to the changes identified above, officers expect the LPA's HLS position to worsen from the 4.3 years it has most recently been able to demonstrate at various appeals that were determined following public inquiries. As such, officers anticipate that the LPA's HLS shortfall is likely to rise when its next HLS position statement is published; and for the purposes of this application, officers accept that the LPA cannot currently demonstrate a full 5-year deliverable HLS and accordingly under the operation of footnote 8, paragraph 11(d) is engaged.

*Conclusions on the principle of residential development and paragraph 11(d) of the NPPF*

5.22 In view of the above, it is clear that the decision-making process for the determination of this application is therefore to assess whether:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

5.23 In terms of the first arm of paragraph 11d of the NPPF, detailed above, it is not considered that the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed.

5.24 In respect of bullet point ii), detailed above, footnote 9 clarifies that the policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12. The application is assessed against paragraph 11d ii) of the NPPF below.

### **Housing Mix**

5.25 Policy H3 of the WOLP sets out the Council's requirements in relation to affordable housing. It identifies that, in Carterton, which is a low value zone, the affordable housing requirement is 35%.

5.26 Policy H4 of the WOLP seeks to ensure a balanced mix of property types and sizes in the district, to meet the needs of a range of different groups and have regard to specific local needs. The site allocation policy (CA1) requires a range of dwellings to meet identified needs including affordable housing.

5.27 The Planning Statement advises that the proposed development is for 265 dwellings for Service Family Accommodation (SFA) and Single Living Accommodation (SLA) for Service personnel. Both SFA and SLA are stated as forms of affordable housing in accordance with the definition of 'affordable housing' under Annex 2: Glossary of the NPPF (2024). The housing needs for Service personnel are not met by the housing market but subsidised by the Ministry of Defence (MOD) as Service personnel are classified as essential local workers. The NPPF definition further expands, stating that affordable housing should remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

5.28 Current proposals are that, in the event of the homes no longer being required for SFA/SLA housing, an element of the homes are released as a form of discounted sale to people in need of affordable housing. To address NPPF principles and in the context of local planning policy, it is the view of Officer's that this procedure should apply to a minimum of 35% of homes no longer required as SFA/SLA housing and the process should not be for a time-limited period. This would need to be secured by way of s106 legal agreement to ensure that the minimum level of affordable housing required by the WOLP (35%) is secured.

5.29 The proposal will comprise the following unit size breakdown:

- 1-2 Bedroom Units - 39%
- 3 Bedroom Units - 55%
- 4 Bedroom Units - 6%

5.30 Given the nature of SFA, the proposed development does not provide for custom/self-build plots and the Council's Strategic Housing Officer considers this to be acceptable.

5.31 An element of accessible housing has been provided to meet the requirements of Part M of the Building Regulations (local plan policy H4). In considering the above, the proposed housing mix is considered to be acceptable with an appropriate mix of sizes from 1-bedroom to 4-bedroom dwellings being provided in accordance with policies H2, H3 and H4 of the WOLP.

### **Design, Layout and Scale**

5.32 Paragraph 135 of the NPPF is clear that development proposals should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish a strong sense of place to create attractive places to live, and create places that are safe, inclusive and accessible and have a high standard of amenity for existing and future users. Policies OS2 and OS4 of the adopted WOLP reflect this advice and encourages development of a high-quality design that responds positively to and respects the character of the site and its surroundings. The importance of achieving high quality design is reinforced in the National Design Guide.

5.33 The site is located within Carterton, and it is important to take a view on the context and pattern of development within the surrounding area when considering the design and layout of the proposal and also how local community facilities and services could be used by future residents. The proposed site plan indicates that the site would accommodate 265 new units with associated road infrastructure and suitable open space, landscaping, car parking and associated works.

5.34 Paragraphs 124 and 129 of the NPPF seek to promote the effective use of land through appropriate development densities taking into account the identified need for housing, the availability of land, local market conditions and viability, the availability and capacity of infrastructure and services (as well as their potential for further improvement and scope to promote sustainable transport modes), the desirability of maintaining the areas prevailing character and setting and the importance of securing well designed, attractive and healthy places.

5.35 The proposed development will achieve an average density of 30 dwellings per hectare across the site. Whilst the total number of dwellings across the site and that planned for under planning application ref. 24/01835/OUT (for the remainder of the site allocation area) exceeds the net increase of about 300 homes included in the site allocation policy CA1, your officers are satisfied that, on balance, the level of growth and proposed density is appropriate and proportionate to the existing scale of the surrounding area, subject to securing the appropriate financial contributions and other required improvements to infrastructure required to support the development as set out in detail later in this report.

The proposed layout is considered to respect the established character and pattern of development in this part of Carterton whilst creating a new 'neighbourhood'.

5.36 The development has been designed to create a hierarchy of streets with defined character areas, including three storey blocks and the use of street trees adjoining Upavon Way, perimeter style housing which wraps around Northwood Crescent, and mews style secondary routes. There is a key through route North to South with pedestrian and cycle connections through to adjoining areas, including a new crossing on Upavon Way. Proposed materials comprise a mix of render, buff brick and a small amount of red brick with grey roof tiles which is considered to reflect the local character of the surrounding buildings, and the majority of development will be two-storey with some areas of up to 3-storeys where it is appropriate to define key features or to aid legibility.

5.37 Your officers note the detailed response provided by the Thames Valley Police 'Designing Out Crime' officer. There are several concerns set out within their response. However, officers consider that an appropriate balance has been secured between crime prevention (natural surveillance, active frontages, secured car parks etc.) and the needs of residents to 'flow' through the site and access adjoining facilities.

5.38 In light of the above, your officers are satisfied that the proposed development would form a logical complement to the existing scale and pattern of development within the vicinity, and that it comprises a high-quality design which contributes to local distinctiveness, conserves the character and quality of the surroundings, functions well, and would be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and be accessible and have a high standard of amenity for existing and future users in accordance with policies H2, CA1, CA5, OS2 and OS4 of the WOLP and national policies on design.

### **Green Infrastructure**

5.39 In terms of green infrastructure provision, policy EH4 of the WOLP requires new development to maximise opportunities for urban greening and provide opportunities for improvements to green infrastructure and open space, and policy CA1 requires the appropriate provision of green infrastructure. Provision is being made for 2.56ha of open space within the site. A large central area of open space is proposed. Additional landscape and tree planting is proposed throughout the site. An Open Space Assessment has been submitted which concludes that based on the resident population, the proposals provide a surplus in provision of 0.34ha, exceeding the Council's Open Space Standards requirements. A Landscaping Scheme and Landscape Management Plan have been submitted setting out areas of proposed planting and how areas of public open space will be managed. Therefore, your officers are satisfied that the proposed development would provide an appropriate amount of green infrastructure in accordance with policies OS4, OS5, EH4 and CA1 of the WOLP.

### **Access and Highways**

5.40 Policy OS2 of the WOLP states that new development should be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities. Policy T1 seeks to steer development into areas with 'convenient access to a good range of services and facilities and where the need to travel by private car can be minimised'. Policy T2 states that all new development 'will be required to demonstrate safe access and an acceptable degree of impact on the local highway network'. Policy T3 seeks 'to maximise opportunities for walking, cycling and the use of public transport'. Policy T4 states that: 'parking in new developments will be provided in accordance with the County Council's adopted parking standards and should be sufficient to meet increasing levels of car ownership'.

#### *Access arrangements - Vehicles*

5.41 The proposal incorporates a clear and legible hierarchy of street and private drives that are framed by buildings and landscaping in accordance with the requirements of the Council's Design Guide. The site benefits from an existing vehicular access via the Northwood Crescent junction with Upavon Way, which is a simple priority junction. Approximately 50m north of the Northwood Crescent/Upavon Way junction is the existing priority junction of Upwood Drive with Northwood Crescent. These junctions are proposed to be the main vehicular accesses serving the site. As these junctions are existing and have previously been considered acceptable to serve a residential

development of a similar scale, the Local Highway Authority (LHA) has no objection to their proposed use for this current application.

5.42 A secondary vehicular access is proposed onto Northwood Crescent, to the north of the site. This would be a simple priority junction, which leads into a shared surface arrangement. A third site access is proposed onto Northwood Crescent, to the east of the site. This would be a simple priority junction, as shown on the drawings submitted.

5.43 Based on the comments of the LHA, the proposed site access points would be of adequate width with adequate visibility splays achieved. Swept path analysis drawings have also been submitted to satisfactorily demonstrate that a fire appliance vehicle and an 11.6m refuse vehicle can enter and exit the proposed site accesses adequately and adequately traverse and manoeuvre within the site.

5.44 A Stage I Road Safety Audit has been undertaken and the Highway Authority reconsulted. If an update from the Highway Authority is received prior to the committee meeting then this will be reported as a late representation. Otherwise, the recommendation to approve is subject to the Road Safety Audit being acceptable before the decision is issued.

#### *Access arrangements - Pedestrian & Cycle Access*

5.45 In terms of accessibility, the development site includes a 2m wide pedestrian footway on one side of Northwood Crescent to serve the proposed dwellings within the site. The three vehicular access points into the site all have 2m wide pedestrian footpaths providing access into the site, with the exception of the secondary access to the north where the footpaths terminate at the junction and a shared surface is provided into the site. There are also several 2m wide pedestrian only access points proposed which link the site with the existing footway provisions on Northwood Crescent and Upavon Way.

5.46 In addition, there is a 3m shared footway/cycleway proposed across the site, which links with Northwood Crescent to the north. Within the site this north/south shared facility connects with an east/west cycleway which runs parallel with Upavon Way and links with Northwood Crescent to the east and west. On the northern side of Upavon Way, a 3m wide shared footway/cycleway has been proposed along part of the site frontage. Whilst this provision is welcomed, the LHA have expressed concern that it does not currently link with the shared footway/cycleway proposed within the site. The LHA would expect that two of the pedestrian links currently shown linking the shared facility within the site to Upavon Way are upgraded to be 3m wide shared facilities. This can be addressed by suitably worded planning condition to be discharged prior to the commencement of development.

5.47 The proposed shared facility ends close to an existing shared footway/cycleway facility on the other side of Northwood Crescent that passes Broadshires Health Centre and down to meet Monahan Way. However, the LHA have asked that the proposed shared facility links up with that on Monahan Way. Officers consider that whilst the proposed facility does not link directly into existing facilities, the loss of the trees/hedgerows required to facilitate this outweighs the benefit of its provision.

5.48 The main route into the town centre of Carterton from the site is via Stanmore Crescent to the south or continuing east along Upavon Way to Brize Norton Road. The applicant has proposed to provide a signalised toucan crossing on Upavon Way approximately 15m east of Stanmore Crescent. This would provide a link to the eastbound bus stop on the southern side of Upavon Way for pedestrians.

5.49 There is an existing subway which passes under Upavon Way between the site and Stanmore Crescent. The applicant has proposed to close off and fill in the subway and replace it with the signalised toucan crossing. This is welcomed by the LHA as it will be a safer and more attractive option than the existing subway. Details of how the subway will be closed off and filled in have not been provided at this stage, however the LHA is satisfied that this can be secured by condition.

5.50 It is noted that the provision of a shared footway/cycleway facility is already committed to be delivered via Stanmore Crescent and Shellingford Road to Brize Norton Road.

#### *Public Transport*

5.51 The applicant has proposed to provide new facilities to the eastbound bus stop on the northern side of Upavon Way, including a bus shelter, seating, timetable information, boarder kerbs and bus cage road markings. To accommodate the proposed toucan crossing point, the existing bus cage road markings on the westbound stop are proposed to be relocated slightly further east. These proposed improvements to the nearby bus infrastructure are welcomed and can be delivered directly by the applicant via the S278 off-site highway works.

#### *Parking*

5.52 A total of 454 vehicle parking spaces have been proposed, which the Local Highway Authority consider is compliant with parking standards. Cycle parking will be made available within the curtilage of each dwellinghouse, with bicycle stores provided for the blocks of flats. Whilst two cycle spaces are provided per dwelling, which is not in accordance with the cycle parking provision in OCC's parking standards of two cycle spaces per bedroom, Officers consider that the amount of cycle parking is sufficient, particularly given the proximity to the airbase as the place of employment which is in easy walking distance.

#### *Traffic Impact*

5.53 The Transport Statement (TS) submitted with the application outlines the impact of the development upon the local highway network. The TS notes that forecast trip numbers generated by the development proposal will not have a material effect on the safety or operation of the routes and junctions on the highway network and that appropriate highway improvements can be provided.

5.54 A Travel Plan has been submitted, but further details are required, which can be secured by condition.

#### *Transport schemes*

5.55 A contribution towards improvements to cycling infrastructure between Carterton and Witney is to be secured by s106 legal agreement. Given the sustainable location with access to facilities and services and the availability and frequency of public transport services within the area and having regard to the conclusions of the TS, it is considered that the proposed development would be in accordance with policies OS2, T1, T2 and T3 of the WOLP.

#### **Trees**

5.56 Regarding impact on trees, several existing trees within the site are to be removed. The Council's Tree Officer has been consulted and due to the condition of the existing trees in the northern

section of the site and their location, the removal of these trees is considered to be acceptable and no objection has been raised. Amended plans have been received clarifying which trees are to be removed, and which are to be pruned/retained. Overall, the Tree Officer considers that from the information provided, as a significant number of trees are to be retained and the surrounding trees (along the boundary) maintains the vegetative aspect, as well as the compensatory replanting in certain areas, the plans for trees are considered to be acceptable. Therefore, Officers are satisfied that existing trees will be retained where possible, that opportunities will be taken to incorporate trees within the development, and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees.

## **Sustainability and Climate Change**

5.57 In terms of sustainability, the site allocation policy (CA1) requires proposals for development to demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings. The submitted Sustainability Strategy states:

- Mechanical ventilation and heat recovery system will be provided in every home, lowering the space heating requirement of every home
- The space heating and hot water of each house will be sourced from low carbon air source heat pumps. Each apartment will benefit from an exhaust air heat pump cylinder. The specification of electric heating in advance of the Future Homes Standard will deliver a zero carbon ready development
- Maximum fit photovoltaic arrays will be installed on the most advantageous roof slope of each house and apartment block
- Eco sanitary ware and flow restriction devices will be installed in every property. Water consumption levels less than 110 litres per person per day will be achieved.
- A Site Waste Management Plan will operate at the development.
- Recycling facilities will be provided to each home.
- The house type designs and build specification seeks to take advantage of passive solar gains to lessen the demand for space heating and artificial lighting.
- Energy efficiency measures, including high performance glazing, thermally broken lintels, intelligent thermal bridging design will be included in the design of each home so that compliance with the revised Fabric Energy Efficiency Standard is delivered.
- Waste water heat recovery will be included in the heating designs of every house. This technology will lower the water heating requirement of every house.

5.58 Subject to a condition securing compliance with the amended Sustainability Strategy, therefore, the proposed development is considered to demonstrate the use of renewable energy, sustainable design and construction methods with a high level of energy efficiency and be acceptable on sustainability grounds.

## **Flood risk/Drainage/Water Supply**

5.59 In terms of impact on flood risk, the site falls within the Environment Agency Flood Risk Zone 1 (land having a less than 0.1% (1 in 1000) annual probability of flooding) and the nearest main river (Shill Brook) is circa 1km to the west of the site. The proposed surface water drainage arrangement is via sustainable drainage system, which will be designed to cater for the 1 in 100 year plus 40% climate change without flooding occurring. Soakaways are also proposed. The proposed foul water drainage will be via the existing foul sewers within the site. The site is located upon a principal aquifer

and secondary aquifer and there are potential contamination sources within close proximity of the site.

5.60 The LLFA have raised a holding objection and so the recommendation is subject to the required verification being undertaken before the planning permission is issued.

5.61 Thames Water has raised no objections to the proposals in terms of surface water but has identified an inability in the existing water network to accommodate the needs of this development proposal. Therefore, the imposition of Grampian conditions has been proposed to ensure the required upgrade works are completed before the development is occupied.

5.62 The Environment Agency has no objection to the proposed foul water drainage arrangements but has recommended conditions to ensure that the proposed development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution, and to prevent loss of water supply. This includes the submission and approval of a remediation strategy prior to each phase of the development commencing. Further, a condition requiring the submission to, and approval in writing by, the LPA of a verification report prior to each phase of development being brought into use has been requested and a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes. In addition, a condition has been proposed requiring no drainage systems for the infiltration of surface water to the ground to be permitted other than with the written consent of the LPA. This matter has been discussed with the agent and additional clarification has been requested.

5.63 Therefore, subject to conditions and clarification, it is considered that the proposed development would not be at risk of flooding or likely to increase the risk of flooding elsewhere, and impact on water bodies and groundwater resources will be managed.

## **Residential & Visual Amenity/Noise/Air Quality/Play Space**

### *Residential & Visual Amenity*

5.64 In terms of impact on residential amenity, the proposed layout is considered to provide adequate privacy and amenity for future occupants. All houses have access to private gardens and flats have communal areas proportionate to their scale.

5.65 The local townscape is characterised by a mix of residential, commercial, and leisure uses with varying building heights and materials. The site itself is largely open, with grassed areas, mature trees, and hardstanding. In terms of visual amenity, a Townscape and Visual Impact Assessment has been submitted which finds that visual impacts are expected to be limited to the immediate vicinity of the site, primarily affecting users of local roads such as Northwood Crescent and Upavon Way. The geographical extent of views is restricted by existing vegetation, built form, and local topography. The most significant visual effects will occur at the site boundaries, while effects on distant viewpoints are negligible or non-existent. The assessment concludes that the proposed development will have neutral impact on the local townscape, through balancing the loss of existing grassland and trees with the introduction of high-quality residential development and enhanced green infrastructure.

5.66 Therefore, in the context of the development proposed, the resulting townscape and visual effects are considered to be very limited and would be well contained within the local landscape overall. Therefore, the proposed development is considered to have an acceptable impact on the visual amenity of the area and townscape.

## Noise

5.67 In terms of noise, the application has been reviewed by the Council's Environmental Health Noise and Amenity Officer who has raised no objection to the proposal subject to conditions relating to a construction management plan, assessment of plant noise from all air source heat pumps and a noise impact assessment as suggested being attached to any permission granted.

## Air Quality

5.68 With regards to air quality, the Council's Environmental Health Air Quality Officer (EHO) has no objection to the development on the grounds of air quality subject to a condition securing bicycle storage. Therefore, the proposed development is considered to be acceptable on air quality grounds.

## Play Space

5.69 Policy EH5 of the WOLP outlines the aspirations to provide new recreation and children's play provisions within new development where appropriate. The policy refers to the West Oxfordshire Open Space Study (2013) and the relevant standards for each identified typology have been assessed in submitted.

The proposal includes a trim trail as well as a LEAP and two LAPs. The Council's Leisure Officer has not raised an objection to the application and so the proposed play space provision is considered to be acceptable.

## Ecology

5.70 Policy EH3 of the WOLP requires development proposals to protect and enhance biodiversity with the requirement to achieve an overall net gain in biodiversity where possible. Furthermore, the NPPF notes that the planning decisions should contribute to and enhance the natural and local environment through minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks. In terms of biodiversity net gain, the proposed development will result in the loss of much onsite grassland (6.08ha) and over 30 individual trees. New tree planting (141 small trees), hedgerow planting (600m of native hedgerow) and creation of neutral/modified grassland, two SUDS basins and areas of mixed scrub will partly offset onsite biodiversity losses, but the net result of the proposals is a -7.75% habitat unit loss. There is a 32.08% hedgerow net gain. The outstanding biodiversity unit deficit will need to be made up prior to commencement of development either within the applicant's wider land ownership or via the purchase of biodiversity units from a private habitat bank. This can be addressed when the Biodiversity Gain Plan is submitted (post-permission).

5.71 The submitted Ecological Impact Assessment (EclA) (Ethos, November 2025) finds that the application site has limited potential to support protected/priority species given its urban setting and uniform habitat assemblage. It is understood that hedgehogs are likely present onsite and there is the potential for impacts to nesting birds and foraging/commuting bats during construction.

5.72 Ecological enhancements are outlined in section 7.2 of the EclA (hedgehog highways, 20 integral bird nest boxes, 15 bat boxes, 2 bug hotels near SUDS, 2 hedgehog houses, deadwood/refugia near SUDS). A LEMP and CEMP have been submitted with the application and these are considered to be acceptable. Therefore, subject to conditions securing compliance with these, the proposed

development is considered to conserve and enhance biodiversity in accordance with policy EH3 of the adopted WOLP.

### **Other Matters (s106)**

5.73 Local Plan Policy OS5 along with the Developer Contributions SPD, seeks to ensure that new development delivers or contributes towards the provision of essential supporting infrastructure.

5.74 The units are to be secured as affordable housing as part of a legal agreement with, in the event that the homes are no longer required for SFA/SLA housing, a minimum of 35% of units are retained as affordable housing as part of a legal agreement and this will not be time-limited.  
The laying out, management and maintenance of the public open space as well as its use for no other purpose other than as open space as recreation and amenity areas for the use by and for the enjoyment of the public in perpetuity, unless agree otherwise in writing with the District Council, will also need to be secured as part of a legal agreement.

5.75 Financial contributions for Thames Valley Police infrastructure, the NHS, indoor and outdoor leisure facilities, waste management, education, the library service, archaeology service and supporting transport infrastructure is sought to be secured, in accordance with the recommendations set out by the relevant statutory consultees, via a S106 legal agreement.

5.76 The financial contribution requests are set out as follows:

#### Thames Valley Police

- Future purchase of infrastructure to serve the development including staff set up (costs of equipping and training of staff), vehicles including response and neighbourhood patrol cars and bicycles, mobile IT, Automatic Number Plate Recognition (ANPR) Cameras and premises = £43,227

#### Healthcare

- GP provision in Carterton or an identified primary care estates project in the local area to serve the development= £240,140

#### Leisure

- Provision, enhancement or improvements to sports pitches and ancillary facilities within the catchment area (sport England 20-minute drive time)= £524,228.30
  - 50% payable on Commencement
  - 50% payable on 1st Occupation
- Centralised NEAP and MUGA (this request will instead be met by a linear 'trim trail' as a central MUGA would sterilise too much of the site).

#### Waste

- Expansion and efficiency of Household Waste and Recycling Centre capacity = £27,428

## Education

- Expansion of early years education provision = £372,690 (the total contribution requested was £621,150 based on 25 funded nursery pupils expected to be generated)
- Secondary school expansion = £1,435,266 (the total contribution requested was £2,357,937 based on 69 funded secondary pupils expected to be generated)
- Special school expansion = £259,684 (as requested)

## Library service

- Expansion of library capacity at Carterton Library including book stock = £153,402

## Archaeology Service Contribution

- Increasing the capacity and improved efficiency of the Museum Resource Centre and the storage of archaeological archives = £413.30

## Highways

- Travel Plan Monitoring = £2,035.00
- Orchid Way Footbridge = £50,000
- Highways works = £836,496.35

5.77 The CIL rate for this type of development is zero and therefore no CIL is payable.

## Conclusion and Planning Balance

5.78 In this case, there are material considerations which indicate that the application should be determined otherwise in respect of the development plan. As the Council cannot demonstrate evidence of a five-year supply of deliverable housing sites, the relevant development plan policies for the supply of housing are out-of-date and that is a material consideration that can justify a departure from the plan and the grant of planning permission.

5.79 Where policies for the supply of housing are out of date, para. 11 d) of the NPPF requires a presumption in favour of sustainable development and that planning permission be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

5.80 In this case, the site is not located within any special designated areas of control. It is not within a Conservation Area or the Cotswolds National Landscape, nor does it affect the setting of any listed buildings. As such, with regard to the first point of paragraph 11 d) there is no impact on any protected areas or assets of particular importance that provides a strong reason for refusing the development.

5.81 Furthermore, in considering that the recommended contributions and other improvement works are being secured via the legal agreement and conditions listed below, your officers are of the opinion that the development would be sustainable and provide an integrated community that forms a positive addition to Carterton. There are no demonstrable harms that would outweigh the benefits associated with the provision of 265 dwellings (including a minimum of 35% affordable housing) towards the Council's housing land supply shortfall on land which is allocated in the WOLP for housing and which is located in a sustainable location. Additional benefits include the new areas of public open space including plays areas, improvements to off-site highway infrastructure through the provision of a signalised crossing along Upavon Way and closure of the existing underpass, enhanced mature landscape boundaries to create and enhance existing habitats, a net biodiversity gain, carbon ready homes to reduce carbon outputs from the site, the creation of temporary construction jobs, indirect jobs during the construction phase, and monetary contributions through planning obligations to support local infrastructure.

5.82 As such, and subject to the clarifications regarding the road safety audit, the flooding and the infiltration, the application is recommended for approval, subject to the imposition of the conditions set out within this report, and the s106 and s278 legal agreements.

## 6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road or footpath, other than those expressly authorised by this permission.

REASON: To safeguard the open plan character of the development/ to safeguard the character and appearance of the area.

4. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM), and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously

unidentified contamination sources at the development site. Relevant Policies: West Oxfordshire District Council Local Planning Policy EH8 and Section 15 of the NPPF, paragraph 187.

5. No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with the approved Tree Protection Plans and the recommendations of the Arboricultural constraints report. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7. Development shall be carried out in accordance with the approved Landscape Management Plan dated November 2025.

REASON: To safeguard the character and landscape of the area.

8. The proposed development shall be carried out in accordance with the submitted Sustainability Statement and Strategy (by JSP Ltd Sustainability) dated November 2025, received by the Local Planning Authority on 21st November 2025.

REASON: To secure the efficient and prudent use of natural resources in accordance with policy OS3 of the West Oxfordshire Local Plan (2031) and Section 14 of the NPPF (2024).

9. No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

10. No development shall commence until the applicant has submitted a Construction Management Plan (CMP) for written approval by the Local Planning Authority which shall detail the working methods to be employed on site during the construction (and preparation associated with construction) of the site. Measures to be taken to minimise emissions of dust, fumes, odour, noise, vibration etc. shall be included in the CMP. Details for the safe disposal of waste materials shall also be included as well as site security measures. The development shall thereafter be carried out in accordance with the approved details.

REASON: To safeguard the amenity of neighbouring residents and to ensure the security of the site, protect public safety, and prevent crime and anti-social behaviour during the construction phase, in accordance with the aims of the National Planning Policy Framework (NPPF).

11. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority prior to the first trench being dug and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

REASON: To ensure a safe and adequate access.

12. The development hereby permitted may not commence until such time as a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the LPA. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the LPA. The scheme will need to include the following:

- i. Decommissioning Plan to include intended programme/schedule of works and detailed method statement.
- ii. Borehole Retention Plan to include location, security and protection measures
- iii. Verification report for the decommissioned boreholes to include records of:
  - the reason for abandonment;
  - groundwater level prior to decommissioning; or any removal of casing or attempts to remove the casing;
  - the depth, position and nature of backfill materials;
  - problems encountered during decommissioning.

REASON: To ensure that redundant boreholes are safe and secure, and do not pose an unacceptable risk of groundwater pollution or loss of water supplies in line with paragraph 187 of the NPPF and Position Statement A8 - Building and decommissioning of structures of The Environment Agency's approach to groundwater protection.

13. Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the LPA. This strategy will include the following components:
  1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation
  2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
  3. A tiered risk assessment using the results of the site investigation referred to in (2).
  4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.

5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the LPA. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the NPPF 2024. To ensure the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate in line with paragraph 187 of the NPPF.

14. Notwithstanding the details submitted, prior to the commencement of the development hereby approved, amended drawings and details showing two of the proposed pedestrian paths linking the proposed shared facility within the site to Upavon Way as upgraded to 3m wide shared facilities, shall be submitted to and approved in writing by the Local Planning Authority. The upgraded paths shall be constructed in accordance with the approved details prior to the first occupation of the dwellings.

REASON: To ensure that adequate provision is made allow accessibility to the site by non-car modes of travel.

15. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details. The CTMP will need to incorporate the following in detail:
  - The CTMP must be appropriately titled, include the site and planning permission number.
  - Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
  - Details of and approval of any road closures needed during construction.
  - Details of and approval of any traffic management needed during construction.
  - Details of wheel cleaning/wash facilities - to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
  - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions. The erection and maintenance of security hoarding / scaffolding if required.
  - A regime to inspect and maintain all signing, barriers etc.
  - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
  - The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
  - No unnecessary parking of site related vehicles (worker transport etc) in the vicinity - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
  - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc. A before-work commencement highway condition survey and agreement with a

representative of the Highways Depot - contact 0345 310 1111. Final correspondence is required to be submitted.

- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and the residential amenities of neighbouring occupiers.

16. No dwelling shall be occupied until written and illustrative details of the number, type and location of bicycle storage shall be submitted to and approved in writing by the local planning authority. This should include shared cycle storage for apartment blocks (if applicable). The storage shall be installed and brought into operation in accordance with the details agreed as above, prior to occupation of the development.

REASON: To support measures that will reduce emissions from transport and to promote the uptake of active travel. The incorporation of secure cycle storage will facilitate this.

17. The development shall be constructed with the materials specified in the application unless agreed otherwise in writing by the Local Planning Authority.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

18. The external walls of the dwellings proposed to be rendered shall be rendered, in accordance with a specification which shall be submitted to and approved in writing by the Local Planning Authority before any rendering commences.

REASON: To safeguard the character and appearance of the area.

19. Prior to the commencement of development above ground level, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24Mbps). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.

REASON: In the interest of improving connectivity in the District.

NB Council will be able to advise developers of known network operators in the area.

20. No other part of the development shall be occupied until details of the offsite highway works to close off and fill in the subway under Upavon Way have been laid out and constructed in accordance with details to be submitted to and first approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interests of highway safety.

21. The scheme for parking, garaging and manoeuvring shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not thereafter be used for any other purpose.

REASON: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

22. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans", shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and operated in accordance with the approved details.

REASON: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the NPPF 2024.

23. Prior to first occupation of the development a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. Residents of the site shall be provided with a copy of the approved Travel Information Pack upon occupation.

REASON: To ensure all residents are aware of the travel choices available to them from the outset.

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

REASON: To ensure that the site does not pose any further risk to the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

25. No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or

2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

REASON: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

26. No development shall be occupied until confirmation has been provided that either:-

all water network upgrades required to accommodate the additional demand to serve the development have been completed; or -

a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no /low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

27. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water and sewage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater & clean water assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

REASON: The proposed works will be in close proximity to underground water utility infrastructure and underground sewage infrastructure. Piling has the potential to impact on local underground water utility infrastructure and significantly impact / cause failure of local underground sewerage utility infrastructure.

28. Visibility splays of 2.4m x 43m shall be provided as an integral part of the construction of the accesses and shall not be obstructed at any time by any object, material or structure with a height exceeding 0.6 metres above the level of the access they are provided for.

REASON: In the interests of road safety.

29. Prior to commencement of development above slab level, details of a proposed external lighting scheme shall be submitted to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting, including zonal/security lighting and column lighting within parking courts promotes a secure environment and does not cause a nuisance to local residents.

REASON: To promote a secure environment and limit nuisance to local residents.

30. No development shall commence until a suitably qualified acoustic consultant has identified what measures, if any, may be necessary to ensure that harm to amenity (including habitable rooms and gardens) is unlikely to result. A written report shall be submitted to the Planning Authority which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based. Such a report is to be agreed, in writing, by the Planning Authority and the approved measures shall be implemented prior to occupation of the premises.

REASON: To safeguard the amenity of residents by way of noise.

31. Prior to first use of the development, plant noise from all Air Source Heat Pumps to be installed at the proposed dwellings shall be assessed, when appropriate under BS4142:2014+A1(2019), with the results and details of their location being submitted to the local planning authority for approval.

REASON: To safeguard the amenity of residents.

32. No less than 102 of the proposed dwellings shall be occupied as Single Living Accommodation, as defined within JSP 464 (policy published by the Ministry of Defence for the provision of service family accommodation, single living accommodation and the substitute equivalents), unless agreed otherwise in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not generate a level of demand for school places that requires the provision of additional education infrastructure in accordance with policy OS5 of the adopted West Oxfordshire Local Plan.

33. The amended CEMP dated January 2026 shall be adhered to and implemented throughout the construction period in accordance with the approved details.

REASON: To avoid harm to biodiversity in accordance with the NPPF 2024 paragraph 193 and Local Policy EH3. With consideration for priority species in accordance with the NPPF 2024 paragraph 192 under the Natural Environment and Rural Communities Act 2006.

34. The amended LEMP dated February 2026 shall be implemented as described and retained thereafter.

REASON: To protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework 2024, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

35. The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the architectural detailing of the building reflects the established character of the locality.

## Notes to applicant

1. Please note that the proposed development set out in this application would be liable for a charge

under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), however, no CIL is payable as the West Oxfordshire CIL Charging Schedule gives this type of development a zero rate. However, if the nature of the development were to change, you are advised to contact the Council to discuss the requirement for planning permission and CIL liability.

2. **BNG INFORMATIVE:** Important: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by West Oxfordshire District Council. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.
3. Prior to the commencement of a development, a separate agreement(s) must be obtained from Oxfordshire County Council's (OCC) Road Agreements Team for the proposed highway works (vehicular access, new footway links, bus infrastructure, pedestrian refuge island, carriageway widening and new right-turn lane) under S278 of the Highways Act 1980. For guidance and information please contact the county's Road Agreements Team via <https://www.oxfordshire.gov.uk/cms/content/contact-road-agreements-team>.

It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

No vehicles associated with the building operations on the development site shall be parked on the public highway, so as to cause an obstruction. Any such obstruction is an offence under S137 of the Highways Act 1980.

4. You are advised that this consent is subject to a Grampian condition that prevents occupation of the development or part of it until such time as specified works have been completed or a deferred provision has been agreed. It is thus essential that any purchasing solicitor ensures via the LPA that the works are indeed in place and/or the condition has been discharged **BEFORE** they agree to purchase any units, as failure to do so may mean that whilst the unit is owned it cannot be occupied.
5. Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

**Contact Officer:** Clare Anscombe  
**Telephone Number:**  
**Date:** 25th February 2026