

Agenda



Listening Learning Leading

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Date: 4 July 2025

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A MEETING OF THE

Planning Committee

WILL BE HELD ON WEDNESDAY 16 JULY 2025 AT 6.00 PM

MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14 3JE

You can watch this meeting via [the council's YouTube channel](#).

Members of the Committee:

David Bretherton (Chair)

Peter Dragonetti (Vice-Chair)

Ken Arlett

Tim Bearder

Ali Gordon-Creed

Ben Higgins

Katharine Keats-Rohan

Axel Macdonald

James Norman

Ed Sadler

Crispin Topping

Substitutes

James Barlow

Sue Cooper

Stefan Gawrysiak

Kate Gregory

Mocky Khan

Denise Macdonald

Zia Mohammed

Andrea Powell

Jo Robb

Andrew Tinsley

David Turner

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Nick Bennett

Head of Legal and Democratic

1 Chair's announcements

To receive any announcements from the chair and general housekeeping matters.

2 Apologies for absence

To record apologies for absence and the attendance of substitute members.

3 Minutes of the previous meeting

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 2 July 2025. (To follow)

4 Declarations of interest

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

5 Urgent business

To receive notification of any matters which the chair determines should be considered as urgent business and the special circumstances which have made the matters urgent and to receive any notification of any applications deferred or withdrawn.

6 Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Development control applications

Planning applications - background papers and additional information

All the background papers with the exception of those papers marked exempt/confidential (eg those held in enforcement files) used in the reports in this agenda are held in the application file (working file) referenced by the application number.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

	Site Address	Proposal	Application No	Page
7	P24/S2642/FUL - Thames Farm, Reading Road, Lower Shiplake, RG9 3PH	Engineering operations associated with ground stabilisation works. (as amended by plans and information received 9 January 2025 and 14 March 2025 and additional information received 9 May 2025).		5 - 52
8	P24/S2652/S73 - Thames Farm, Reading Road, Lower Shiplake, RG9 3PH	Variation of conditions 1 (Approved plans) and 3 (Landscaping implementation and retention) on application P19/S0245/RM (Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O) (as amended by plans and information received 9 January 2025, 17 February 2025, 14 March 2025 and 9 May 2025).		53 - 102

10 Appeals Information

To receive the appeal information report from the head of planning.

9	P25/S0419/FUL - Car Park, Station Road, Didcot, OX11 7NN	Change of use of land for car parking for a temporary period of two years.		103 - 112
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APPLICATION NO.	P24/S2642/FUL
SITE	Thames Farm Reading Road Lower Shiplake, RG9 3PH
PROPOSAL	Engineering operations associated with ground stabilisation works.
AMENDMENTS	Updated documents received 09/01/25, 17/02/25, 18/02/25, 14/03/25 and 09/05/25
APPLICANT	Taylor Wimpey West London
APPLICATION TYPE	FULL APPLICATION
REGISTERED	19.8.2024
TARGET DECISION DATE	17.02.2025
PARISH	HARPSDEN
WARD MEMBERS	Leigh Rawlins Mike Giles
OFFICER	Emma Bowerman

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the officer's recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application is referred to planning committee as the officer recommendation conflicts with the views of the Parish Council. The application has also been called in by Councillor Leigh Rawlins, who is the ward member for Harpsden, and Councillor Ken Arlett, who is the ward member for the neighbourhood plan area.
- Application site**
- 1.3 The application site (which is shown on the OS extract **attached as Appendix 1**) is a 5.5 hectare greenfield site that was formally in agricultural use. It is located to the northwest of the village of Lower Shiplake but is within the parish of Harpsden. It is within the designated Joint Henley and Harpsden Neighbourhood Development Plan area.
- 1.4 The site is not within any areas of special designation. The line of trees along the northern boundary are protected by a Tree Preservation Order. There is also a Tree Preservation Order in place in respect of trees that have now been removed along the roadside boundary of the site.
- 1.5 In terms of topography, the site is at its highest towards the west and it slopes down towards its eastern boundary, next to Reading Road. With regards to flood risk, the flood mapping for rivers and sea shows the site within Flood Zone 1 (least probability of flooding). The flood mapping for surface water shows an area with a high chance of surface water flooding within the topographically low area at the eastern boundary.

- 1.6 The site is within a groundwater Source Protection Zone as there is water abstraction for public water supply at a water treatment works near the site. The site is underlain by a principal aquifer. Development of the site therefore has the potential to affect groundwater quality which could have implications for water abstraction.

Background

- 1.7 The site has a complex planning history. In respect of the development now being considered, an outline planning application for up to 110 dwellings ([P13/S2184/O](#)) was submitted in 2013. The council refused this application, and following a public inquiry held in 2015, the proposal was dismissed by the Planning Inspectorate. This appeal decision was subsequently quashed by the High Court.
- 1.8 A planning application for up to 95 dwellings ([P16/S0970/O](#)) was refused by the council in 2016. Following a public inquiry, outline planning permission was granted on appeal by the Planning Inspectorate in 2017. Access was considered in detail as part of this outline planning application.
- 1.9 The outline permission for up to 95 dwellings was subject to several planning conditions that the inspector considered necessary. Condition 11 required the approval of a drainage strategy, detailing on and off-site surface and foul drainage works. This condition required the drainage strategy to be approved prior to commencement of the development and stipulated that no discharge of foul or surface water take place before the drainage strategy has been completed and brought into use.
- 1.10 In 2019, reserved matters ([P19/S0245/RM](#)) were approved for the appearance, landscaping, scale and layout of the development. This was subject to further planning conditions, including that the development be carried out in accordance with the details shown on the approved drawings. The layout approved under this application is **attached as Appendix 2**.
- 1.11 The applicant carried out ground investigations in 2019. These investigations indicated that the site had a very high hazard rating for the occurrence of natural cavities. Dissolution features were identified across the site. As a result of these investigations, the applicant identified a requirement to stabilise the site's underlying chalk geology to provide suitable ground for the foundations to be built from. It also became apparent that the ground stabilisation works would have implications for the design of the drainage strategy.
- 1.12 At the time when the outline planning permission (P16/S0970/O) was approved, and the reserved matters consent (P19/S0245/RM) was granted, the council had no indication that the ground conditions were such that stabilisation works would be required to implement the permitted housing development.
- 1.13 In early 2020 the applicant implemented planning permission P16/S0970/O by constructing the access into the site. At the time the access works were

carried out, a drainage strategy had not been approved. The access works were therefore carried out in breach of condition 11 of planning permission P16/S0970/O which required the drainage strategy to be approved before development started. As such, when the access works were undertaken, they were unlawful.

- 1.14 In May 2020, the council approved a non-material amendment ([P20/S0134/NM](#)) to planning permission P16/S0970/O. This altered the wording of condition 11 so that it allowed for the provision of a vehicular access to the site prior to the submission and approval of the drainage strategy.
- 1.15 In November 2020 the council issued a lawful development certificate ([P20/S3241/LDE](#)) confirming that the development permitted by P16/S0970/O had lawfully commenced. This means that the access works on site are now lawful and planning permission P16/S0970/O is an extant permission which may be carried out to completion.
- 1.16 The applicant sought to discharge the drainage strategy required by condition 11 of planning permission P16/S0970/O twice in 2020. These submissions ([P20/S0715/DIS](#) and [P20/S2808/DIS](#)) were withdrawn prior to determination. In both cases the drainage strategy presented by the applicant was unacceptable. Both schemes involved pumping surface water off-site as it was not feasible to infiltrate on site due to the works involved in stabilising the ground.
- 1.17 In 2021, the applicant sought confirmation that ground stabilisation works would be lawful under the terms of the outline planning permission P16/S0970/O. The applicant's position was that they would be normal enabling works that would be ancillary to the approved development due to their scale and duration, such that they would not be separate works of substance. This request for a Lawful Development Certificate was considered under [P21/S4749/LDP](#).
- 1.18 The council refused this request for a Lawful Development Certificate as the council considered that the ground stabilisation would not be part of the foundation works and that they would not be ancillary to the development granted by the outline planning permission. The council considered that the nature and scale of the works is such that it would be a separate activity of substance and an engineering operation beyond the construction of foundations.
- 1.19 The applicant appealed against the council's decision to refuse the Lawful Development Certificate (P21/S4749/LDP). The Inspector was satisfied that the engineering works form a separate activity of substance because the scale and nature of the works which were not envisaged at the time permission was granted for the housing development. The Inspector concluded that the works were not permitted by the outline planning permission and are instead a separate operation, which requires planning permission.

- 1.20 In 2024, the applicant submitted a request for an Environmental Impact Assessment (EIA) Screening Opinion ([P24/S1613/SCR](#)). This sought to establish whether the ground stabilisation works require an EIA and as such, whether a planning application for the ground stabilisation would need to be accompanied by an Environmental Statement.
- 1.21 The council did not respond to this request for a Screening Opinion within the required timeframes (as a response was awaited from the Environment Agency) and as such, the applicant escalated their request to the Secretary of State to issue a Screening Direction. The Secretary of State considers there to be likely significant effects with regards to the water environment from the ground stabilisation works and concluded that this should be further considered through the process of EIA.

Proposal

- 1.22 The application proposes engineering operations associated with ground stabilisation works to facilitate the consented housing development. The application is accompanied by an Environmental Statement which considers the likely significant effects of the development on the water environment.
- 1.23 The proposed ground stabilisation works consist of compaction grouting and dynamic compaction methods. The method used will involve topsoil being excavated and stockpiled on the site before the ground stabilisation works start. The compaction grouting works then involve drilling a series of boreholes across the identified areas at approximate six metre spacing and injecting a stiff mix grout to provide strength and compaction of the weakened subsurface.
- 1.24 The application documents state that none of the boreholes will be deeper than 2m from the top of the groundwater level. Given that the depth to the groundwater will be variable depending on the area of the site and seasonal conditions, this will be achieved by regular groundwater monitoring across the site during the works.
- 1.25 Compaction grouting reduces pore spaces and improves the ground strength. The grouting process uses a mortar-like substance that does not permeate or mix with the disturbed soil profile but as it is injected into the ground it takes on the shape of a bulb that exerts pressure upon the surrounding ground.
- 1.26 The grouting exercise will require the importation of 10,700 cubic metres of pre-mixed grout to complete the works. The grout will consist of a mixture of sulphate resisting Portland cement, sand, pea gravel and bentonite.
- 1.27 Following compaction grouting, the shallower soils across the site (less than 3 metres depth) will be compacted using dynamic compaction methods to recompact any soft spots to densities similar to unaffected ground conditions. Once the compaction grouting and dynamic compaction is complete, the topsoil will be replaced across the site.

- 1.28 The ground stabilisation works are expected to take around 35 weeks (8 months) to complete. The phase where grouting material is being brought to site to be ‘injected’ into the ground will last 20 weeks.
- 1.29 The application is accompanied by numerous assessments expected for a development of this scale, including a Transport Assessment, Flood Risk Assessment and Air Quality Assessment. The application also includes several technical reports that are specific to the ground conditions and hydrogeology of the site including:
- Geotechnical Investigation
 - Ground Stability Assessment
 - Soakaway Ground Investigation
 - Hydrogeological Impact Assessment
 - Specification for the Stabilisation of Dissolution Features
 - Ground Treatment Technical Note
- 1.30 The applicant submitted updated and amended technical information during the application process to address some of the issues raised by consultees. This included the submission of additional reports including:
- Soil Resource Survey
 - Soil Management Plan
- 1.31 The application has been submitted alongside two other applications at the site that are currently under consideration:
- [P24/S2652/S73](#) – Variation of conditions 1 (Approved plans) and 3 (Landscaping) on application P19/S0245/RM. This application seeks to amend the reserved matters plans to accommodate the layout changes necessary to implement a drainage strategy that will work alongside the ground stabilisation works.
- [P24/S2651/DIS](#) - Discharge of conditions 4 (vehicular access, footways, cycle ways, driveways and turning areas), 5 (construction management plan), 8 (landscape management plan), 9 (bat method statement) and 11 (drainage strategy) on application P16/S0970/O. This application seeks to approve a drainage strategy for the first time, and to approve alternative details for other conditions to take account of the proposed changes to the layout.
- 1.32 The application to amend the approved layout (P24/S2652/S73) reduces the number of dwellings proposed from 95, which was the number approved under the reserved matters permission, to 84 dwellings. The number of dwellings has been reduced to accommodate a drainage basin, which is part of the solution to achieve an appropriate drainage strategy. A plan of the layout proposed under this application is **attached as Appendix 3**.
- 2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
- 2.1 The application has been advertised by the council as a major development and development that is accompanied by an Environmental Statement. The table below provides a summary of the key comments made by consultees and these

are expanded on in the main body of the report where necessary. Full responses can be viewed on [the council's website](#).

Statutory consultee responses

2.2

Harpsden Parish Council	First consultation - Objection - For the reasons outlined by Thames Farm Action Group. Second consultation - Objection - For the reasons outlined by Thames Farm Action Group.
Henley-on-Thames Town Council	First consultation - Objection - Support the representations made on behalf of the Thames Farm Action Group. - Potential contamination of the underlying aquifer which serves as the primary drinking water source for 50,000 residents. - The overall groundworks and design of the scheme are fundamentally flawed. - Pumping to a high-level basin is a carbon intensive design. - Inadequate assessment of offsite flows, and failure to consider exceedance scenarios for potential blockages and the potential risk of collapse in the area of the upper basin. - Concern over the potential for flooding. - Drainage solution contrary to national and local planning policies. - The EIA is not sufficient in considering the short- and long-term effects of the proposed groundworks. Concerns over the noise, vibration, and air quality impacts on local residents, as well as the lack of monitoring and reporting mechanisms during and after construction. - Comments made by Thames Water highlight that insufficient information has been submitted to assess the impacts upon the ground water, the potable water supply and the needs of the foul drainage network. These issues cannot be dealt with by conditions. Second consultation - Objection - Amended information insufficient to address issues raised in first consultation response. - There remains an unacceptable risk to the region's potable water and issues with the proposed surface water drainage scheme. - The submitted information fails to demonstrate that the proposals would not adversely impact the groundwater/ water supply.

	• The effect of the proposal on the public water supply is a material consideration and should be given considerable weight. • Cannot be considered sustainable development. • Development remains unsympathetic to the nature of the site, the local area and its designation as an Inner Source Protection Zone. • Contrary to policies and the risks cannot be mitigated by conditions. Third consultation – Objection • Proposals continue to pose an unacceptable environmental and public health risk. • The proposed ground engineering techniques are experimental and have no proven record of safe deployment in such a sensitive setting. • The risk assessments are fatally flawed, outdated and based on American data from the 1980s. • Fails to consider worst case scenarios and cannot guarantee that groundwater and the public water supply will remain protected. • The evidence submitted by the developer is unreliable, the mitigation strategies inadequate, and potential consequences severe. • The risks to the aquifer outweigh benefits of housing delivery. • There is no Plan B to rectify matters should the proposals damage the water supply, environment and local population. • Not a development that is ready to proceed. It is a gamble with vital infrastructure and public health is at stake.
Lead Local Flood Authority	First consultation - No objection Second consultation - No objection
Local Highway Authority	First consultation - No objection • Construction Management Plan is acceptable. Second consultation - No objection

Professional external consultees responses

2.3

The Environment Agency	First consultation - Objection • The proposed development may pose an unacceptable risk of causing a detrimental impact to groundwater quality because: 1. The use of grout in a sensitive groundwater location and need for monitoring, and
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	2. the implications of the proposed surface water disposal mechanism. • The documents indicate that pulverised fuel ash would be used in the grout. This is not acceptable. • There is not a clearly defined plan for monitoring groundwater during any of the grouting works. This is essential if the development is to be taken forward. An assessment is also required for control measures and any mitigation in case impacts are detected. • The proposed SuDS treatment is not detailed enough and needs to be expanded on. • Concern that the proposed infiltration of the site's surface water into a single concentrated area of the site will promote increased dissolution of the bedrock in this area of the site, and reduced attenuation of any contaminants before reaching the water table. • It is unclear how the infiltration will perform in an area that is proposed to be altered by the stabilisation work. • It is not clear where the infiltration basin sits relative to the grouting areas. • There is potential that the bedrock remaining between the grouted areas will still be softened and could dissolve, and the increased infiltration may enhance this, leading to ground instability and rapid pathways to groundwater. • Uncertainty surrounding the composition of the grout (even without Pulverised Fuel Ash) and how physically and chemically stable this would be in those areas used for enhanced infiltration. • There is potential for this proposal to qualify as a groundwater activity and a permit under the Environmental Permitting Regulations may be required. Second consultation – Objection • Some matters have been addressed (i.e. confirmation that pulverised fuel ash will not be used in the grout). • Applicant has not yet supplied adequate information to demonstrate that the risks posed to groundwater can be successfully managed. • More work is required in relation to the surface water infiltration scheme. The scheme is currently a little simplistic and is missing a sensitivity assessment. • The applicant should produce an updated site-specific hydrogeological risk assessment for consideration. This should show the outcomes of a sensitivity assessment of the key modelling parameters to provide more confidence in the predicted outcomes and conclusions.
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	Third consultation – No objection (subject to condition) • Satisfied that the drainage solution to the east of the site will be temporary during grouting activities and that the long-term infiltration basin will be located to the west of the site with SuDS features. • Note that there is an outline monitoring programme proposed in the Hydrogeological Impact Assessment and that the submission refers to a Source Protection Strategy being developed as a condition. • Satisfied that a detailed Source Protection Strategy can be secured by condition. • The detailed Source Protection Strategy must be designed to detect any issues in advance of impacts to the Public Water Supply. • Monitoring should include off-site locations that are downgradient. All grout volumes must be accurately measured and recorded, and if there are any deviations beyond the expected volumes, this should be brought to the attention of the Environment Agency immediately, works stopped, and procedures reconsidered. This information should form part of the Source Protection Strategy, as required by condition.
Thames Water	First consultation - Objection • Condition should be added to any planning permission requiring the submission and approval of a Source Protection Strategy detailing how the developer intends to ensure the water abstraction source is not detrimentally affected both during and after its construction. • Cannot accept that the elements of any grout containing hazardous substances when being used within Source Protection Zone 1. • Evidence is required that pollution of groundwater cannot occur if pulverised fuel ash is used. • Grouting below the water table is also not acceptable. • Groundwater monitoring during these activities should utilise all available and relevant boreholes. • The proposed surface water management and drainage during engineering works appears to present risks to Thames Water's groundwater abstraction that do not appear to be appropriately mitigated. • Thames water request clarification from the developer on the design and risk mitigation associated with the temporary solution before source protection concerns can be resolved.

	Second consultation - No objection (subject to condition) • Condition should be added to any planning permission requiring the submission and approval of a Source Protection Strategy detailing how the developer intends to ensure the water abstraction source is not detrimentally affected both during and after its construction. • Need assurances that no hazardous materials are present in the grout, grouting does not go below the water table, and all monitoring locations are used for the groundwater monitoring. • At present, the drainage strategy refers to documents that refer to pulverised fuel ash in the grout. This is unacceptable and documents should be revised. • Prohibition of grouting below the water table and use of all monitoring locations have been confirmed previously by the developer in documentation and ongoing documentation changes must reflect this position. • The drainage strategy states surface water will be discharged into bunds and there is no plan to connect to Thames Water's foul network.
Oxfordshire County Council Archaeology	First consultation - No objection • No archaeological constraints to the scheme. Second consultation - No objection

South Oxfordshire District Council officer responses

2.4

Drainage	First consultation - No objection • As the site is in a Source Protection Zone and given the nature of the application and vicinity of Thames Water's abstraction point, the Environment Agency and Thames Water should comment on the acceptability of the proposed method of stabilisation in this zone. • Drainage details to be considered under P24/S2651/DIS. Second consultation - No objection
Landscape	First consultation - Objection • The Environmental Statement does not address how the proposals will affect soils, and therefore the proposed planting. • No details of how the waterlogging and compaction of the soils would be addressed, to ensure that soils are free draining and undamaged, such that they will not inhibit the growth of the proposed planting. • Proposal indicates that compaction grouting will take place in proposed soft landscape areas, including tree

	planting, however details are not provided of how the soil would be affected, in terms of drainage, contamination, availability of subsoils for trees and shrubs to root etc. This has the potential to undermine the planting proposals. • Additional information is required to address the potential impacts of the proposals on soils and drainage, arising from both the grouting and the water storage areas, and therefore any adverse effects on the proposed planting. Second consultation - No objection (subject to condition) • The additional information covers the potential effect of waterlogging of soils with drainage stated as being better than a clay soil. • Phasing of groundworks should be secured by condition to ensure soil stripping and respreading are carried out in summer when soils are dry. This will reduce potential for soils to compact. • Concerned about proposal to store topsoil in 6m high heaps as this could damage topsoil. This should be reduced to a maximum of 3m. • The site compound should be relocated outside the woodland planting area.
Ecology	First consultation - No objection (subject to condition) • Unlikely to be any appreciable additional impacts of the stabilisation works on ecological receptors, above and beyond those already consented. • Exempt from statutory Biodiversity Net Gain requirements. • Condition recommended that should the S73 application not proceed within 2 years, the temporary footprint of the current works will be restored to its previous condition. • Condition recommended to ensure that the Construction Environmental Management Plan (Biodiversity) is complied with. Second consultation - No objection (subject to condition) • An Ecological Assessment has been provided. Although this was not required it provides useful updated baseline information. • The Ecological Assessment suggests that the site has changed since the baseline assessments in 2019 and an updated Construction Environmental Management should be secured by condition. • Comments on Biodiversity Net Gain remain unaltered.

Forestry	First consultation - Objection • Inappropriate to locate site compound within an area designated for woodland planting, which is essential for integrating the residential development into the setting and mitigating past tree losses. • Otherwise, the proposed engineering works are acceptable from an arboricultural perspective subject to appropriate tree protection measures being in place. Second consultation - Objection • The previous issues have not been addressed, and the proposals fail to make adequate provision for the establishment of important woodland planting. • The reserved matters application was approved on the basis that the designated woodland planting area is essential for mitigating past tree losses and integrating the development into the site setting. The placement of a site compound within this area is not in accordance with the approved plans and compromises the successful establishment of the required woodland planting. • While the constraints of compaction grouting are acknowledged, the submission does not justify the need to site the compound within an area specifically safeguarded for woodland planting. There appears to be adequate space to locate the compound outside of the woodland area, which is the most effective way to ensure the soil structure is safeguarded to optimise tree establishment
Environmental Protection	First consultation – No objection • Plans and information reviewed and no adverse comments to make.
Contaminated Land	First consultation – No objection • No observations from a contaminated land perspective.
Air Quality Officer	First consultation – No objection (subject to condition) • No observations from an air quality perspective.

Public responses

2.5

Shiplake Parish Council	First consultation - Objection • Shiplake Parish Council have contributed to the funding of independent consultants to assess the quality, validity and impact of the proposals. The application should be rejected for the reasons outlined in the Thames Farm Action Group letter and their consultant's report.
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	Second Consultation – Objection - Shiplake Parish Council have contributed to the funding of independent consultants to assess the quality, validity and impact of the proposals. The application should be rejected for the reasons outlined in the Thames Farm Action Group letter and their consultant’s report. Third consultation – Objection - Continue to object for the reasons outlined by Thames Farm Action Group. - The development would pose an unacceptable risk to the potable water supplying c.50,000 residents. - The applicant has failed to provide a comprehensive and credible Environmental Impact Assessment. - The applicant has failed to demonstrate a safe and sustainable groundwater protection strategy. - No proof that the approach can be carried out safely and no contingency plan should contamination occur. - The ‘Precautionary Principle’ is ignored and fails to comply with the requirements of sustainable development. - The infrastructure required for foul disposal remains unresolved.
The Henley Society	First consultation - Objection - Threat to water supply – the idea that we could permit any development that could in any way jeopardise our potable water supply is unconscionable. - Whilst we need the houses and would like to see houses built, we are now of the opinion that the inspector was not properly advised, and the original planning application should not have been granted.
Residents Group (Thames Farm Action Group)	First consultation - Objection - Proposals fundamentally flawed and will cause immeasurable harm to the local environment. Will risk interrupting the flow of the underlying aquifer and risk contamination of the aquifer. - Unquantifiable risks as underground activity is impossible to control or model. Significant risk that the concrete slurry will end up in the wrong place. Any damage impossible to undo. - Could impair volume of water available for abstraction at the Thames Water borehole. - Water is a scarce and valuable resource. Underground aquifers that supply drinking water are therefore protected and Thames Farm sits within the highest-ranking zone.

	• Thames Farm Action Group have commissioned engineers (JBA Consulting) who are of the opinion that the overall scheme for the groundworks, and the design of this drainage strategy is fundamentally flawed. • The EIA is deficient in considering the full environmental impacts of the proposals. • Noise, vibration and air quality warrant assessment in the EIA. • There is no regime of monitoring proposed. • Underground erosion will continue and there is no indication of how this will be dealt with, and what the impact will be on the proposed dwellings. • Mitigation measures associated the grouting will not work due to the proximity to the nearby water abstraction. • The applicant has consistently underestimated the complexity and potential to do harm and has not provided adequate robust information and the comprehensive due diligence investigations required, to make a safe determination of what is right, and what does not prejudice the health and well-being of local residents. • Not acceptable for such a valuable and critical natural resource to be put at risk simply because a developer has failed to carry out adequate due diligence at the time of purchasing this site. • Consultees responsible for safeguarding water supply cannot determine what the impacts on that supply would be, good or bad; whilst JBA Consulting are of the view that the proposals are fundamentally flawed. • Other more suitable land exists in the area, upon which higher density residential development can take place. • The scheme should be re-designed so that such an extensive package of groundworks is not required. • Proposals would substantially increase the risk of flooding. Second consultation - Objection • The risks involved in carrying out the groundworks and the consequential surface water drainage scheme outweigh the potential benefits by a significant margin. • The Environment Agency objection has not been addressed. • The EIA is defective and biased and fails to address all significant environmental impacts. The EIA does not adequately consider alternatives. Less invasive stabilisation techniques and a lower density development should be considered. Other sites should also be explored.
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	• Unacceptable risk to the entire regions potable water supply in a region that has no backup piped water supply. • No concrete evidence that the proposals can be undertaken safely and without compromising the underground aquifer or upsetting the current natural state of surface water flows in the immediate locality. • Developer has a disastrous track record of negatively impacting on locations in respect of flooding and surface water drainage problems and not resolving them. Developer has already caused problems with flooding on Reading Road. • The engineers commissioned by Thames Farm Action Group (JBA Consulting) remain concerned about the hydrogeological impacts of the ground works and the appropriateness of the drainage strategy. • The updated proposal reduces risk of contamination of aquifer by removal of the pulverised fuel ash, but concerns remain about maintaining a minimum of 1m between the bottom of the grouting and the water table. Not adequately demonstrated that disturbance to the aquifer can be avoided. • The updated information remains some way from adequately demonstrating that the drainage strategy is appropriate. • The proposal does not provide a realistic assessment of the risk to the water supply. The development remains unsympathetic to the nature of the site, the local area and its designation as an Inner Source Protection Zone. • Risk screening analysis carried out by JBA Consulting shows a score close to being unacceptable. • There are major shortcomings in the submission. There are flaws in the Hydrological Impact Assessment. There are discrepancies in the groundwater model and contradictions in the Flood Risk Assessment. • Reports minimise the risks, plays down the impacts and provide no examples of success. • Mitigation proposals are not acceptable. • There will be prolonged noise, vibration, and traffic from construction activities which will significantly disrupt the local community for at least eight months. • Had the housing development been considered with the ground stabilisation then an EIA would have been required for the works as a whole. • Location within an Air Quality Management Area has not been properly assessed and the Traffic Assessment is deficient. • Claims that development is compliant with policy and statements about risks are incorrect.
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	• The site is unsuitable for residential development. If the nature of the ground conditions had been known, then the appeal for housing on the site would not have been allowed. • It is for the developer to provide cast iron and categoric proof that its proposals will do no harm. This have not been provided. • Developer has provided no commitment about what steps will be taken to resolve any issues or how it will compensate those affected. • This is a cynical and inadequate approach to what is a hugely risky proposal, and the applications should be rejected. Third consultation – Objection • Remain deeply concerned that the proposals amount to an experimental and untested engineering approach within a highly sensitive Source Protection Zone. • Question what Plan B is and what steps will be taken to rectify matters should the proposals result in damage to either the groundwater, the environment and local residents. • The Environment Agency’s objections relate to both groundworks and drainage, since both impact the same groundwater receptor. Attempting to separate them in planning terms may be procedurally convenient but it is technically unjustified, and practically impossible. • The claim that the EA's concerns are now "resolved" relies on a document that repeats many of the same flawed assumptions, rather than addressing their core objections. • The submission fails to provide the level of assurances and certainty required. The proposals are novel and untested with no adequate fallback or robust contingency measures in place. • The engineers commissioned by Thames Farm Action Group (JBA Consulting) have rebutted and challenged the applicant's assertions on successive amendments. In respect of latest amendment, they have advised that the Detailed Quantitative Risk Assessment exercise is wholly deficient and fundamentally flawed. - In several model scenarios, lead and benzene concentrations exceed environmental thresholds at the site boundary. The report sidesteps this by stating the exceedance happens after thousands of years, ignoring the possibility of shorter-term exposure risks. - Contaminant loadings are derived from 1983 U.S. urban runoff data, which includes pollutants like lead from petrol additives no longer used in the UK. This inflates predicted concentrations but then the same
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	outdated figures are used to argue that SuDS treatment is sufficient, which is both inconsistent and misleading. - The report assumes a constant removal efficiency for the SuDS system, yet it admits there's no reliable method to quantify this over time. In reality, SuDS performance degrades as sediment accumulates, and vegetation matures. • The Flood Risk Assessment and associated drainage strategy rely on input values that are either unsubstantiated or contradicted by the sites own data. • The temporary surface water controls are rudimentary and highly vulnerable to failure in adverse weather. The risk of water overtopping the bunds and subsequent flow onto Reading Road is acknowledged but not meaningfully mitigated. • The contamination risks to groundwater cannot be quantified. No mitigation proposed to address issues such as the likely increased in aquifer turbidity. • Still do not know if the location of the proposed detention ponds will be completely free of groundworks or not, which will impact on the ability of this area to collect, store and discharge clean surface water. • The scheme is fundamentally unsound. There is no independent assurance and no direct accountability if the proposals and adopted systems fail. • Thames Water have said that a condition is required in respect of foul water capacity, and this reinforces the lack of preparedness and infrastructure planning underpinning this application. • Development is not sustainable and will have an impact on climate change. • Application lacks the technical robustness and public interest justification to proceed in its current form.
Residents	First consultation –148 representations in objection • Serious risk of contamination of drinking water and adverse impact on public health. • Unquantifiable risks associated with grouting the site due to risk of damage/interruption of flow to aquifer. • Independent report commissioned by Thames Farm Action Group shows that drainage strategy is inadequate, and design is flawed. • Thames Water objects to the application. • False responses on application form. • Some questions on the application form not answered. • Increase in traffic • Noise pollution and vibration.

	• Adverse impact on air quality – dust and airborne particulate matter will cause health problems. • Site cannot cope with volume of runoff. • Inappropriate site density – cannot take number of houses proposed. • Environmental upheaval. • Huge carbon footprint. • Risk of pollution, rerouting or blocking Source Protection Zone. • Increase in flood risk. • Water runoff strategy is unproven. • Site never appropriate for housing. • Adverse impact on wildlife. • Geological risks could result in subsidence, structural cracking and foundation displacement of neighbouring properties. • Impact on existing utilities including water, gas and sewage systems. • Cumulative impacts of groundworks and housing should be considered. • Concern about whether sufficient oversight and protection can be provided to surrounding residents. • The council should carry out independent assessments. • Query why ground conditions were not an issue for other recent developments on Reading Road. • Turns upside down the whole spirit of neighbourhood planning. Second consultation – 105 representations in objection • The applicant purchased the site without full due diligence. • The application does not include a full EIA. • Environmental effects downplayed or ignored in EIA stating that corrective action will be taken if problems arise. • Unacceptable risk to the sole source of potable water supplying some 50,000 residents. • No evidence or proof that proposals can be safely implemented. • No action plan to correct any harm that may arise. • The passage of grout underground cannot be controlled. • Not acceptable that any damage will be covered by conditions. • Underground fragmentation will continue after grouting threatening runoff flooding and aquifer contamination. • Henley and Harpsden already meeting housing requirements. • The loss of the site would not be of any consequence to the district council's housing supply.
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- Submitted information is flawed and documents contradict each other.
- Submission downplays likelihood of grout or turbidity reaching the public water supply.
- Grout exclusion zone is inadequate.
- Overflow onto Reading Road is a safety hazard and should be designed out of the scheme.
- Temporary drainage measures unlikely to handle sudden surges in runoff.
- Grouting could alter the natural hydrodynamics of the chalk aquifer, potentially redirecting groundwater flow and increasing flood risks in neighbouring areas.
- Disruption to local community from noise, vibration and construction traffic.
- Conflict with planning policies and sustainability goals.
- Alternative methods are not adequately explored.
- Documents submitted by the applicant fail to provide robust, evidence-based assurances that the proposed development will not harm the environment, water supply, or local community.
- The drainage strategy does not provide sufficient capacity or resilience to prevent flooding and overflow risks.
- Examples should be provided of other development that have had similar ground conditions treated.
- Site will be separated from village but will seriously affect the locality as a whole.
- Water pressure has already dropped because of other developments.
- Risks underestimated – if in doubt don't.
- Taylor Wimpey should provide a financial guarantee for the pollution risk.
- Taylor Wimpey have a history of failing to adequately address the challenges of the impact of their proposal on the local environment and water management.
- Water table 1m below existing homes and any increase could damage property.
- Taylor Wimpey should withdraw the application.

Third consultation - 72 Representations in objection

- Unacceptable risk to potable water supply.
- Support for Thames Farm Action Group comments.
- No proof or evidence to show that proposal can be carried out safely.
- Failure to provide comprehensive EIA – not provided sufficient scientific analysis or risk mitigation measures.
- There is no contingency plan if contamination does occur.
- 'Precautionary principle' is being ignored.

	• Risk profile of proposed development is too high. • No overriding public interest that would justify putting drinking water at risk. • Not essential to meet housing needs and preferable alternative locations. • Area needs affordable housing for young people. • Will produce high quantities of carbon dioxide and other pollution. • Grouting is unpredictable – no realistic way to reverse or contain it. • Monitoring plans are vague with no independent oversight. • Serious soil and drainage questions have been brushed aside. • The Soil Management Plan contradicts itself. • Disturbed soils are being reused without proper checks. <i>Officer note: The above summary represents the number of representations received at the time of writing. If further representations are received, an update will be provided at the committee meeting.</i>
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Other responses

2.6

SGN Plant Protection Team	First consultation - No objection • Provided information about assets and advice on working around pipes and mains cables.
The Chiltern Society	First consultation – Object • Landscape and Visual Impact Assessment is not acceptable. • No amount of structural and engineering measures will remove, never mind mitigate, the high and unquantifiable risk of unforeseen, detrimental consequences for water management and the underlying chalk aquifer, which, if these consequences were to occur to any degree would be irreversible. • Contrary to policy. Second consultation - Objection • Amended plans and new information do not address concerns that the risks of irreversible damage to the environment outweigh by far any benefit to the community. • Biodiversity net gain is more critical than when the permitted housing scheme was approved.

3.0 **RELEVANT PLANNING HISTORY**

	Application Number	Description of development	Decision and date
3.1	PCU/EIASC/R/Q 3115/3347775 (Secretary of State reference)	Request for an EIA Screening Direction from the Secretary of State in accordance with Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed ground stabilisation works.	Environmental Impact Assessment required (29/10/2024)
3.2	P24/S1613/SCR	Request for an Environmental Impact Assessment Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 from South Oxfordshire District Council, with regard to the proposed ground stabilisation works	Environmental Impact Assessment required (29/10/2024)
3.3	P21/S4749/LDP	Application for a Certification of Lawfulness for Proposed Use or Development to establish that proposed ground stabilisation works, necessary to stabilise the areas of the site affected by dissolution and which are to be undertaken as part of the foundation works, and which comprise compaction grouting, surface ground compacting and associated works, are lawful pursuant to planning permission P16/S0970/O.	Refused (13/01/2022) - Appeal dismissed (24/01/2024)
3.4	P20/S2808/DIS	Discharge of condition 11 (Drainage) on planning application P16/S0970/O	Withdrawn prior to determination (26/10/2021)
3.5	P20/S3241/LDE	That the development has commenced for the purposes of condition 2 of permission P16/S0970/O and the permission is therefore an extant permission which may be carried out to completion in accordance with the terms of the planning permission.	Approved (06/11/2020)
3.6	P20/S0715/DIS	Discharge of condition 11 - Drainage Strategy on planning application P16/S0970/O.	Withdrawn prior to determination (10/06/2020)

3.7	P20/S1303/NM	Non-material amendment to planning application P16/S0970/O for amendment to wording of condition 11 concerning drainage.	Approved (06/05/2020)
3.8	P19/S0245/RM	Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O	Approved (23/05/2019)
3.9	P16/S0970/O	Outline Planning Application for up to 95 dwellings and associated public open space and landscaping. Means of access and strategic landscaping not reserved	Refused (14/09/2016) - Appeal allowed (02/08/2017)
3.10	P13/S2184/O	Outline application for up to 110 dwellings (access not reserved).	Refused (30/10/2013) - Appeal dismissed (20/05/2015) Decision quashed (12/10/2015)

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The application proposals constitute 'Environmental Impact Assessment development' (EIA) as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Accordingly, the applicant has undertaken an EIA to identify the likely significance of environmental effects arising from the proposed development.

5.0 **POLICY & GUIDANCE**

Development Plan Policies

- 5.1 The development plan consists of the South Oxfordshire Local Plan 2035, which was adopted in 2020 and the Henley and Harpsden Joint Neighbourhood Plan Review, which was made (adopted) in 2022.

South Oxfordshire Local Plan 2035 (SOLP) Policies:

- 5.2
- STRAT1 - The Overall Strategy
 - INF4 - Water Resources
 - EP1 - Air Quality
 - EP4 - Flood Risk
 - ENV1 - Landscape and Countryside
 - ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
 - ENV3 - Biodiversity
 - ENV11 - Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)

- ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
- TRANS5 - Consideration of Development Proposals
- DES1 – Delivering High Quality Development
- DES6 – Residential Amenity
- DES2 – Enhancing Local Character
- DES7 – Efficient Use of Resources

Joint Henley and Harpsden Neighbourhood Plan (JHHNP) Policies:

- 5.3
- ENV1 – Air Quality
 - ENV2 – Biodiversity
 - ENV3 – Trees
 - ENV5 – Watercourses
 - T1 – Impact of Development on the Transport Network
 - T3 – Easing Congestion

Emerging Joint Local Plan 2041

- 5.4
- The council has prepared a Joint Local Plan for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The Joint Local Plan was submitted to the Secretary of State on 9 December 2024 for independent examination.

- 5.5
- In line with paragraph 49 of the National Planning Policy Framework, decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the Framework. The starting point for decision taking remains with the policies in the current adopted plan.

- 5.6
- The Joint Local Plan is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the Joint Local Plan.

Planning Policy Framework and Planning Practice Guidance

- 5.7
- The National Planning Policy Framework 2024 (NPPF) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of the proposals. Relevant chapters include:

- Section 2 - Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 14 – Meeting the climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

- 5.8 Paragraph 196 of the NPPF states that planning decisions should ensure that ‘*a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination*’. Paragraph 197 states that, ‘*where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*’

Other Relevant Legislation

Human Rights Act 1998

- 5.9 The provisions of the Human Rights Act 1998 have been considered in the processing of the application and the preparation of this report. The recommendation to approve this proposal has been taken within the scope of normal planning policy and will not detrimentally impinge on the human rights of the applicant or any other person. The recommendation has been made in a legitimate and balanced way.

Equality Act 2010

- 5.10 In considering this planning application, officers have had regard to the council’s equalities obligations including its obligations under Section 149 of the Equality Act 2010. The proposal will not cause detrimental harm to any person with protected characteristics, and the recommendation has been made in a legitimate and balanced way.

6.0 PLANNING CONSIDERATIONS

- 6.1 **The relevant planning considerations are the following:**

- **Principle of development**
- **Environmental Impact Assessment (EIA)**
- **Flood Risk**
- **Impact on the water environment**
- **Landscape impact**
- **Ecology and trees**
- **Highways and transport**
- **Residential amenity**
- **Archaeology**

Principle of development

- 6.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 requires that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 6.3 The principle of residential development at this site has long been established through the grant of outline planning permission in 2017, which has been lawfully implemented and remains extant. This application for ground stabilisation works cannot revisit the principle of residential development on the site.

- 6.4 The nature of the geology below the site has resulted in voids / cavities which prevent the safe construction of the permitted homes. The proposed ground stabilisation works would provide suitable ground for the foundations to be built from and are necessary to ensure the structural integrity and stability of the permitted homes.
- 6.5 It is material consideration that the proposed ground stabilisation works are necessary to successfully implement 84 new homes. Given that the proposed ground stabilisation works are clearly linked to housing delivery, I consider that the principle of the works is acceptable. The parameters for assessing the proposal are therefore the impact that the groundworks would have on environmental and amenity considerations.
- 6.6 If the ground stabilisation works were not associated with the delivery of a housing development, then they would not be acceptable in principle. Without the link to the extant planning permission, they would be major engineering operations within the countryside with no justification for the works. A condition can link the proposed ground stabilisation works to the housing development to ensure that one does not take place without the other.

Environmental Impact Assessment (EIA)

- 6.7 An Environmental Statement has been submitted with the application, and this sets out the findings of the EIA process undertaken during the preparation of the planning application. An Environmental Statement addendum has also been provided, and this responds to comments made in the Screening Direction from the Secretary of State and the first round of consultation responses.
- 6.8 EIA is required by law for development projects that could give rise to significant effects on the environment. The process helps to ensure that the importance of the predicted significant environmental effects, and scope for reducing them, are properly understood before a decision on a planning application is made.
- 6.9 The Environmental Statement considers the likely environmental impacts on ground conditions and hydrogeology, with other matters scoped out of the EIA. The scope of the EIA accords with the position in the Screening Direction from the Secretary of State, which clarified that the need for an EIA is based largely on the single issue of impact on the water environment, with a particular focus on water supply.
- 6.10 The Screening Direction concluded that the potential impacts on the water environment is sufficient to indicate that the proposal is likely to have significant effects on the environment.... *“due largely to the uncertainty over those effects arising from the proposal and the need to tailor an effective mitigation strategy and its monitoring. The practice employed in carrying out the works and mitigation apparent from the request cannot be relied upon in this case and therefore a full assessment of the potential effects, their significance and the appropriate mitigation measures is required.”*

- 6.11 The EIA process should consider cumulative impact. As confirmed in the Screening Direction, although in cumulative terms the permitted residential development would follow the grounds works, significant cumulative impact on any issue is unlikely. Environmental impacts were considered in the appeal decision for the residential development prior to the need for the ground stabilisation works being identified. Satisfactory mitigation for the residential development was considered during the planning process, including through conditions attached to the outline planning permission.
- 6.12 An EIA should also consider reasonable alternatives. Given that the works are necessary to enable the delivery of a consented residential development, no alternative locations or uses are considered. In respect of alternative designs, the Environmental Statement advises that, having regards to the site characteristics and geology, the proposal to grout the site using the approach and method set out in the application is the only realistic, reasonable, and viable method to stabilise the site.
- 6.13 The overall findings of the EIA are contained in the Environmental Statement and these findings have been taken into consideration as part of the assessment of the proposals and are covered in more details in the relevant sections of this report. A summary of the identified effects, proposed mitigation measures and residual effects is set out in chapter 7 of the Environmental Statement. The Environmental Statement concludes that the proposals will result in no significant effects during or after completion of the works.

Flood Risk

- 6.14 Policy EP4 (Flood Risk) of the SOLP states that *'the risk and impact of flooding will be minimised through:*
- i. directing new development to areas with the lowest probability of flooding;*
 - ii. ensuring that all new development addresses the effective management of all sources of flood risk;*
 - iii. ensuring that development does not increase the risk of flooding elsewhere; and*
 - iv. ensuring wider environmental benefits of development in relation to flood risk'.*
- 6.15 This policy also outlines that the suitability of development proposed in Flood Zones will be strictly assessed using the 'Sequential Test' and where necessary the 'Exceptions Test', and that a sequential approach should be used at site level.
- 6.16 In respect of flood risk, paragraph 174 of the NPPF outlines that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. It adds that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 6.17 At paragraph 175, the NPPF explains that *'the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except*

in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'

- 6.18 The site is located entirely in Flood Zone 1 and is therefore an area that has the lowest possibility of flooding from rivers or the sea. The site is in an area where flooding from groundwater and reservoirs is unlikely. The Environment Agency's 2025 Map of Surface Water Flooding shows a small part of the site near to the eastern boundary (Reading Road) is at high risk of surface water flooding
- 6.19 The part of the site that is at high risk of surface water flooding is within the area to be retained for woodland planting as part of the residential development. As shown on the plan of the proposed drill and grout locations (**attached as Appendix 4**), there would be no grouting carried out in this area. The submitted Tree Impact Assessment outlines that no works will take place within the zone allocated for woodland planting and this includes the removal of topsoil and compaction.
- 6.20 Given that no built development or engineering operations would take place in the area that is at high risk of surface water flooding, the sequential test is not required, and it is not necessary to consider whether there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Furthermore, the proposed groundworks are necessary to implement a residential development that has already been found to be acceptable in respect of flood risk.
- 6.21 In my opinion, there is no valid planning reason to withhold planning permission in respect of flood risk. The built development would not be located on an area that would be at risk of flooding from any source and the proposal complies with the long-established principle that development should be directed to areas with the lowest probability of flooding. The proposed groundworks therefore comply with the policies outlined above.

Impact on the water environment

Policy context

- 6.22 Paragraph 187 of the NPPF provides a list of ways in which planning decisions should contribute to and enhance the natural and local environment. This includes '*preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air, water or noise pollution or land instability.*' The list also includes '*remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*'
- 6.23 SOLP policy ENV12 (Pollution – Impact of Development) outlines that proposals '*should be designed to ensure that they will not result in significant adverse impacts on human health, the natural environment and/or the amenity of neighbouring uses.*' This policy adds that '*the consideration of the merits of*

development proposals will be balanced against the adverse impact on human health, the natural environment and/or local amenity’, including the factors of contamination of the site and its surroundings, and land instability.

- 6.24 Amongst other matters, policy DES7 (Efficient use of Resources) of the SOLP requires new development to make provision for the effective use and protection of natural resources where applicable, including *‘making efficient use of water, for example through rainwater harvesting and grey water recycling, and causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality).’*
- 6.25 JHHNP policy ENV5 (Watercourses) sets out that, *‘as appropriate to their scale, nature and location development proposals should have regard to the geology and drainage capacity of the site and the way in which rainfall is affected by the underlying chalk in the area.’*
- 6.26 Policy EP4 (Flood Risk) of the SOLP adds that all development will be required to provide a drainage strategy and that this *‘will be expected to incorporate Sustainable Drainage Systems and ensure that run-off rates are attenuated to greenfield run-off rates.’*

Hydrogeological impact

- 6.27 The bedrock under the site is an aquifer (i.e. the chalk geology holds water) and is within an area where groundwater is extracted from the chalk bedrock for public water supply. The groundwater is extracted from two boreholes at Harpsden Water Treatment Works, which is located 130m to the north of the site.
- 6.28 The site is part of a Source Protection Zone as it is within an area where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. Source Protection Zones are designated by the Environment Agency and are used as a tool to control activities close to water supplies intended for human consumption to provide additional protection to safeguard drinking water quality. Given its proximity to the abstraction point, the site lies within the Inner Source Protection Zone.
- 6.29 Without any intervention at the site, rainfall soaks directly through the ground into the underlying aquifer. The proposed works to infill the existing voids and strengthen the ground will affect how rainfall infiltrates down to the water table and how water flows through the ground towards the boreholes at Harpsden Water Treatment Works.
- 6.30 The proposed surface water drainage strategy will involve capturing and holding water in basins and then allowing the water to recharge to the underlying aquifer. During the groundworks, the water basins will be to the east of the site towards Reading Road and water will infiltrate into the ground from these basins. In the longer term, when the housing development is constructed, the water will be captured in basins at the east of the site but will be pumped to a basin on the western side of the site.

- 6.31 The Hydrogeological Impact Assessment identified several possible risks from the proposed ground stabilisation works, including:
- The risk of grout reaching the public water supply.
 - The risk of turbidity (suspended fine sediment in groundwater) reaching the public water supply.
 - A reduction in the permeability of the chalk aquifer underlying the site and any subsequent impact on the public water supply.
- 6.32 The Hydrogeological Impact Assessment states that the grout will be injected into the unstructured chalk above the water table. The Assessment concludes *‘that there is a slight possibility that rare, very loose/ voided ground extends below the top of the structured Chalk. However, because the grouting process acts to crush the ground around the grout bulb and seal fracture pathways, there is not considered to be a risk of grout travelling through the structured Chalk’*.
- 6.33 Following the submission of additional information, the Environment Agency have withdrawn their objection to the proposed ground stabilisation works, subject to a condition to secure a programme for groundwater monitoring and a detailed Source Protection Strategy. The Environment Agency are therefore satisfied that a solution can be found which will enable the development to be implemented in a manner that will have an acceptable impact on the public water supply.
- 6.34 The Environment Agency have stated that the monitoring strategy must be designed to detect any adverse impacts in advance of impacts to the public water supply, and that suitable mitigation measures are proposed. They have also recommended off-site down gradient monitoring for groundwater quality.
- 6.35 In addition, the Environment Agency have commented that they expect that all grout volumes will be accurately measured and recorded, and if there are any deviations beyond the expected volumes used, that this should be flagged to their attention immediately, that works are stopped, and procedures are reconsidered. This information should all form part of the monitoring programme/Source Protection Strategy.
- 6.36 To comply with the Environment Agency’s requirements, the details submitted should include a single figure which combines the groundwater investigation locations, the areas to be grouted and the proposed infiltration areas, groundwater flow directions and the groundwater monitoring network locations.
- 6.37 The Hydrogeological Impact Assessment has concluded that a reduction in the permeability of the chalk aquifer underlying the site is not considered likely, as grouting will be above the water table. Calculations included in the Assessment show that even if a loss in permeability did occur, it would not be large enough to have any significant effect on the public water supply.
- 6.38 In terms of the composition of the grout, the initial submission proposed to use pulverised fuel ash in the grout, and this was a concern to the Environment Agency and other consultees. The amended submission changed the

composition of the grout to contain Portland cement, sand, pea gravel, and if required a thixotropic admixture of bentonite. This is acceptable to the Environment Agency and has resolved this area of concern.

- 6.39 The Lead Local Flood Authority (county council), Environment Agency, Thames Water and the council's drainage officer have reviewed the technical reports submitted with the application. None of these specialist consultees have raised an objection to the proposed ground works in respect of the hydrogeological impact of the proposed groundworks. Thames Water have suggested a condition requiring approval of a Source Protection Strategy. As is the case with the Environment Agency, Thames Water are of the view that sufficient information has been provided with the application to demonstrate that a detailed solution can be secured by condition.
- 6.40 Based on the advice provided by specialist officers, I am satisfied that the application is accompanied by sufficient information to demonstrate that the risks to groundwater posed by the development can be appropriately managed. Subject to detailed matters being secured by condition, I do to consider that there is any reason to withhold planning permission in respect of the impact of the proposed groundworks on the Source Protection Zone.

Surface water drainage strategy

- 6.41 The current ground conditions across the site allow for infiltration of surface water runoff. A large proportion of the surface water runoff generated within the site is discharge to groundwater, with a portion of this being lost to evaporation and the remainder flowing overland according to local topography to the site's eastern boundary where there is some ponding and ultimately discharge onto Reading Road.
- 6.42 The proposed engineering works across the site will affect the permeability of the ground within the site and will therefore change the surface water runoff regime. The Flood Risk Assessment submitted with the application indicates that following the proposed engineering operations, the permeability across the site will be significantly reduced, but there will still be some potential for infiltration.
- 6.43 The drainage strategy for the proposed ground works will incorporate containment bunds to intercept any flow entering the site where it will infiltrate into the ground or spill onto Reading Road at a rate no greater than the existing rate. The arrangement of the surface water containment bunds is **attached as Appendix 5**.
- 6.44 Management systems will be implemented during the grouting works to manage any potential contamination in surface water runoff. The information accompanying the application explains that the surface water drainage strategy may be further refined as part of the detailed design, and this can be secured via a condition.
- 6.45 The drainage strategy associated with the proposed engineering operations will be temporary given that it will be superseded by a permanent drainage strategy

when the site is developed for housing. During the engineering operations, the maintenance of the drainage features will be undertaken by the contractor.

6.46 The Lead Local Flood Authority (county council) and the council's drainage officer have assessed the scheme and have not raised any objection to the proposed surface water drainage strategy. In their most recent consultation response, the Environment Agency commented that they are satisfied that the surface water drainage strategy associated with the grouting activities will be temporary. They have not made any comments or raised any concerns in respect of this aspect of the proposal.

6.47 Based on the advice provided by specialist officers, I am satisfied that the proposed surface water drainage strategy provides a solution to appropriately manage surface water whilst the ground stabilisation works are being implemented and prior to the works associated with the housing development. As such, the proposed ground stabilisation works are in accordance with the relevant policies outlined above that are concerned with surface water drainage.

Foul drainage strategy

6.48 The Flood Risk Assessment accompanying the application explains that foul effluent generated by operatives will be collected within the welfare facilities in the site compound and transported off-site for disposal. As such, no connection is required to the public foul sewer system during the proposed engineering operations.

Landscape impact

6.49 The changes in the levels during the proposed land stabilisation works, including the containment bunds to be used for drainage purposes, will have an adverse impact on the appearance of the site. This impact will be similar to other construction sites, with the visual impact limited to the construction period. In the longer term, given their subterranean nature, the ground works will not have any wider landscape impacts. As such, I do not consider that the proposed ground stabilisation works will conflict with policy ENV1 (Landscape) of the SOLP.

6.50 In response to the first consultation, the council's landscape officer raised concerns about the knock-on impacts of the ground stabilisation works in terms of their potential impact on the planting proposals that have been secured as part of the planning permission for the housing development. This concern was in respect of how the waterlogging and compaction of the soils would be addressed, to ensure that soils are free draining and undamaged, such that they will not inhibit the growth of the proposed planting.

6.51 The applicant submitted a Soil Management Plan to address the landscape officer's concerns. The Soil Management Plan explains that the potential for waterlogging soils is low and that the subsoil will retain some permeability. The Plan explains that the subsoil will be stored in heaps and that it should only be handled when it is dry. Phasing of the groundworks will therefore need to take account of these recommendations, with soil stripping and resspreading carried

out in summer and only when the soils are dry. A programme setting out the phasing of the works can be secured by condition.

- 6.52 The Council's Landscape Officer also raised concerns about the proposal to store topsoil in heaps up to 6m in height. Updated information show that the topsoil will be stored in heaps no more than 3m in height and as such, the concerns about potential compaction and damage to subsoil during the ground works has been addressed. The landscape officer also commented that the site compound should be relocated to an area outside of the woodland planting area and this is addressed in the relevant section below.

Ecology and trees

- 6.53 The council's ecologist has considered the proposed ground stabilisation works and is of the view that any additional impacts on ecological receptors, above and beyond those already consented by the housing development, are unlikely. As the site has changed since the previous Ecological Assessment was carried out in 2019, the council's ecologist has recommended that an updated Construction Environmental Management Plan for Biodiversity be submitted for approval. This can be secured by condition.
- 6.54 The statutory requirement to provide Biodiversity Net Gain does not apply in this instance due to the limited footprint of the works, involving just the drilled areas. In addition, the duration of temporary impacts from construction activities will be less than two years in duration, and therefore also fall outside of the scope of statutory Biodiversity Net Gain. The council's ecologist has recommended a condition requiring that where disks of hardstanding are left at surface level as a result of the grouting, that they are restored to their previous condition if the housing development does not proceed within two years. This is covered by the condition linking the ground stabilisation works to the housing development.
- 6.55 Subject to suitable conditions to address the issues raised by the council's ecologist, I am satisfied that the proposal accords with the relevant policies that seek to reduce impacts on ecological receptors and conserve biodiversity. This includes SOLP policies ENV2 (Designated Sites, Priority Habitats and Species), and policy ENV3 (Biodiversity), and JHHNP policy ENV2 (Biodiversity).
- 6.56 In respect of trees, the council's tree officer has confirmed that the proposals are acceptable from an arboricultural perspective subject to appropriate tree protection measures being put in place. Tree protection can be secured by condition to ensure that the trees on site that are protected by a Tree Preservation Order are not damaged. Subject to a condition, the proposal accords with SOLP policy ENV1 (Landscape), which seeks to protect features that contribute to the nature and quality of the landscape.
- 6.57 The council's tree officer has raised an objection in respect of the position of the site compound, which is shown to the east of the site near to Reading Road. This area is designated for woodland planting under the approved housing development (P16/S0970/O). The woodland planting was secured as mitigation under the planning permission for the permitted housing development

as the scheme resulted in the loss of protected trees alongside the road. The current application to amend the layout (P24/S2652/S73) reserves the same area for woodland planting.

- 6.58 The concerns raised by the council's tree officer are in respect of the soil structure being safeguarded and whether the placement of the compound in this area will compromise the successful establishment of the required woodland planting. The tree officer considers that failure to make adequate provision for the establishment of important woodland planting is contrary to SOLP policies DES1 (Delivering High Quality Development) and DES2 (Enhancing Local Character), which require high-quality design and appropriate landscaping to integrate development into its setting.
- 6.59 In my opinion, the proposed compound will not have such an impact on the future woodland planting so that the benefits of the planting in terms of integrating the housing development into its setting and mitigating tree removal will be lost. Impacts on future planting can be reduced by providing the compound area with a restored soil profile that is suitable for the long-term establishment of the woodland planting scheme. Ground improvement and preparation of the woodland area is captured under a Woodland Project Plan, which is a requirement of the S106 associated with the outline planning permission. The Woodland Project Plan includes details of the ground improvement required in this area.
- 6.60 On the basis of the information in the Woodland Project Plan, I am satisfied that the proposed compound would not compromise the successful establishment of the future woodland planting and there would be no conflict with SOLP policies DES1 (Delivering High Quality Development) and DES2 (Enhancing Local Character).

Highways and transport

- 6.61 The construction vehicles associated with the development will utilise the existing access which has been constructed in line with the details approved for the housing development. This access is shown to work in terms of capacity.
- 6.62 The submitted Transport Assessment outlines that the proposed ground stabilisation works will result in an increase of 52 two-way heavy goods vehicle movements per day or up to five heavy goods vehicle movements per hour. The Assessment calculates that the proposed ground stabilisation works will result in a maximum increase in heavy goods vehicles of up to 8.5% on the A4155 corridor and explains that an increase of less than 10% is considered negligible.
- 6.63 The documents accompanying the planning application include a Construction Management Plan and this shows that construction vehicles would be routed through Reading to access the site from the south. The highways officer at the county council has considered the submission and, subject to a condition securing compliance with the Construction Management Plan considers the proposed development to be acceptable in transport terms.

- 6.64 Subject to a condition securing the control measures in the Construction Management Plan, I am satisfied that the proposed development would not have a severe impact on the operation of the highway network and complies with the relevant elements of the NPPF and development plan policies. This includes JHHNP policy T1 (Impact on Transport Network), and policies TRANS4 (Transport Assessments, Statements and Travel Plans) and TRANS5 (Consideration of Development Proposals) of the SOLP.

**Residential amenity
Noise and vibration**

- 6.65 Policy ENV12 (Impact of Development) of the SOLP outlines that the merits of the development proposals will be balanced against the adverse impact on human health and local amenity in terms of noise and vibration. Policy DES6 (Residential Amenity) requires development proposals to demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses in relation to several factors including noise and vibration.
- 6.66 The council's environmental health officer has considered the submission and has raised no objection to the development. The proposed ground works will impact on neighbours, as is the case with all construction activities. This impact will be temporary and mitigated through measures included in the Construction Management Plan. Construction hours can also be controlled via a condition. Subject to conditions, I have no objection to the application on the basis of the impact on neighbours with regards to noise and vibration. These conditions will mitigate the impact on neighbours in accordance with the above policies.

Air quality

- 6.67 Several SOLP policies are relevant including ENV12 (Impact of Development), DES6 (Residential Amenity) and EP1 (Air Quality). The JHHNP also has an air quality policy (ENV1). Amongst other matters, these policies seek to include measures to minimise air pollution at the design stage and incorporate best practice in the design, construction and operation of the development.
- 6.68 The site is not located within an Air Quality Management Area. There is an Air Quality Management Area within the centre of Henley-on-Thames covering the congested roads around Market Place. This is some 3.2km from the application site.
- 6.69 An Air Quality Assessment accompanies the application, and this considers the impact of dust during construction works and the increase in vehicle movements associated with the development, and the potential impact that these will have on air quality. A series of mitigation measures are contained within the report and subject to these being secured by a condition, I am satisfied that the development will have an acceptable impact on neighbouring uses. The council's Air Quality Officer has also considered the Air Quality Assessment and agrees with the recommendations within it.

Archaeology

- 6.70 Based on previous archaeological investigations undertaken within the application site, the proposals detailed 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.

7.0 CONCLUSION AND PLANNING BALANCE

- 7.1 This is a site that has an extent planning permission for a housing development. The sites potential for ground instability (through the presence of voids in the chalk) affect the ability of the consented residential scheme to be safely developed. The proposed ground stabilisation works will enable the permitted housing development to be realised and would release 84 new homes, including much needed affordable homes.
- 7.2 The NPPF notes that the purpose of the planning system is to contribute to the achievement of sustainable development. To assess whether a proposal constitutes sustainable development it must satisfy the three dimensions of sustainable development, which include the economic, social and environmental planning roles. It makes it clear these three roles are mutually dependent and should not be taken in isolation.
- 7.3 With regards to the social dimension, the proposal would unlock the delivery of housing on this site, including much needed affordable housing, at a time when the council cannot demonstrate a five-year supply of deliverable housing sites. In my opinion, this is a material consideration that has significant positive weight in the planning balance. The works would cause noise and disturbance during the construction period but this would be temporary in nature and so I attribute limited negative weight to this social harm.
- 7.4 In respect of the economic dimension, the Government has made clear its view that house building plays an important role in promoting economic growth. In economic terms, the proposal would provide construction jobs and local investment during construction. These benefits would be temporary and are given moderate weight in the planning balance.
- 7.5 With regards to the environmental dimension, the impact of the proposed housing has already been assessed and has been found to be acceptable. The main environmental impact from the ground stabilisation works is in respect of the impact on the water environment.
- 7.6 The proposals have been considered by numerous specialists in the field of hydrogeology and drainage. Thames Water is responsible for the supply of clean water and disposal of wastewater from the local area and has raised no objection to the development. One of the roles of the Environment Agency is to protect groundwater sources used to supply drinking water from pollution and they have also raised no objection to the proposed ground stabilisation works.
- 7.7 Given that the specialists that the council relies on to advise on technical matters do not consider that the development would have an unacceptable impact on the local water supply, I can only attribute this neutral weight in the balance – it is neither positive nor negative. The impact of the construction compound on the woodland planting area would have a minor negative environmental impact.

7.8 Overall, I consider that the positive impacts of the development would outweigh the negative. For the reasons set out in this report, I consider that the application proposals accord with the NPPF and the policies contained in the development plan.

8.0 **RECOMMENDATION**

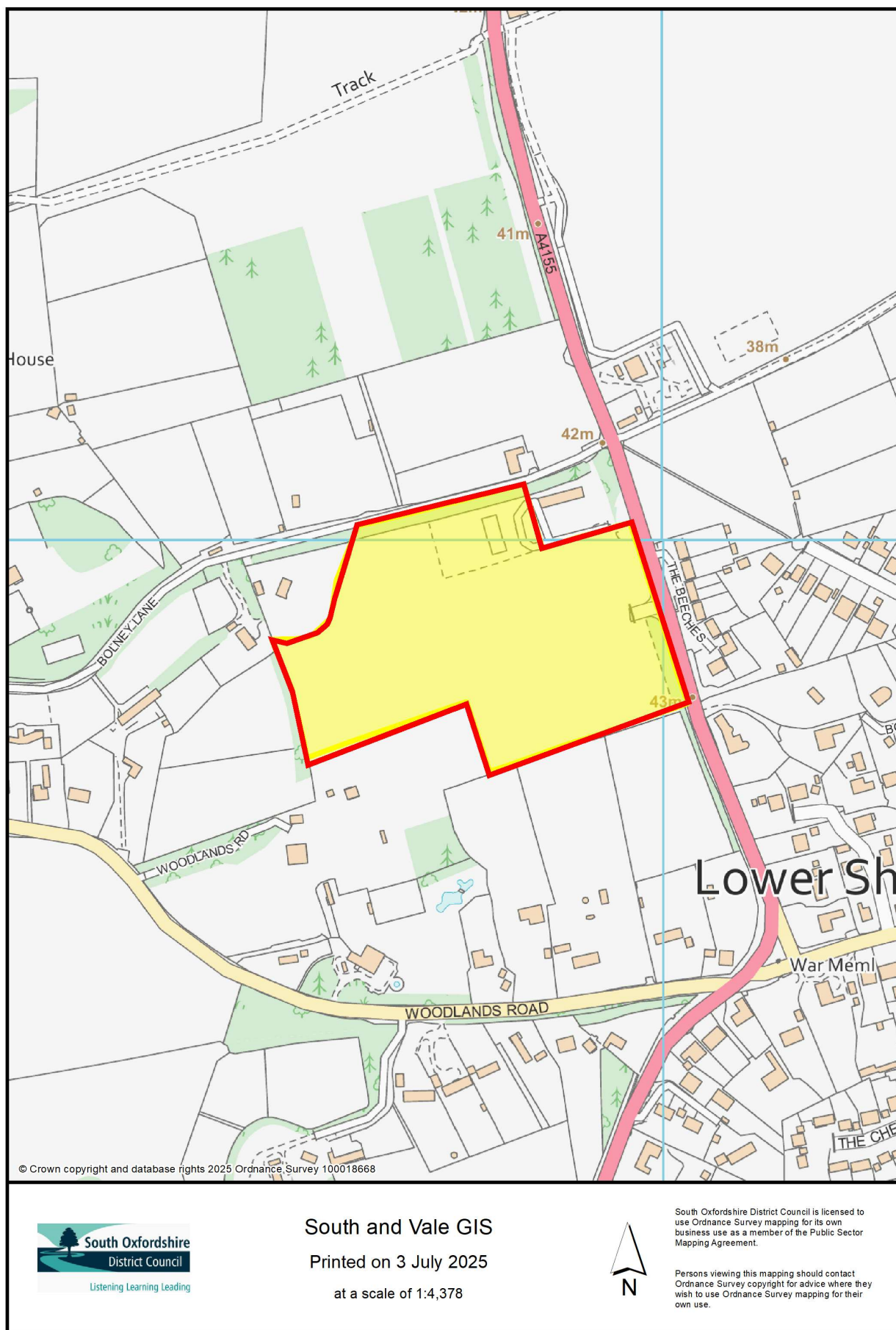
That planning permission is granted for P24/S2642/FUL subject to the following conditions:

- 1. Commencement within 3 years**
- 2. Approved plans**
- 3. Link to housing development**
- 4. Source Protection Strategy (including monitoring)**
- 5. Detailed surface water drainage scheme**
- 6. Soil Management and Phasing**
- 7. Construction Environmental Management Plan for Biodiversity**
- 8. Tree protection**
- 9. In accordance with documents – no grouting below water table and no pulverised fuel ash**
- 10. No piling**
- 11. Air quality mitigation**
- 12. Construction Management Plan**
- 13. Construction Method Statement and hours**

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Section 100ZA (6) of the Town and Country Planning Act 1990(a) the council is required to confirm agreement to all pre-commencement conditions which are **attached as Appendix 6**. These have been agreed by the agent in writing in accordance with the requirements of this legislation.

Author: Emma Bowerman
Contact No: 01235 422600
Email: planning@southoxon.gov.uk

APPENDIX 1





THAMES FARM, READING ROAD, SHIPLAKE

95

SCHEDULE OF DWELLINGS

REF	DESCRIPTION	HT	BEDS	STRUCTURAL (GROSS) SQ.FT	SQ.M	FINISHED (NETT) SQ.FT	SQ.M	NO	SQ.FT. TOT. (GROSS)
PRIVATE									
HAMPDEN	5 BEDROOM HOUSE	2	588P	2373	220.5	2271	211.0	10	23730
NA47	4 BEDROOM HOUSE	2	487P	1717	159.5	1698	157.7	10	17170
NA45	4 BEDROOM HOUSE	2	487P	1564	145.3	1546	143.6	4	6256
NT31+	3 BEDROOM HOUSE	2	384P	1243	115.5	1226	113.9	2	2486
NT30+	3 BEDROOM HOUSE	2	384P	1243	115.5	1226	113.9	6	7458
NA32+	3 BEDROOM HOUSE	2	384P	1175	109.2	1156	107.4	12	14100
NT31	3 BEDROOM HOUSE	2	384P	1040	96.6	1024	95.1	2	2080
NT30	3 BEDROOM HOUSE	2	384P	1012	94.0	997	92.6	1	1012
NA21	2 BEDROOM HOUSE	2	284P	873	81.1	856	79.5	7	6111
NA22	2 BEDROOM HOUSE	2	284P	864	80.3	850	79.0	3	2592
SUB TOTAL								57	82995
AFFORDABLE (40%)									
AFFORDABLE RENT / SOCIAL RENT									
PA34+	3 BEDROOM HOUSE	2	386P	1170	108.7	1153	107.1	2	2340
NB32	3 BEDROOM HOUSE	2.5	385P	1153	107.1	1134	105.4	4	4612
NA34	3 BEDROOM HOUSE	2	385P	1021	94.8	1000	93.0	1	1021
NA22	2 BEDROOM HOUSE	2	284P	864	80.3	850	79.0	16	13824
2BCH	2 BEDROOM COACH HOUSE	2	284P	823	76.5	811	75.4	1	823
1BP	1 BEDROOM FLAT	2	182P	546	50.7	538	50.0	4	2184
SHARED OWNERSHIP									
NB32	3 BEDROOM HOUSE	2.5	385P	1153	107.1	1134	105.4	4	4612
NA22	2 BEDROOM HOUSE	2	284P	864	80.3	850	79.0	6	5184
SUB TOTAL								38	34600
GRAND TOTAL								95	117595

APPENDIX 2

* PLEASE REFER TO CSA PLANS FOR FURTHER
DETAILED LANDSCAPING
* PLEASE REFER TO ALICE ENGINEERING PLANS
FOR DETAILED RETAINING STRUCTURES

Rev	Date	Drawn	Checked
H	15.04.19	MC	BB
APPENDED TO INCLUDE LATEST LANDSCAPE			
J	10.05.19	MC	BB
APPENDED TO LATEST CONSULTATION COMMENTS			
Date: NOVEMBER 2018			
Drawn by: MC		Checked by: BB	
Dwg No: CB_B1_133_001		Rev: J	

Project: THAMES FARM,
READING ROAD, SHIPLAKE
Title: PLANNING
LAYOUT
Client: Taylor Wimpey
COOPERBAILLIE

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THAMES FARM, READING ROAD, SHIPLAKE								84	
SCHEDULE OF DWELLINGS									
REF	DESCRIPTION	HT	BEDS	STRUCTURAL (GROSS)		FINISHED (NETT)		NO	SQ.FT. TOT (GROSS)
				SQ.FT	SQ.M	SQ.FT	SQ.M		
OPEN MARKET HOUSING									
HAMPDEN	5 BEDROOM HOUSE	2	5BP	2373	220.5	2271	211.0	5	11865
NA47	4 BEDROOM HOUSE	2	4BP	1717	159.5	1698	157.7	7	12019
NA45	4 BEDROOM HOUSE	2	4BP	1564	145.3	1546	143.6	4	6256
NT31+	3 BEDROOM HOUSE	2	3BP	1243	115.5	1226	113.9	2	2486
NT30+	3 BEDROOM HOUSE	2	3BP	1243	115.5	1226	113.9	5	6215
NA32+	3 BEDROOM HOUSE	2	3BP	1175	109.2	1156	107.4	11	12925
NT31	3 BEDROOM HOUSE	2	3BP	1040	96.6	1024	95.1	2	2080
NT30	3 BEDROOM HOUSE	2	3BP	1012	94.0	997	92.6	1	1012
NA21	2 BEDROOM HOUSE	2	2BP	873	81.1	856	79.5	7	6111
NA22	2 BEDROOM HOUSE	2	2BP	864	80.3	850	79.0	2	1728
SUB TOTAL								46	62697
AFFORDABLE (45%)									
AFFORDABLE RENT / SOCIAL RENT									
PA34+	3 BEDROOM HOUSE	2	3BP	1170	108.7	1153	107.1	2	2340
NB32	3 BEDROOM HOUSE	2.5	3BP	1153	107.1	1134	105.4	4	4612
NA34	3 BEDROOM HOUSE	2	3BP	1021	94.8	1000	93.0	1	1021
NA22	2 BEDROOM HOUSE	2	2BP	864	80.3	850	79.0	16	13824
2BCH	2 BEDROOM COACH HOUSE	2	2BP	823	76.5	811	75.4	1	823
1BF	1 BEDROOM FLAT	2	1BP	546	50.7	538	50.0	4	2184
SHARED OWNERSHIP									
NB32	3 BEDROOM HOUSE	2.5	3BP	1153	107.1	1134	105.4	4	4612
NA22	2 BEDROOM HOUSE	2	2BP	864	80.3	850	79.0	6	5184
SUB TOTAL								38	34600
GRAND TOTAL								84	97297

APPENDIX 3



F	Background Topo Added	TN	25-07-2022
	FIRST ISSUE		06-06-2022
Rev.	Description	Revised By	Date
DO NOT SCALE OFF THIS DRAWING - Critical dimensions should be checked on site prior to works commencing. - Dimensional conflicts should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses. - Copyright in this drawing and any work executed from this drawing remains the property of VersafeLU			

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Brownfield & Environmental
Contracting Specialists

Bristol Head Office:

Sheffield Office:

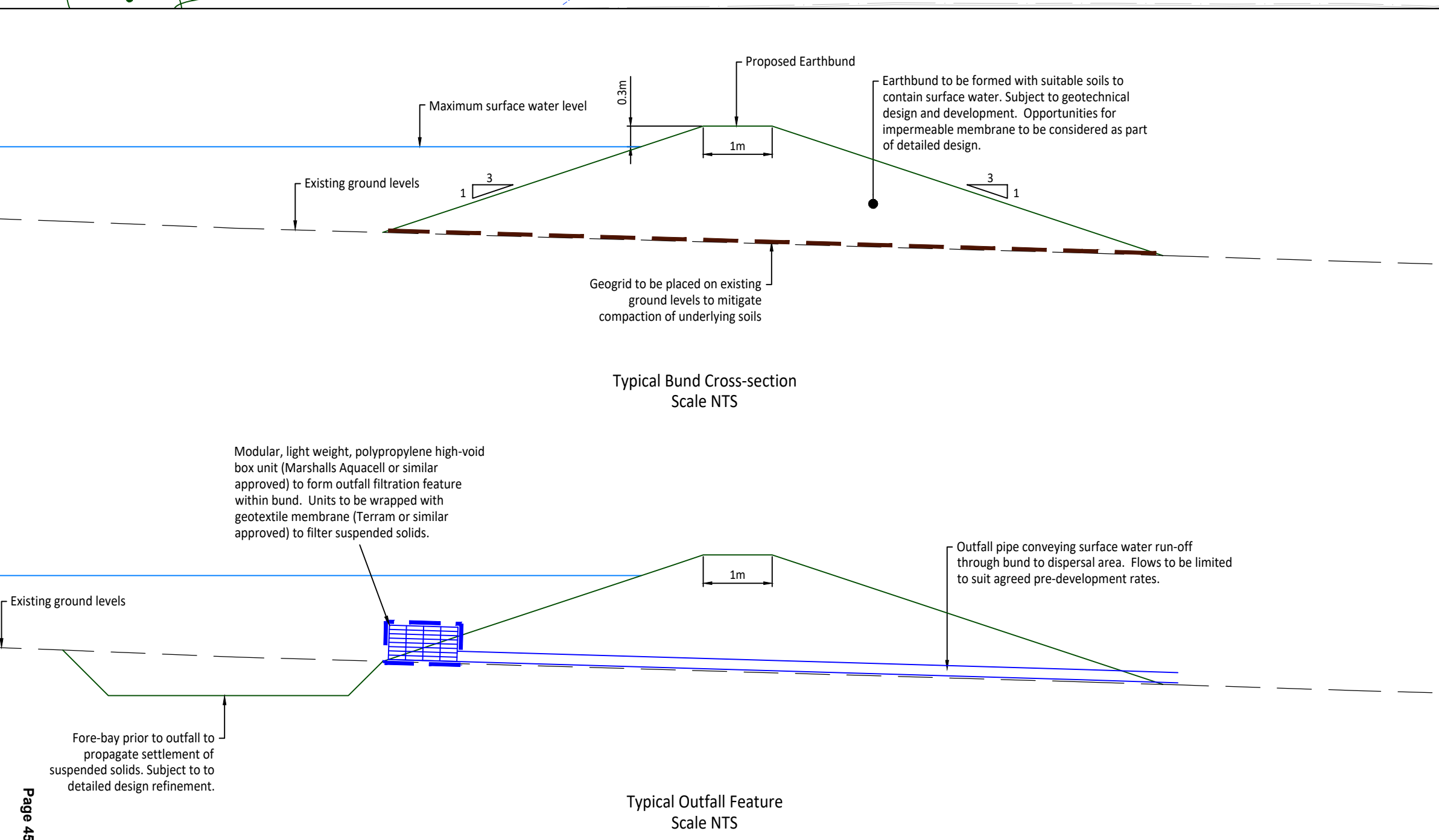
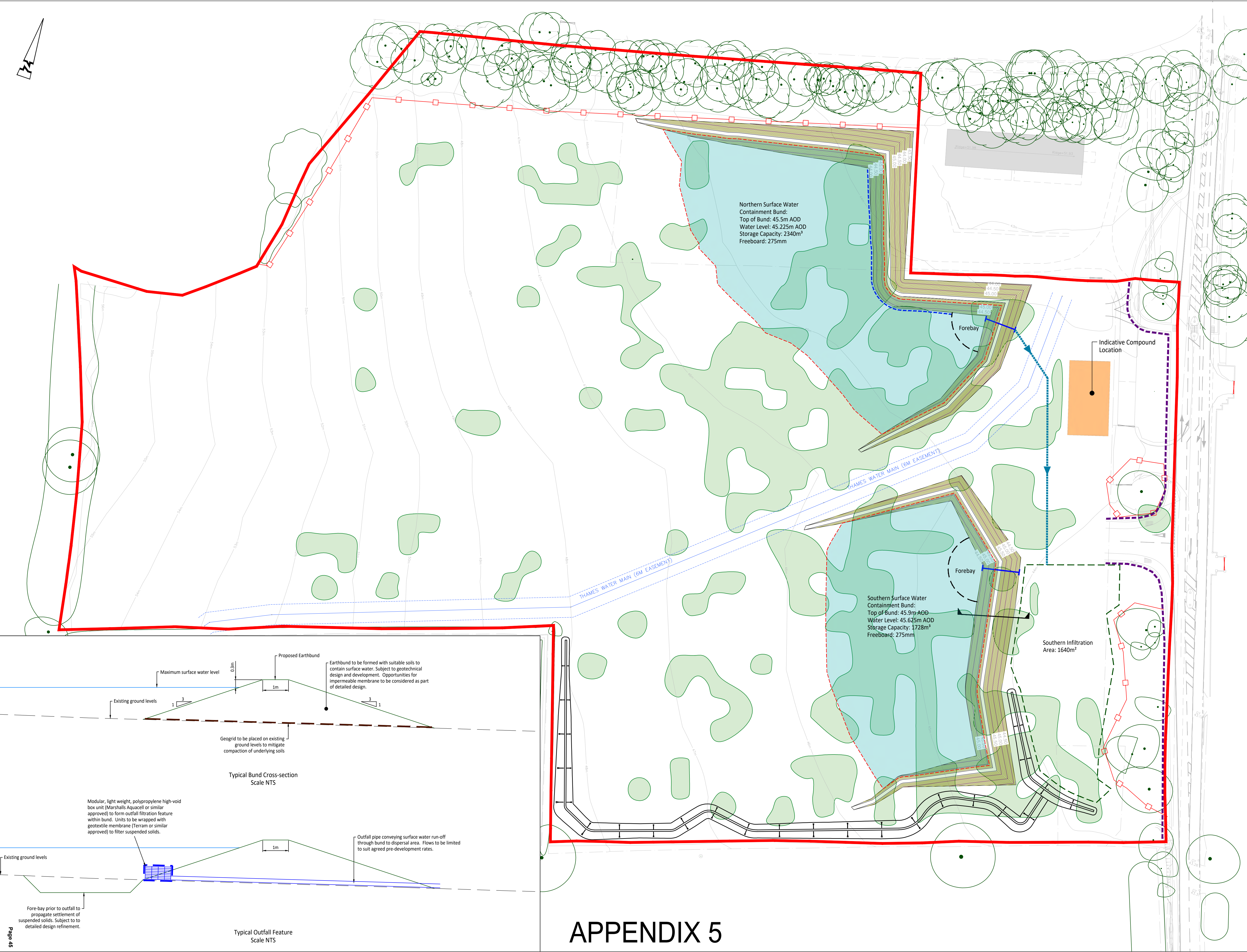
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Fax: 01275 397601

Tel: 01246 813289
Fax: 01246 812063

Title: Proposed Drill and Grout Plan

Client: Taylor Wimpey, West London		
Drawn: TN	Checked: AD	Approved: AL
Dwg: D1827_66	Contract: 1827TAY	Scale: 1:500



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GENERAL NOTES:

- Do not scale.
- Refer to all other Project Drawings and supporting notes.
- All dimensions in metres unless otherwise stated.
- Surface water containment bund outfalls to discharge at a rate determined by infiltration rate and storage capability of Southern infiltration area.
- Propose conveyance route shown indicatively, positively drained conveyance route to be provided to allow for discharge into Southern Infiltration area from Northern Surface Water Containment Bund.

Key:

Vertase FLI drawing: D1827_57

Keen Consultants drawing: 1150-KC-S73-YTREE-TPP01

General:

- Site Red Line Boundary
- Existing Thames Water Raw Water Main and 6m Easement (3m Centres)
- Area for Infiltration
- Maximum Surface Water Containment Bund Storage Area
- Proposed Bund Contour - Major (0.5m Intervals)
- Proposed Bund Contour - Minor (0.1m Intervals)
- Proposed conveyance channel
- Proposed Containment Bund Outfall (Refer to note 4)
- Proposed conveyance route (Refer to note 5)
- Proposed Overland Flow Cut Off Swale
- Indicative temporary perimeter bund to contain surface water during construction of surface water containment bunds.

P3	12/24	BUND DETAIL UPDATED: FOREBAYS ADDED	LPA	EP
P2	07/24	NORTHERN INFILTRATION AREA REMOVED	CS	EP
P1	07/24	FIRST ISSUE	CS	LPA
Rev	Date	Description	Drawn	Checked

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Client

TAYLOR WIMPEY

Project

**THAMES FARM,
READING ROAD,
SHIPLAKE**

Title

**GROUTING - SURFACE WATER
CONTAINMENT BUND
GENERAL ARRANGEMENT**

Status

Scale	Date	Drawn	Checked
1:500 @ A1	JULY 2024	CS	LPA
Drawing No	Revision		
A253-GR-002			P3

APPENDIX 5

1	Commencement 3 years - Full Planning Permission The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission. Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.	
2	Approved plans * The development shall be carried out in accordance with the details shown on the following approved plans, CB_81_152_TCPA_000 - Location Plan D1827_66 Rev G - Site Layout Plan TW/2405071/1 - Topographical Survey Sheet 1 of 4 TW/2405071/2 - Topographical Survey Sheet 2 of 4 TW/2405071/3 - Topographical Survey Sheet 3 of 4 TW/2405071/4 - Topographical Survey Sheet 4 of 4 D1827_66 Rev F - Proposed Drill and Grout Plan 1150-KC-XYTREE-TCP01 Rev J - Tree Constraints Plan, except as controlled or modified by conditions of this permission. Reason: To secure the proper planning of the area in accordance with development plan policies.	
3	Link to housing development The development shall only be carried out in conjunction with the housing development approved under planning application P24/S2652/S73. Reason: The development is only acceptable as a means to facilitate the implementation of a permitted housing development. Without the associated housing development being delivered, there is no justified need for the engineering works to be undertaken.	
4	Source Protection Strategy (including monitoring) Prior to the commencement of the development a detailed Source Protection Strategy, including a monitoring programme, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of measures to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction, shall be supported by detailed calculations, and include a programme for future maintenance. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme.	

	If any significant impact to the water environment, arising from the development, is found during the monitoring programme, a Remediation Scheme specifying the measures to be taken to remediate the impact shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report with evidence confirming that all works were completed in accordance with the agreed details. Reason: To ensure that the proposed development does not harm the water environment in accordance with policies ENV12 and DES7 of the South Oxfordshire Local Plan 2035.	
5	Detailed Surface Water Drainage Scheme Prior to the commencement of the development, a full surface water drainage scheme based on the Flood Risk Assessment and Drainage Strategy (Abley Letchford Partnership dated December 2024) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include details of management systems that will be implemented during the grouting works to manage any potential contamination in surface water runoff. The development shall be carried out in accordance with the approved details. Reason: To prevent pollution and flooding in accordance with policies ENV12 and EP4 of the South Oxfordshire Local Plan 2035.	
6	Soil management and phasing Prior to the commencement of the development, including vegetation clearance or ground works, a programme detailing when the soil stripping and respreading will take place shall be submitted to and approved in writing by the Local Planning Authority. The phasing of the of works shall take account of recommendations in Soil Resource Survey (Tim O'Hare Associates dated December 2024) and the works shall be carried out in accordance with the Soil Management Strategy (Tim O'Hare March 2025). Reason: To ensure soil stripping, spreading and stockpiling of soils are appropriately managed to reduce the potential for soils to compact and ensure landscaping can become established in accordance with policies ENV1 and DES1 of the South Oxfordshire Local Plan 2035.	
7	Construction Management Plan - Biodiversity Prior to the commencement of the development, including	

	vegetation clearance or ground works, an updated construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall, as far as reasonably possible, be consistent with the 2019 CEMP (Ecology Solutions dated January 2019) but shall take into account the updated site baseline surveys described in the Ecological Assessment Report (Ecology Solutions dated December 2024). It shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones . c) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats (retained boundary woodland and hedgerows) and protected species (roosting bats, badger, hedgehog, nesting birds, reptiles and amphibians) during construction. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) Use of protective fences, exclusion barriers and warning signs. The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. Reason: To avoid impacts on protected species and other ecological features during construction, in line with policy ENV2 of the South Oxfordshire Local Plan 2035.	
8	Tree Protection (Detailed) Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include the following: (1) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities; (2) The specification and location of temporary tree protective fencing and any ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design, demolition and construction", and details of the timing and duration of its erection;	

	(3) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage; (4) The means of demolition of any existing site structures, and of the re-instatement of the area currently occupied thereby; (5) The route and method of installation of drainage or any underground services in the vicinity of retained trees; Consideration will be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'. (6) The details and method of construction of any other structures such as boundary walls in the RPA of retained trees and how these relate to existing ground levels; (7) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'No Dig' construction method, in accordance with the principles with in Arboricultural Association Guidance Note 12 "The use of cellular confinement systems near trees" and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage. (8) Provision for the supervision of ANY works within the RPA of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development. Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.	
9	In accordance with documents – no grouting below water table and no pulverised fuel ash The development shall be carried out in accordance with the	

	details in the Outline Project Method Statement (Vertase FLI Dated December 2024) and the Specification for the Stabilisation of Dissolution Features (Vertase FLI dated November 2024). As detailed in these reports, there shall be no grouting below the water table and the grout shall not contain any ingredients that have the potential to contaminate the groundwater (including Pulverised Fuel Ash). Reason: To ensure that the proposed development does not harm the water environment in accordance with policies ENV12 and DES7 of the South Oxfordshire Local Plan 2035.	
10	No piling No piling shall take place in association with the approved development. Reason: To ensure that the proposed development does not harm the water environment in accordance with policies ENV12 and DES7 of the South Oxfordshire Local Plan 2035.	
11	Air Quality mitigation The development shall be implemented in accordance with the mitigation measures outlined in the Air Quality Assessment (Stantec dated August 2024). Reason: Due to the location and the size of the approved development and the sensitivities within the area to ensure satisfactory standards of air quality for future residents of the approved development and surrounding residential properties in accordance with Policy EP1 of the South Oxfordshire Local Plan 2035.	
12	Construction Traffic Management Plan The development hereby approved shall be implemented in accordance with the measures outlined in the Construction Traffic Management Plan (CTMP) (Abley Letchford Partnership dated August 2024). The CTMP shall be implemented prior to any works being carried out on site and shall be maintained throughout the course of the development. 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 and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.	
13	Construction Method Statement and Hours No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following: a) the parking of vehicles of site operatives and visitors;	

	b) loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) wheel washing facilities; f) measures to control the emission of dust and dirt during construction; g) a scheme for recycling/disposing of waste resulting from demolition and construction works; h) measures for the protection of the natural environment; i) hours of construction to be limited to between 8am and 6pm on Mondays to Fridays and between 8am to 1pm on Saturdays. No work shall be undertaken on Sundays and Public Holidays. has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction methods. Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.	
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APPLICATION NO.	P24/S2652/S73
SITE	Thames Farm Reading Road Lower Shiplake, RG9 3PH
PROPOSAL	Variation of conditions 1 (Approved plans) and 3 (Landscaping implementation and retention) on application P19/S0245/RM (Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O).
AMENDMENTS	As amended by plans and information submitted on 09/01/25, 17/02/25, 14/03/25 and 09/05/25.
APPLICANT	Taylor Wimpey West London
APPLICATION TYPE	SECTION 73
REGISTERED	19.8.2024
TARGET DECISION DATE	18.07.2025
PARISH	HARPSDEN
WARD MEMBERS	Leigh Rawlins Mike Giles
OFFICER	Emma Bowerman

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the officer's recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application is referred to planning committee as the officer recommendation conflicts with the views of the Parish Council. The application has also been called in by Councillor Leigh Rawlins, who is the ward member for Harpsden, and Councillor Ken Arlett, who is the ward member for the neighbourhood plan area.
- Application site**
- 1.3 The application site (which is shown on the OS extract **attached as Appendix 1**) is a 5.5 hectare greenfield site that was formally in agricultural use. It is located to the northwest of the village of Lower Shiplake but is within the parish of Harpsden. It is within the designated Joint Henley and Harpsden Neighbourhood Development Plan area.
- 1.4 The site is not within any areas of special designation. The line of trees along the northern boundary are protected by a Tree Preservation Order. There is also a Tree Preservation Order in place in respect of trees that have now been removed along the roadside boundary of the site.
- 1.5 In terms of topography, the site is at its highest towards the west and it slopes down towards its eastern boundary, next to Reading Road. With regards to flood risk, the flood mapping for rivers and sea shows the site within Flood

Zone 1 (least probability of flooding). The flood mapping for surface water shows an area with a high chance of surface water flooding within the topographically low area at the eastern boundary.

- 1.6 The site is within a groundwater Source Protection Zone as there is water abstraction for public water supply at a water treatment works near the site. The site is underlain by a principal aquifer. Development of the site therefore has the potential to affect groundwater quality which could have implications for water abstraction.

Background

- 1.7 The site has a complex planning history. In respect of the development now being considered, an outline planning application for up to 110 dwellings ([P13/S2184/O](#)) was submitted in 2013. The council refused this application, and following a public inquiry held in 2015, the proposal was dismissed by the Planning Inspectorate. This appeal decision was subsequently quashed by the High Court.
- 1.8 A planning application for up to 95 dwellings ([P16/S0970/O](#)) was refused by the council in 2016. Following a public inquiry, outline planning permission was granted on appeal by the Planning Inspectorate in 2017. Access was considered in detail as part of this outline planning application.
- 1.9 The outline permission for up to 95 dwellings was subject to several planning conditions that the inspector considered necessary. Condition 11 required the approval of a drainage strategy, detailing on and off-site surface and foul drainage works. This condition required the drainage strategy to be approved prior to commencement of the development and stipulated that no discharge of foul or surface water take place before the drainage strategy has been completed and brought into use.
- 1.10 In 2019, reserved matters ([P19/S0245/RM](#)) were approved for the appearance, landscaping, scale and layout of the development. This was subject to further planning conditions, including that the development be carried out in accordance with the details shown on the approved drawings. The layout approved under this application is **attached as Appendix 2**.
- 1.11 The applicant carried out ground investigations in 2019. These investigations indicated that the site had a very high hazard rating for the occurrence of natural cavities. Dissolution features were identified across the site. As a result of these investigations, the applicant identified a requirement to stabilise the site's underlying chalk geology to provide suitable ground for the foundations to be built from. It also became apparent that the ground stabilisation works would have implications for the design of the drainage strategy.
- 1.12 At the time when the outline planning permission (P16/S0970/O) was approved, and the reserved matters consent (P19/S0245/RM) was granted, the council had no indication that the ground conditions were such that

stabilisation works would be required to implement the permitted housing development.

- 1.13 In early 2020 the applicant implemented planning permission P16/S0970/O by constructing the access into the site. At the time the access works were carried out, a drainage strategy had not been approved. The access works were therefore carried out in breach of condition 11 of planning permission P16/S0970/O which required the drainage strategy to be approved before development started. As such, when the access works were undertaken, they were unlawful.
- 1.14 In May 2020, the council approved a non-material amendment ([P20/S0134/NM](#)) to planning permission P16/S0970/O. This altered the wording of condition 11 so that it allowed for the provision of a vehicular access to the site prior to the submission and approval of the drainage strategy.
- 1.15 In November 2020 the council issued a lawful development certificate ([P20/S3241/LDE](#)) confirming that the development permitted by P16/S0970/O had lawfully commenced. This means that the access works on site are now lawful and planning permission P16/S0970/O is an extant permission which may be carried out to completion subject to the approval of conditions including drainage.
- 1.16 The applicant sought to discharge the drainage strategy required by condition 11 of planning permission P16/S0970/O twice in 2020. These submissions ([P20/S0715/DIS](#) and [P20/S2808/DIS](#)) were withdrawn prior to determination. In both cases the drainage strategy presented by the applicant was unacceptable. Both schemes involved pumping surface water off-site as it was not feasible to infiltrate on site due to the works involved in stabilising the ground.
- 1.17 In 2021, the applicant sought confirmation that ground stabilisation works would be lawful under the terms of the outline planning permission P16/S0970/O. The applicant's position was that they would be normal enabling works that would be ancillary to the approved development due to their scale and duration, such that they would not be separate works of substance. This request for a Lawful Development Certificate was considered under [P21/S4749/LDP](#).
- 1.18 The council refused this request for a Lawful Development Certificate as the council considered that the ground stabilisation would not be part of the foundation works and that they would not be ancillary to the development granted by the outline planning permission. The council considered that the nature and scale of the works is such that it would be a separate activity of substance and an engineering operation beyond the construction of foundations.
- 1.19 The applicant appealed against the council's decision to refuse the Lawful Development Certificate (P21/S4749/LDP). The Inspector was satisfied that

the engineering works form a separate activity of substance because the scale and nature of the works which were not envisaged at the time permission was granted for the housing development. The Inspector concluded that the works were not permitted by the outline planning permission and are instead a separate operation, which requires planning permission.

- 1.20 In 2024, the applicant submitted a request for an Environmental Impact Assessment (EIA) Screening Opinion ([P24/S1613/SCR](#)). This sought to establish whether the ground stabilisation works require an EIA and as such, whether a planning application for the ground stabilisation would need to be accompanied by an Environmental Statement.
- 1.21 The council did not respond to this request for a Screening Opinion within the required timeframes (as a response was required from the Environment Agency) and as such, the applicant escalated their request to the Secretary of State to issue a Screening Direction. The Secretary of State considers there to be likely significant effects with regards to the water environment from the ground stabilisation works and concluded that this should be further considered through the process of EIA.

Proposal

- 1.22 The application proposes to vary conditions one and three of reserved matters approval P19/S0245/RM. The reserved matters consent relates back to planning permission P16/S0970/O. Condition one of reserved matters consent P19/S0245/RM listed the approved plans, and condition three required the development to be implemented in accordance with the Landscape Management Plan that was submitted with the application.
- 1.23 An application made under Section 73 of the Town and Country Planning Act 1990 can be used to make a material amendment by varying or removing conditions associated with a planning permission. There is no statutory limit on the degree of change permissible to conditions under Section 73, but the change must only relate to conditions and not the operative part of the permission.
- 1.24 Permission granted under Section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The decision notice for a Section 73 application should set out all the conditions imposed on the new permission, and, for the purpose of clarity, restate the conditions imposed on earlier permissions that continue to have effect.
- 1.25 The main amendments proposed under this Section 73 application will reduce the number of dwellings from 95 (as shown on the plans for P19/S0245/RM) to 84 dwellings. This would result from the 11 dwellings that form a parcel on the western side of the site being omitted, and a drainage basin provided in this area instead. A plan of the proposed layout is **attached as Appendix 3**.
- 1.26 Other amendments proposed include:
- Changes to the design of the headwalls of the drainage ponds.

- Relocation of the existing substation within the site and the provision of an additional pump station.
- Amendment to the layout of the allotments.
- Upgrading of the house types across the site to include larger cavity walls and the addition of solar panels.
- The provision of a new footpath from the eastern boundary into the site.

1.27 The applicant has sought the proposed amendments as a result of the ground stabilisation works that are required to stabilise the site. These works are being considered under planning application ([P24/S2642/FUL](#)).

1.28 The proposed ground stabilisation works will reduce ground infiltration on the site which means that conventional Sustainable urban Drainage System (SuDS), such as soakaways and standard infiltration basins, are not feasible. The applicant has therefore designed a new drainage strategy. This will capture surface water across the site and redirect it by pumping to a large SuDS basin at the west of the site where the water will be released via controlled discharge.

1.29 Except for the omission of 11 dwellings and provision of a drainage basin in their place, the other amendments are relatively modest. The changes to the headwalls of the drainage ponds and the layout changes around the pumping station/allotment area are all related to the proposed changes to the drainage system. The house types have been upgraded across the site to make them more energy efficient and the design includes consideration of the longer-term impacts of the changing climate through building in climate resistance. The new footpath is included to enhance pedestrian movement.

1.30 In addition to planning application [P24/S2642/FUL](#) for the engineering operations associated with ground stabilisation works, there is a third related application to agree conditions attached to the outline planning permission. This is currently under consideration:

[P24/S2651/DIS](#) - Discharge of conditions 4 (vehicular access, footways, cycle ways, driveways and turning areas), 5 (construction management plan), 8 (landscape management plan), 9 (bat method statement) and 11 (drainage strategy) on application P16/S0970/O.

This discharge of condition request seeks to approve a drainage strategy, and to approve alternative details for other conditions (which have previously been agreed) to take account of the proposed changes to the layout.

1.31 The application has been amended and updated during the application process to seek to address matters raised by consultees. The amendments have only made minor changes to the proposed layout, with the path around and across the western drainage basin omitted and small tweaks to the highway layout. The updated plans were accompanied by a suite of updated technical documents, including transport, ecology, drainage and landscaping reports.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 The table below provides a summary of the key comments made by consultees and these are expanded on in the main body of the report where necessary. Full responses can be viewed on [the council's website](#).

2.2 **Statutory consultee responses**

Harpsden Parish Council	First consultation - Objection - For the reasons outlined by Thames Farm Action Group. Second consultation - Objection - For the reasons outlined by Thames Farm Action Group.
Henley-on-Thames Town Council	First consultation - Objection - Support the representations made on behalf of the Thames Farm Action Group. - Potential contamination of the underlying aquifer which serves as the primary drinking water source for 50,000 residents. - The overall groundworks and design of the scheme are fundamentally flawed. - Pumping to a high-level basin is a carbon intensive design. - Inadequate assessment of offsite flows, and failure to consider exceedance scenarios for potential blockages and the potential risk of collapse in the area of the upper basin. - Concern over the potential for flooding. - Drainage solution contrary to national and local planning policies. - The EIA is not sufficient in considering the short- and long-term effects of the proposed groundworks. Concerns over the noise, vibration, and air quality impacts on local residents, as well as the lack of monitoring and reporting mechanisms during and after construction. - Comments made by Thames Water highlight that insufficient information has been submitted to assess the impacts upon the ground water, the potable water supply and the needs of the foul drainage network. These issues cannot be dealt with by conditions. Second consultation - Objection - Amended information insufficient to address issues raised in first consultation response. - There remains an unacceptable risk to the region's potable water and issues with the proposed surface water drainage scheme.

	• The submitted information fails to demonstrate that the proposals would not adversely impact the groundwater/ water supply. • The effect of the proposal on the public water supply is a material consideration and should be given considerable weight. • Cannot be considered sustainable development. • Development remains unsympathetic to the nature of the site, the local area and its designation as an Inner Source Protection Zone. • Contrary to policies and the risks cannot be mitigated by conditions. Third consultation – Objection • Proposals continue to pose an unacceptable environmental and public health risk. • The proposed ground engineering techniques are experimental and have no proven record of safe deployment in such a sensitive setting. • The risk assessments are fatally flawed, outdated and based on American data from the 1980s. • Fails to consider worst case scenarios and cannot guarantee that groundwater and the public water supply will remain protected. • The evidence submitted by the developer is unreliable, the mitigation strategies inadequate, and potential consequences severe. • The risks to the aquifer outweigh benefits of housing delivery. • There is no Plan B to rectify matters should the proposals damage the water supply, environment and local population. • Not a development that is ready to proceed. It is a gamble with vital infrastructure and public health is at stake.
Lead Local Flood Authority	First consultation - No objection • Drainage details to be considered under P24/S2651/DIS. Second consultation - No objection • Drainage details to be considered under P24/S2651/DIS.
Local Highway Authority	First consultation - Objection • Swept path plan show that a refuse vehicle and drainage tanker encroach the kerb and building lines adjacent to the pumping station and it appears that sufficient turning space has not been provided. • Swept paths of a refuse vehicle travelling through the bend along the estate road are required.

	- Car parking now exceeds the Council’s current standards for residential developments. However, this and the provision of cycle parking is required to be considered in context of the extant permission and the associated fallback position and is acceptable. Second consultation - No objection - The amended submission included updated plans showing swept paths of a refuse vehicle and drainage tanker. - Although there would still be a slight encroachment, and some of the requested information has not been submitted, these matters are minor and can be dealt with as part of a S38/Private Streets Agreement.
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2.3 **Professional external consultees responses**

The Environment Agency	First consultation - No objection The Environment Agency do not wish to be consulted on this application.
Thames Water	First consultation - No objection Thames Water has no comments to make on this application.
Oxfordshire County Council Archaeology	First consultation - No objection Second consultation - No objection
Oxfordshire County Council Fire Protection	First consultation - No objection - Works will be subject to a Building Regulations application. - Emergency vehicle tracking plans show premises to have limited vehicle access. There should be consideration for suitable roadways to premises.

2.4 **South Oxfordshire District Council officer responses**

Drainage	First consultation - No objection - Drainage details to be considered under P24/S2651/DIS. Second consultation - No objection - Suggested condition requiring approval of a detailed design and slope stability analysis for the slopes of the upper attenuation basin.
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Landscape	First consultation - Objection - Concerned about the successful establishment of the soft landscape proposals, given that the proposed compaction grouting is stated to reduce ground permeability. - Any potential impact on soft landscape areas, tree pits, or gardens etc should be clarified. - Planting is required to mitigate the impact of the development. Second consultation – No objection - There are some outstanding issues, largely in relation to the design of the additional SuDS basin. Recommend that these are addressed prior to approval of application. - Additional information explains that soil will drain in similar manner to clay subsoil. - SuDS sections are still too steep. If shallower gradients cannot be achieved, then it would be better to not provide the path. Narrow, steep sections of path which would limit disabled access should be avoided. - Details of fencing of pumping station, tree pit details and a plan showing planting in relation to services should be provided by condition.
Ecology	First consultation - No objection The proposal relates to a fully approved scheme and is unlikely to have any adverse ecological impacts.
Forestry	First consultation - No objection - Suggested condition to secure compliance with updated tree protection plans. Second consultation - No objection - Suggested condition to secure compliance with updated tree protection plans.
Affordable Housing	First consultation - No objection - The total amount of affordable housing proposed under this application remains unchanged. - The affordable housing provision complies with the size and tenure mix secured under the legal agreement associated with P16/S0970/O.
Environmental Protection	First consultation Would like to request further information on the potential impacts of substation and pumping station on the nearest noise receptors.

	A noise report should consider the low frequency nature of substations and the impact of noise from the pumping equipment.
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2.5 **Public responses**

Shiplake Parish Council	First consultation - Objection - Shiplake Parish Council have contributed to the funding of independent consultants to assess the quality, validity and impact of the proposals. The application should be rejected for the reasons outlined in the Thames Farm Action Group letter and their consultant's report. Second Consultation – Objection - Shiplake Parish Council have contributed to the funding of independent consultants to assess the quality, validity and impact of the proposals. The application should be rejected for the reasons outlined in the Thames Farm Action Group letter and their consultant's report. Third consultation – Objection - Continue to object for the reasons outlined by Thames Farm Action Group. - The development would pose an unacceptable risk to the potable water supplying c.50,000 residents. - The applicant has failed to provide a comprehensive and credible Environmental Impact Assessment. - The applicant has failed to demonstrate a safe and sustainable groundwater protection strategy. - No proof that the approach can be carried out safely and no contingency plan should contamination occur. - The 'Precautionary Principle' is ignored and fails to comply with the requirements of sustainable development. - The infrastructure required for foul disposal remains unresolved.
Residents Group (Thames Farm Action Group)	First consultation - Objection - Proposals fundamentally flawed and will cause immeasurable harm to the local environment. Will risk interrupting the flow of the underlying aquifer and risk contamination of the aquifer. - Unquantifiable risks as underground activity is impossible to control or model. Significant risk that the concrete slurry will end up in the wrong place. Any damage impossible to undo. - Could impair volume of water available for abstraction at the Thames Water borehole.

	• Water is a scarce and valuable resource. Underground aquifers that supply drinking are therefore protected and Thames Farm sits within the highest ranking zone. • Thames Farm Action Group have commissioned engineers (JBA Consulting) who are of the opinion that the overall scheme for the groundworks, and the design of this drainage strategy is fundamentally flawed. • The EIA is deficient in considering the full environmental impacts of the proposals. • Noise, vibration and air quality warrant assessment in the EIA. • There is no regime of monitoring proposed. • Underground erosion will continue and there is no indication of how this will be dealt with, and what the impact will be on the proposed dwellings. • Mitigation measures associated the grouting will not work due to the proximity to the nearby water abstraction. • The applicant has consistently underestimated the complexity and potential to do harm and has not provided adequate robust information and the comprehensive due diligence investigations required, to make a safe determination of what is right, and what does not prejudice the health and well-being of local residents. • Not acceptable for such a valuable and critical natural resource to be put at risk simply because a developer has failed to carry out adequate due diligence at the time of purchasing this site and now finds that their proposals at the time of purchase are compromised. • Consultees responsible for safeguarding water supply cannot determine what the impacts on that supply would be, good or bad; whilst JBA Consulting are of the view that the proposals are fundamentally flawed. • Other more suitable land exists in the area, upon which higher density residential development can take place. • The scheme should be re-designed so that such an extensive package of groundworks is not required. • Proposals would substantially increase the risk of flooding. Second consultation - Objection • The risks involved in carrying out the groundworks and the consequential surface water drainage scheme outweigh the potential benefits by a significant margin. • The Environment Agency objection has not been addressed. • The EIA is defective and biased and fails to address all significant environmental impacts. The EIA does not adequately consider alternatives. Less invasive
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	stabilisation techniques and a lower density development should be considered. Other sites should also be explored. • Unacceptable risk to the entire regions potable water supply in a region that has no backup piped water supply. • No concrete evidence that the proposals can be undertaken safely and without compromising the underground aquifer or upsetting the current natural state of surface water flows in the immediate locality. • Developer has a disastrous track record of negatively impacting on locations in respect of flooding and surface water drainage problems and not resolving them. Developer has already caused problems with flooding on Reading Road. • The engineers commissioned by Thames Farm Action Group (JBA Consulting) remain concerned about the hydrogeological impacts of the ground works and the appropriateness of the drainage strategy. • The updated proposal reduces risk of contamination of aquifer by removal of the Pulverised Fuel Ash, but concerns remain about maintaining a minimum of 1m between the bottom of the grouting and the water table. Not adequately demonstrated that disturbance to the aquifer can be avoided. • The update information remains some way from adequately demonstrating that the drainage strategy is appropriate. • The proposal does not provide a realistic assessment of the risk to the water supply. The development remains unsympathetic to the nature of the site, the local area and its designation as an Inner Source Protection Zone. • Risk screening analysis carried out by JBA Consulting shows a score close to being unacceptable. • There are major shortcomings in the submission. There are flaws in the Hydrological Impact Assessment. There are discrepancies in the groundwater model and contradictions in the Flood Risk Assessment. • Reports minimise the risks, plays down the impacts and provide no examples of success. • Mitigation proposals are not acceptable. • There will be prolonged noise, vibration, and traffic from construction activities which will significantly disrupt the local community for at least eight months. • Had the housing development been considered with the ground stabilisation then an EIA would have been required for the works as a whole.
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	• Location within an Air Quality Management Area has not been properly assessed and the Traffic Assessment is deficient. • Claims that development is compliant with policy and statements about risks are incorrect. • The site is unsuitable for residential development. If the nature of the ground conditions had been known, then the appeal for housing on the site would not have been allowed. • It is for the developer to provide cast iron and categoric proof that its proposals will do no harm. This have not been provided. • Developer has provided no commitment about what steps will be taken to resolve any issues or how it will compensate those affected. • This is a cynical and inadequate approach to what is a hugely risky proposal, and the applications should be rejected. Third consultation – Objection • Remain deeply concerned that the proposals amount to an experimental and untested engineering approach within a highly sensitive Source Protection Zone. • Question what Plan B is and what steps will be taken to rectify matters should the proposals result in damage to either the groundwater, the environment and local residents. • The Environment Agency's objections relate to both groundworks and drainage, since both impact the same groundwater receptor. Attempting to separate them in planning terms may be procedurally convenient, but it is technically unjustified, and practically impossible. • The claim that the EA's concerns are now "resolved" relies on a document that repeats many of the same flawed assumptions, rather than addressing their core objections. • The submission fails to provide the level of assurances and certainty required. The proposals are novel and untested with no adequate fallback or robust contingency measures in place. • The engineers commissioned by Thames Farm Action Group (JBA Consulting) have rebutted and challenged the applicant's assertions on successive amendments. In respect of latest amendment, they have advised that the Detailed Quantitative Risk Assessment exercise is wholly deficient and fundamentally flawed. - In several model scenarios, lead and benzene concentrations exceed environmental thresholds at the site boundary. The report sidesteps this by stating
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	the exceedance happens after thousands of years, ignoring the possibility of shorter-term exposure risks. - Contaminant loadings are derived from 1983 U.S. urban runoff data, which includes pollutants like lead from petrol additives no longer used in the UK. This inflates predicted concentrations but then the same outdated figures are used to argue that SuDS treatment is sufficient, which is both inconsistent and misleading. - The report assumes a constant removal efficiency for the SuDS system, yet it admits there's no reliable method to quantify this over time. In reality, SuDS performance degrades as sediment accumulates, and vegetation matures. • The Flood Risk Assessment and associated drainage strategy rely on input values that are either unsubstantiated or contradicted by the sites own data. • The temporary surface water controls are rudimentary and highly vulnerable to failure in adverse weather. The risk of water overtopping the bunds and subsequent flow onto Reading Road is acknowledged but not meaningfully mitigated. • The contamination risks to groundwater cannot be quantified. No mitigation proposed to address issues such as the likely increased in aquifer turbidity. • Still do not know if the location of the proposed detention ponds will be completely free of groundworks or not, which will impact on the ability of this area to collect, store and discharge clean surface water. • The scheme is fundamentally unsound. There is no independent assurance and no direct accountability if the proposals and adopted systems fail. • Thames Water have said that a condition is required in respect of foul water capacity, and this reinforces the lack of preparedness and infrastructure planning underpinning this application. • Development is not sustainable and will have an impact on climate change. • Application lacks the technical robustness and public interest justification to proceed in its current form.
The Henley Society	First consultation - Objection • Entire application should be scrapped. • No details provided about electric vehicle infrastructure.
Residents	First consultation –148 representations in objection • Serious risk of contamination of drinking water and adverse impact on public health.

	• Unquantifiable risks associated with grouting the site due to risk of damage/interruption of flow to aquifer. • Independent report commissioned by Thames Farm Action Group shows that drainage strategy is inadequate, and design is flawed. • Thames Water objects to the application. • False responses on application form. • Some questions on the application form not answered. • Increase in traffic • Noise pollution and vibration. • Adverse impact on air quality – dust and airborne particulate matter will cause health problems. • Site cannot cope with volume of runoff. • Inappropriate site density – cannot take number of houses proposed. • Environmental upheaval. • Huge carbon footprint. • Risk of pollution, rerouting or blocking Source Protection Zone. • Increase in flood risk. • Water runoff strategy is unproven. • Site never appropriate for housing. • Adverse impact on wildlife. • Geological risks could result in subsidence, structural cracking and foundation displacement of neighbouring properties. • Impact on existing utilities including water, gas and sewage systems. • Cumulative impacts of groundworks and housing should be considered. • Concern about whether sufficient oversight and protection can be provided to surrounding residents. • The council should carry out independent assessments • Query why ground conditions were not an issue for other recent developments on Reading Road. • Turns upside down the whole spirit of neighbourhood planning. Second consultation – 105 representations in objection • The applicant purchased the site without full due diligence. • The application does not include a full EIA. • Environmental effects downplayed or ignored in EIA stating that corrective action will be taken if problems arise. • Unacceptable risk to the sole source of potable water supplying some 50,000 residents.
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	• No evidence or proof that proposals can be safely implemented. • No action plan to correct any harm that may arise. • The passage of grout underground cannot be controlled. • Not acceptable that any damage will be covered by conditions. • Underground fragmentation will continue after grouting threatening runoff flooding and aquifer contamination. • Henley and Harpsden already meeting housing requirements. • The loss of the site would not be of any consequence to the District Council's housing supply. • Submitted information is flawed and documents contradict each other. • Submission downplays likelihood of grout or turbidity reaching the public water supply. • Grout exclusion zone is inadequate. • Overflow onto Reading Road is a safety hazard and should be designed out of the scheme. • Temporary drainage measures unlikely to handle sudden surges in runoff. • Grouting could alter the natural hydrodynamics of the Chalk aquifer, potentially redirecting groundwater flow and increasing flood risks in neighbouring areas. • Disruption to local community from noise, vibration and construction traffic. • Conflict with planning policies and sustainability goals. • Alternative methods are not adequately explored. • Documents submitted by the applicant fail to provide robust, evidence-based assurances that the proposed development will not harm the environment, water supply, or local community. • The drainage strategy does not provide sufficient capacity or resilience to prevent flooding and overflow risks. • Examples should be provided of other development that have had similar ground conditions treated. • Site will be separated from village but will seriously affect the locality as a whole. • Water pressure has already dropped because of other developments. • Risks underestimated – if in doubt don't. • Taylor Wimpey should provide a financial guarantee for the pollution risk. • Taylor Wimpey have a history of failing to adequately address the challenges of the impact of their proposal on the local environment and water management. • Water table 1m below existing homes and any increase could damage property.
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	• Taylor Wimpey should withdraw the application. Third consultation - 72 Representations in objection • Unacceptable risk to potable water supply. • Support for Thames Farm Action Group comments. • No proof or evidence to show that proposal can be carried out safely. • Failure to provide comprehensive EIA – not provided sufficient scientific analysis or risk mitigation measures. • There is no contingency plan if contamination does occur. • 'Precautionary principle' is being ignored. • Risk profile of proposed development is too high. • No overriding public interest that would justify putting drinking water at risk. • Not essential to meet housing needs and preferable alternative locations. • Area needs affordable housing for young people. • Will produce high quantities of carbon dioxide and other pollution. • Grouting is unpredictable – no realistic way to reverse or contain it. • Monitoring plans are vague with no independent oversight. • Serious soil and drainage questions have been brushed aside. • The Soil Management Plan contradicts itself. • Disturbed soils are being reused without proper checks. <i>Officer note: The above summary represents the number of representations received at the time of writing. If further representations are received, an update will be provided at the committee meeting.</i>
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2.6 Other responses

SGN Plant Protection Team	First consultation - No objection • Provided information about assets and advice on working around pipes and mains cables.
The Chiltern Society	First consultation – Objection • Landscape and Visual Impact Assessment is not acceptable. • No amount of structural and engineering measures will remove, never mind mitigate, the high and unquantifiable risk of unforeseen, detrimental consequences for water management and the underlying chalk aquifer, which, if these consequences were to occur to any degree would be irreversible.

	- Contrary to policy. Second consultation - Objection - Amended plans and new information do not address concerns that the risks of irreversible damage to the environment outweigh by far any benefit to the community. - Biodiversity net gain is more critical than when the permitted housing scheme was approved.
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3.0 RELEVANT PLANNING HISTORY

	Application Number	Description of development	Decision and date
3.1	PCU/EIASCR/Q 3115/3347775 (Secretary of State reference)	Request for an EIA Screening Direction from the Secretary of State in accordance with Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed ground stabilisation works.	Environmental Impact Assessment required (29/10/2024)
3.2	P24/S1613/SCR	Request for an Environmental Impact Assessment Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 from South Oxfordshire District Council, with regard to the proposed ground stabilisation works	Environmental Impact Assessment required (29/10/2024)
3.3	P21/S4749/LDP	Application for a Certification of Lawfulness for Proposed Use or Development to establish that proposed ground stabilisation works, necessary to stabilise the areas of the site affected by dissolution and which are to be undertaken as part of the foundation works, and which comprise compaction grouting, surface ground compacting and associated works, are lawful pursuant to planning permission P16/S0970/O.	Refused (13/01/2022) - Appeal dismissed (24/01/2024)
3.4	P20/S2808/DIS	Discharge of condition 11 (Drainage) on planning application P16/S0970/O	Withdrawn prior to determination (26/10/2021)
3.5	P20/S3241/LDE	That the development has commenced for the purposes of condition 2 of	Approved (06/11/2020)

permission P16/S0970/O and the permission is therefore an extant permission which may be carried out to completion in accordance with the terms of the planning permission.

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|------|--------------------------------------|--|--|
| 3.6 | <u>P20/S0715/DIS</u> | Discharge of condition 11 - Drainage Strategy on planning application P16/S0970/O. | Withdrawn prior to determination (10/06/2020) |
| 3.7 | <u>P20/S1303/NM</u> | Non-material amendment to planning application P16/S0970/O for amendment to wording of condition 11 concerning drainage | Approved (06/05/2020) |
| 3.8 | <u>P19/S0245/RM</u> | Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O | Approved (23/05/2019) |
| 3.9 | <u>P16/S0970/O</u> | Outline Planning Application for up to 95 dwellings and associated public open space and landscaping. Means of access and strategic landscaping not reserved | Refused (14/09/2016) - Appeal allowed (02/08/2017) |
| 3.10 | <u>P13/S2184/O</u> | Outline application for up to 110 dwellings (access not reserved). | Refused (30/10/2013) - Appeal dismissed (20/05/2015) Decision quashed (12/10/2015) |

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The Secretary of State screened outline planning application P16/S0970/O at appeal stage and concluded that the proposal for up to 95 dwellings would not be likely to have significant effects on the environment.
- 4.2 The decision letter issued by the Secretary of State provided the following commentary:
‘There will be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, heritage matters or complex construction. Environmental impacts in relation to possible arboricultural & ecological issues could be subject to appropriate mitigation as stated in the appeal and no significant effects are likely. Consequently, while there may be some impact on the surrounding area as a result of this development, the proposal would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.’

- 4.3 As with planning application P16/S0970/O, the application proposals do not constitute 'EIA development' as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). It is noted that the ground stabilisation works considered under planning application P24/S2642/FUL do constitute EIA development and as such, the application for the ground stabilisation works is accompanied by an Environmental Statement.

5.0 POLICY & GUIDANCE
Development Plan Policies

- 5.1 The development plan consists of the South Oxfordshire Local Plan 2035, which was adopted in 2020 and the Henley and Harpsden Joint Neighbourhood Plan Review, which was made (adopted) in 2022.

South Oxfordshire Local Plan 2035 (SOLP) Policies:

- 5.2
- STRAT1 – Overall Strategy
 - STRAT5 – Residential Densities
 - H9 – Affordable Housing
 - H11 – Housing Mix
 - ENV1 – Landscape and Countryside
 - ENV2 – Biodiversity - Designated sites, Priority Habitats and Species
 - ENV3 – Biodiversity
 - ENV5 – Green Infrastructure in New Developments
 - ENV9 – Archaeology and Scheduled Monuments
 - ENV11 – Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)
 - ENV12 – Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
 - EP1 – Air Quality
 - EP3 – Waste collection and Recycling
 - EP4 – Flood Risk
 - DES1 – Delivering High Quality Development
 - DES2 – Enhancing Local Character
 - DES3 – Design and Access Statements
 - DES5 – Outdoor Amenity Space
 - DES6 – Residential Amenity
 - DES8 – Promoting Sustainable Design
 - DES10 – Carbon Reduction
 - TRANS4 – Transport Assessments, Transport Statements and Travel Plans
 - TRANS5 – Consideration of Development Proposals
 - INF1 – Infrastructure Provision
 - INF4 – Water Resources
 - CF5 – Open Space, Sport and Recreation in New Residential Development

Joint Henley and Harpsden Neighbourhood Plan (JHHNP) Policies:

- 5.3
- ENV2 – Biodiversity
 - ENV3 – Trees
 - ENV5 – Watercourses
 - SD3 – Local Character
 - H2 – Affordable Housing
 - H3 – Housing Types and Needs
 - T1 – Impact of Development on Transport Network
 - T2 – Active Travel
 - T3 – Easing Congestion
 - T5 – Public Transport
 - T6 – Parking Standards

Emerging Joint Local Plan 2041

- 5.4 The council has prepared a Joint Local Plan for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The Joint Local Plan was submitted to the Secretary of State on Monday 9 December 2024 for independent examination.
- 5.5 In line with paragraph 49 of the National Planning Policy Framework, decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the Framework. The starting point for decision taking remains with the policies in the current adopted plan.
- 5.6 The Joint Local Plan is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the Joint Local Plan.

Planning Policy Framework and Planning Practice Guidance

- 5.7
- Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 8 – Promoting healthy and safe communities
 - Section 14 – Meeting the climate change, flooding and coastal change
 - Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance/Documents

- 5.8
- South Oxfordshire and Vale of White Horse District Councils' Joint Design Guide 2022
 - Developer Contributions Supplementary Planning Document 2023
 - Oxfordshire Local Transport and Connectivity Plan
 - South Oxfordshire District Council Landscape Character Assessment
 - Oxfordshire County Council's Local Standards and Guidance document for Surface Water Drainage on Major Development in Oxfordshire

Other Relevant Legislation

Human Rights Act 1998

- 5.9 The provisions of the Human Rights Act 1998 have been considered in the processing of the application and the preparation of this report. The recommendation to approve this proposal has been taken within the scope of normal planning policy and will not detrimentally impinge on the human rights of the applicant or any other person. The recommendation has been made in a legitimate and balanced way.

Equality Act 2010

- 5.10 In considering this planning application, officers have had regard to the council's equalities obligations including its obligations under Section 149 of the Equality Act 2010. The proposal will not cause detrimental harm to any person with protected characteristics, and the recommendation has been made in a legitimate and balanced way.

6.0 PLANNING CONSIDERATIONS

- 6.1 When assessing Section 73 applications the council can only consider the original condition and the reasons for applying the condition; new conditions can be attached but only in so far as they apply to the original condition. If the council decides that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they should refuse the application.

- 6.2 The decision notice for reserved matters consent P19/S0245/RM is **attached as Appendix 4**. The relevant conditions are condition one (approved plans) and three (Landscape Management Plan).

The reason for applying condition one (approved plans) was:

"To secure the proper planning of the area in accordance with Development Plan policies."

And condition three (Landscape Management Plan) was applied:

"To help to assimilate the development into its surroundings in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C9 and D1 of the South Oxfordshire Local Plan 2011."

- 6.3 The principle of residential development at this site has long been established through the grant of outline planning permission in 2017, which has been lawfully implemented and remains extant. This application to amend conditions one and three of reserved matters consent P19/S0245/RM cannot revisit the principle of residential development on the site.

- 6.4 This Section 73 application seeks alterations to an extant scheme that has been partially implemented. The key considerations are therefore whether the proposed amendments to the approved plans and the Landscape Management Plan will result in any unacceptable impacts, particularly in respect of:

- **Housing mix**
- **Design and character**
- **Ecology and trees**

- Access and parking
- Residential amenity
- Drainage

Housing mix

Market Mix

- 6.5 The proposal will reduce the number of dwellings from 95 to 84. All 11 of the homes omitted from the proposed development are market units and the mix of market housing will therefore be different to the mix previously approved, as outlined in the table below:

	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Approved under P19/S0945/RM	0	10	23	14	10	57
Proposed under P24/S2652/S73	0	9	21	11	5	46

- 6.6 The amended market mix will continue to provide a variety of house types, from smaller properties to larger ones. In my opinion, the mix of dwelling types and sizes will still meet the needs of current and future households, in accordance with policy H11 (Housing Mix) of the SOLP.

Affordable mix

- 6.7 The Section 106 legal agreement attached to the outline planning permission (P16/S0970/O) secured 40 percent of the permitted homes as affordable dwellings. This amounted to 38 dwellings, of which the details were secured through the plans approved under the reserved matters consent (P19/S0245/O).
- 6.8 Given that the 11 dwellings that will be omitted from the scheme are all market dwellings, the proposal will not affect the number of affordable homes that will be delivered as part of the development. The tenure and size of the homes remain as secured under the S106 legal agreement for P16/S0970/O.
- 6.9 The only change is that the development will deliver 45 percent of the homes on site as affordable homes, instead of 40 percent. In my opinion there would be no material planning harm as a result of the development providing a slightly higher proportion of affordable housing, and the affordable provision remains acceptable and in general accordance with policy H9 (Affordable Housing) of the SOLP.

Design and character

- 6.10 The overarching design principles were established when the outline planning permission (P16/S0970/O) was granted. These included a single vehicular access onto the Reading Road, woodland planting to the front of the site, and development set back from the tree belt at the north. These were pulled through to the reserved matters consent (P19/S0245/RM) and remain unchanged for this S73 application.

- 6.11 The approved layout can be viewed at **Appendix 2**, with the proposed layout at **Appendix 3**. For ease of comparison, both plans are also reproduced below.
- 6.12 Layout approved under P19/S025/RM:



Layout proposed under current S73 application:



- 6.13 The main area of change is at the west of the site where the parcel of 11 homes will be replaced with a drainage basin. In my opinion, this will not have a significant impact on the overall character and appearance of the development, which will remain largely unchanged across the rest of the site. The slope of the drainage basin will be apparent when close to this feature, but a landscaped slope will not appear particularly intrusive in this setting.
- 6.14 The council's landscape officer raised some concerns about the steepness of the slopes of the basin and expressed a preference for these to be shallower. Although it would be preferable for the sides of the basin to have a gentler gradient, given that the overall visual appearance of this feature is acceptable, an objection could not be sustained on this basis. In response to the landscape officer's comments, the applicant has removed the path that was proposed around and through the basin, and this addresses concerns about the narrowness of the paths and accessibility/safety issues.
- 6.15 Some of the other matters of details that have been raised by the landscape officer are not relevant to the changes proposed, such as the request for details of tree pits and a plan showing planting in relation to trees and services. These matters were acceptable when the reserved matters application (P19/S0245/RM) was permitted and there is no reason to revisit them.
- 6.16 The landscape officer has also requested details of the fencing around the pumping station. Given that this is relevant to the changes proposed, details of this fencing can be secured by a condition. The landscape officer has raised no objection to the submitted Landscape Management Plan.
- 6.17 The proposed plans also show some other modest changes, including the rearrangement of the area around the allotments to provide space for a pumping station, a stretch of path to improve connectivity, and the addition of solar panels. Given the scale of these changes, they will not affect the overall character and appearance of the approved scheme.
- 6.18 In respect of the wider landscape setting of the site, I do not consider that the proposed amendments to the layout will have any greater impact than the approved scheme. As was the case when the reserved matters consent was considered in 2019, the proposal will again comply with relevant design and landscape policies including policies DES1 (Delivering High Quality Development), DES2 (Enhancing Local Character) and ENV1 (Landscape) of the SOLP, and policy SC3 (Local Character) of the JHHNP.

Ecology and trees

- 6.19 The council's ecologist has reviewed the submitted information and has confirmed that the proposed change to the layout is unlikely to have any adverse ecological impacts given that the proposals involve a reduction in housing units and the provision of a new SuDS basin which would be planted with semi-natural habitats.

- 6.20 I am therefore satisfied that the proposed amendments are in accordance with the relevant policies that seek to reduce impacts on ecological receptors and conserve biodiversity. This includes SOLP policies ENV2 (Designated Sites, Priority Habitats and Species) and ENV3 (Biodiversity), and JHHNP policy ENV2 (Biodiversity).
- 6.21 In respect of trees, the council's tree officer has confirmed that the proposed changes to the layout will have an acceptable impact on trees. Subject to compliance with the updated tree protection plans, the development will not adversely affect trees that are landscape features, in accordance with policy ENV1 of the SOLP. The woodland that is proposed at the front of the site is secured under the S106 agreement attached to the outline planning permission.

Access and parking

- 6.22 The proposed changes to the plans have minimal impact on the highway layout. Following the submission of additional information demonstrating swept paths for a refuse lorry, the highways officer at Oxfordshire County Council has confirmed that he has no objection to the proposal, which accords with the relevant development plan policies including JHHNP policy T1 (Impact on Transport Network), and policies TRANS4 (Transport Assessments, Statements and Travel Plans) and TRANS5 (Consideration of Development Proposals) of the SOLP.
- 6.23 The highways officer has requested a condition requiring the approval of details for a system to deal with surface water from Reading Road, including its management and maintenance. This is not a matter that is relevant to the proposed changes to the plans and is in any case, is captured under a separate consenting regime. Highway drainage works will need to be agreed with the county council through a legal agreement under the Section 278 process.

Residential amenity

- 6.24 With regards to light, outlook and privacy, the proposed changes to the plans will not result in any greater impact on existing neighbouring properties. Apart from removing some units, the proposal will not alter the relationship between the proposed homes and as such, the impact on the future residents will be as previously approved and is also acceptable in respect of light, outlook and privacy.
- 6.25 The proposal will introduce a pumping station as part of the surface water drainage scheme. The council's environmental health officer has requested a noise report to assess the noise impact of this equipment on the nearest noise receptors. Subject to a condition to secure a noise report and any necessary mitigation measures, the development will have an acceptable impact in terms of residential amenity in accordance with relevant policies including DES6 (Residential Amenity) and ENV12 (Pollution - Impact of Development) of the SOLP.

Drainage

- 6.26 This Section 73 application seeks to amend the plans that were approved as part of the reserved matters consent (P19/S0245/RM). The reserved matters

consent considered details of layout, appearance, scale and landscaping. Drainage matters go to the heart of the planning permission and that is why details of drainage are required via a condition attached to the outline planning permission (P16/S0970/O) as this is the “parent permission.” The drainage details are therefore being considered under discharge of condition request [P24/S2651/DIS](#).

- 6.27 Although the details of the drainage system are being assessed as part of the discharge of condition application, given that the number of homes on the site are being reduced to accommodate a drainage basin, it is clear that drainage matters have an impact on the layout that is being proposed under this Section 73 application. I therefore consider it to be reasonable to assess drainage matters as part of this Section 73 application.
- 6.28 In respect of foul drainage, the proposal is for foul water to be conveyed off-site to the nearby public sewer system. In respect of surface water drainage, conventional Sustainable urban Drainage System (SuDS), such as soakaways and standard infiltration basins, are not feasible. This is because ground infiltration will be reduced due to the groundworks that are required to stabilise the site ahead of the construction of the proposed homes.
- 6.29 The surface water disposal strategy therefore includes traditional sewers, oversized pipes, site-wide permeable paving, detention basins and infiltrating granular storage. It is designed to capture all water falling across the site and will redirect it via impermeable holding basins and culverts, to an infiltration basin where the water will discharge to groundwater via infiltration.
- 6.30 The surface water strategy will utilise the two detention basins to the east of the site, alongside Reading Road. These were granted in this location under the reserved matters consent. Water will then be pumped from the eastern detention basins to the new primary detention/infiltration basin at the west of the site, which replaces the 11 permitted homes. A pumping station is required due to the existing topography, as the new western basin is on the highest part of the site.
- 6.31 The primary detention/infiltration basin at the west of the site is proposed in this location because the infiltration layer below the basin is within an area where the groundworks are not as extensive. This is shown in the plan **attached as Appendix 5**, which indicates that there are no deep-seated voids below the primary detention/infiltration basin.
- 6.32 The plan **attached as Appendix 6** shows further details of the western detention/infiltration basin with cross-sections showing the existing ground profile and location of the infiltration blanket below the basin. The council’s drainage officer has requested a slope stability analysis to ensure the basin complies with the relevant standards, and this can be attached as a condition.
- 6.33 The surface water pumping station will be located near to the allotments towards the north of the site. The pumping station has been designed to adoptable standards, which requires the provision of two pumps, in case of

failure. The likelihood of both failing at the same time is very slim but would occur if there was an electrical failure. In an event where both pumps did fail, significant surface water storage is available within the drainage network which would allow repairs or alternative power provision to be made. The drainage system will either be transferred to a private Management Company or adopted by a body regulated by The Water Services Regulation Authority.

- 6.34 The disposal of surface water into the ground is the preferred solution in the hierarchy of drainage options in the Planning Practice Guidance. This is also reflected in Oxfordshire County Council's Local Standards and Guidance document for Surface Water Drainage on Major Development in Oxfordshire. The proposed surface water drainage strategy accords with the hierarchy as it would be a sustainable drainage system. The council's drainage officer has confirmed that the use of pumping station does not alter this.
- 6.35 The details of the drainage system have been assessed by several specialists including officers at the Environment Agency, Thames Water and the Lead Local Flood Authority. None of these specialist consultees have raised an objection to the proposed drainage strategy, including its impact on the Source Protection Zone and local drinking water.
- 6.36 Based on the advice from these officers, I am satisfied that the proposed drainage system provides a suitable solution to manage and reduce the risk posed by the surface water generated by the development. As such, the proposed amendments to the layout accord with the relevant policies that are concerned with surface water drainage including policy EP4 (Flood Risk) of the SOLP and ENV5 (Watercourses) of the JHHNP.

Other matters

- 6.37 The proposed changes to the plans will not have any materially different impact on all other planning considerations including contaminated land and air quality.
- 6.38 In respect of archaeology, the county council archaeologist has confirmed that, on the basis of previous archaeological investigations undertaken within the application site, the proposals 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 and it is not necessary to attach a condition requiring an archaeological investigation.
- 6.39 In respect of sustainable design, the outline planning permission was granted prior to the adoption of the SOLP. As such, the outline planning permission did not require the permitted homes to reduce carbon emissions by a specific amount, to incorporate renewables, or to consider any methods of sustainable design or construction.
- 6.40 It would not now be reasonable to attach such requirements, which are not relevant to the conditions that are considered under this Section 73 application. Notwithstanding this, the applicant has provided information to demonstrate that the development will meet the requirements of DES8 (Promoting Sustainable

Design), DES9 (Renewable and Low carbon Energy) and DES10 (Carbon Reduction) of the SOLP.

- 6.41 In respect of infrastructure, prior to planning permission being granted, the S106 legal agreement associated with the outline planning permission (P16/S0970/O) needs to be varied so that the obligations secured under the outline planning permission can be transferred to this S73 application. This will include affordable housing, financial contributions and a Woodland Project/Management Plan.
- 6.42 The development is CIL liable, and money collected can be spent on a range of infrastructure including health, leisure and transport.

7.0 CONCLUSION

- 7.1 The benefits and disadvantages of the provision of housing on this site have already been weighed up and the balance fell on the side of granting planning permission. This Section 73 application seeks to amend the plans that approved the detailed housing development to enable an alternative drainage system to be accommodated. The application also seeks to update the approved Landscape Management Plan to take account of the layout changes.
- 7.2 The proposal is for a reduction in housing with the removal of 11 homes from a discreet parcel in the western corner of the site to accommodate a drainage basin. With the exception of this change, the other amendments are minor in nature.
- 7.3 The proposals will secure an appropriate market housing mix and will not alter the affordable housing that has already been secured on this site. The changes to the plans will not have any adverse impact on the character of the site or wider area and in respect of all other planning considerations, will not have any greater impact than the approved scheme.
- 7.4 The proposed drainage scheme has been considered by numerous specialists in the field of drainage. These specialists, who the Local Planning Authority rely on to advise on technical drainage matters, have not objected to the proposed drainage scheme.
- 7.5 The proposed amendments to the plans, and the amended Landscape Management Plan will not result in any material planning harm. I do not consider that there are any reasons to withhold planning permission and therefore recommend that planning permission is granted.

8.0 RECOMMENDATION

It is recommended that authority to grant **planning permission** for **P24/S2652/S73** is delegated to the Head of Planning subject to:

- I) The prior completion of a Deed of Variation to the Section 106 agreement attached to outline planning permission P16/S0970/O to secure necessary obligations and contributions, and**

II) The following conditions:

Amended and carried over from reserved matters approval P19/S0245/RM:

- 1. Development in accordance with approved plans**
- 2. Future occupiers provided with landscape guide**
- 3. Landscape maintenance / replacement planting**
- 4. Travel plans**
- 5. Visibility splays (internal access roads)**

Carried over from outline planning permission P16/S0970/O:

- 6. No occupation until highways infrastructure provided**
- 7. Construction Management Plan**
- 8. Construction Environmental Management Plan for Biodiversity**
- 9. Visibility splays of main access to the provided / retained**
- 10. Lighting on bat population**
- 11. Drainage**

New conditions relevant to matters being considered:

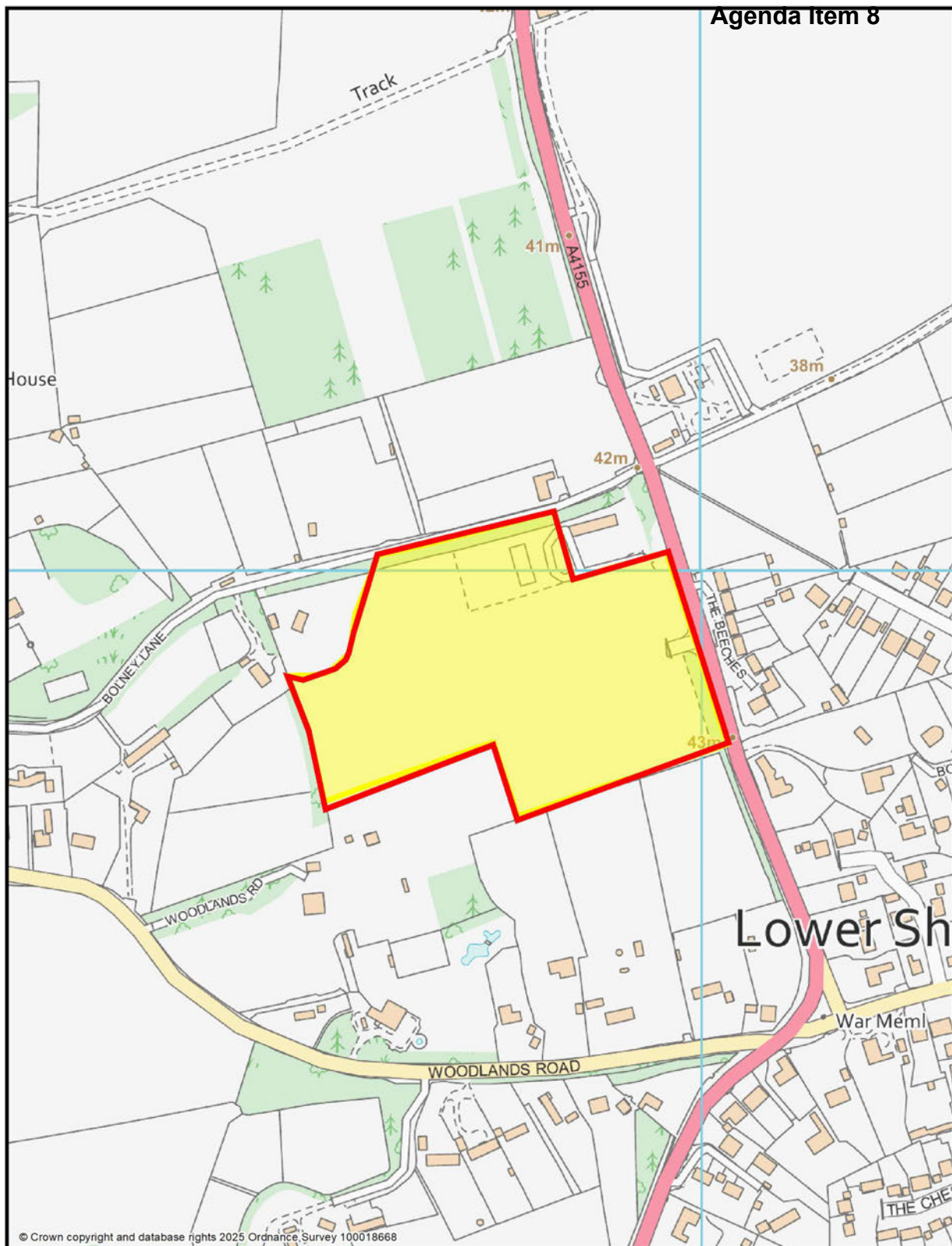
- 12. Details of fencing to pumping station to be submitted for approval**
- 13. Slope stability analysis to be submitted for approval**
- 14. Noise assessment / mitigation (for pumping station)**
- 15. No development until groundworks complete**

Full condition wording is **attached as Appendix 7**. There are no pre-commencement conditions to be agreed in advance.

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THAMES FARM, READING ROAD, SHIPLAKE

95

SCHEDULE OF DWELLINGS				STRUCTURAL (GROSS)		FINISHED (NETT)		NO	SQ.FT. TOT. (GROSS)	
REF	DESCRIPTION	HT	BEDS	SQ.FT	SQ.M	SQ.FT	SQ.M			
PRIVATE										
HAMPDEN	5 BEDROOM HOUSE	2	5B8P	2373	220.5	2271	211.0	10	23730	
NA47	4 BEDROOM HOUSE	2	4B7P	1717	159.5	1698	157.7	10	17170	
NA45	4 BEDROOM HOUSE	2	4B7P	1564	145.3	1546	143.6	4	6256	
NT31+	3 BEDROOM HOUSE	2	3B4P	1243	115.5	1226	113.9	2	2486	
NT30+	3 BEDROOM HOUSE	2	3B4P	1243	115.5	1226	113.9	6	7458	
NA32+	3 BEDROOM HOUSE	2	3B4P	1175	109.2	1156	107.4	12	14100	
NT31	3 BEDROOM HOUSE	2	3B4P	1040	96.6	1024	95.1	2	2080	
NT30	3 BEDROOM HOUSE	2	3B4P	1012	94.0	997	92.6	1	1012	
NA21	2 BEDROOM HOUSE	2	2B4P	873	81.1	856	79.5	7	6111	
NA22	2 BEDROOM HOUSE	2	2B4P	864	80.3	850	79.0	3	2592	
SUB TOTAL								57	82995	
AFFORDABLE (40%)										
AFFORDABLE RENT / SOCIAL RENT										
PA34+	3 BEDROOM HOUSE	2	3B6P	1170	108.7	1153	107.1	2	2340	
NB32	3 BEDROOM HOUSE	2.5	3B5P	1153	107.1	1134	105.4	4	4612	
NA34	3 BEDROOM HOUSE	2	3B5P	1021	94.8	1000	93.0	1	1021	
NA22	2 BEDROOM HOUSE	2	2B4P	864	80.3	850	79.0	16	13824	
2BCH	2 BEDROOM COACH HOUSE	2	2B4P	823	76.5	811	75.4	1	823	
1BF	1 BEDROOM FLAT	2	1B2P	546	50.7	538	50.0	4	2184	
SHARED OWNERSHIP										
NB32	3 BEDROOM HOUSE	2.5	3B5P	1153	107.1	1134	105.4	4	4612	
NA22	2 BEDROOM HOUSE	2	2B4P	864	80.3	850	79.0	6	5184	
SUB TOTAL								38	34600	
GRAND TOTAL									95	117595

APPENDIX 2

* PLEASE REFER TO CSA PLANS FOR FURTHER DETAILED LANDSCAPING
* PLEASE REFER TO ALPCE ENGINEERING PLANS FOR DETAILED RETAINING STRUCTURES

Rev	Date	Drawn	Checked
H	15.04.19	MC	BB
APPENDED TO INCLUDE LATEST LANDSCAPE			
J	10.05.19	MC	BB
APPENDED TO LATEST CONSULTATION COMMENTS			
Date: NOVEMBER 2018			
Drawn by: MC		Checked by: BB	
Dwg No: CB_B1_133_001		Rev: J	

Project: THAMES FARM, READING ROAD, SHIPLAKE

Title: PLANNING LAYOUT

Client: Taylor Wimpey

Coopersallie

PLANNING

ELECTRONIC
VERSION

Planning Decision

P19/S0245/RM

Taylor Wimpey UK Ltd.
c/o Barton Willmore LLP
The Blade
Abbey Square
Reading
Berkshire
RG1 3BE

APPROVAL OF RESERVED MATTERS

Application No : **P19/S0245/RM**

Application proposal, including any amendments :

Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O (as amended by plans and supporting documents received 18 April 2019, 14 May 2019 and 17 May 2019).

Site Location : **Thames Farm Reading Road Shiplake RG9 3PH**

South Oxfordshire District Council hereby gives notice that **approval is GRANTED** in respect of the Reserved Matters referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments referred to above) subject to any conditions imposed on the outline planning permission and to the conditions hereby imposed :

1. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans,

Layouts

CB_81_152_000, CB_81_152_001 Rev J, CB_81_152_002 Rev E,
CB_81_152_003 Rev E, CB_81_152_004 Rev E, CB_81_152_005 Rev E,
CB_81_152_006 Rev E, CB_81_152_007 Rev E, CB_81_152_008 Rev E,
CB_81_152_907 Rev E, CB_81_152_908 Rev E,

Street scenes

CB_81_152_SS_01 Rev B, CB_81_152_SS_02 Rev B, CB_81_152_SS_03



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Listening Learning Leading

Rev B, CB_81_152_SS_04 Rev B, CB_81_152_SS_05 Rev B,
CB_81_152_SS_06 Rev B, CB_81_152_SS_07 Rev B, CB_81_152_SS_08
Rev C, CB_81_152_SS_09 Rev B

Highways

157.0001.001 Rev F, 157.0001.002 Rev E, 157.0001.003 Rev E,
157.0001.004 Rev E, 157.0001.005 Rev F, 157.0001.006 Rev C,

Landscape and trees

1150_KC_XX_YTREE_TPP01 Rev B, 4049_100 Rev B, 4049_101 Rev B,
4049_102 Rev B, 4049_103 Rev B, 4049_104 Rev B, 4049_105 Rev B,
4049_106 Rev A, 4049_107 Rev B, 4049_108 Rev A, 4049_109, 4049_110,

Technical

A253_RM_101 Rev P5, A253_RM_111 Rev P6, A253_RM_115 Rev P4,
A253_RM_121 Rev P3, A253_RM_122 Rev P3, A253_RM_141 Rev P8,
A253_RM_161 Rev P5, A253_RM_171 Rev P2, A253_RM_501 Rev P4,
A253_RM_502 Rev P2, A253_RM_503 Rev P2, A253_RM_504 Rev P2,
A253_RM_511 Rev P1, A253_RM_520 Rev P4, A253_RM_530 Rev P2,
A253_RM_601 Rev P2, A253_RM_602 Rev P4,

Housetypes

CB_81_152_CV_HA_E01 Rev A, CB_81_152_CV_HA_E02 Rev A,
CB_81_152_CV_HA_P01 Rev B, CB_81_152_CV_HA_E03,
CB_81_152_CV_HA_E04, CB_81_152_CV_HA_P02 Rev A,
CB_81_152_CV_NA47_E01 Rev A, CB_81_152_CV_NA47_P01 Rev B,
CB_81_152_CV_NA47_E03, CB_81_152_CV_NA47_P02,
CB_81_152_CV_NA47_E04 Rev A, CB_81_152_CV_NA47_P03 Rev A,
CB_81_152_NA47_M4(2), CB_81_152_CV_NA45_E01,
CB_81_152_CV_NA45_E02, CB_81_152_CV_NA45_P01,
CB_81_152_CV_NA45_E03 Rev A, CB_81_152_CV_NA45_P02 Rev A,
CB_81_152_NA45_M4(2) CB_81_152_CV_NT31+_E01 Rev A,
CB_81_152_CV_NT31+_P01 Rev A, CB_81_152_CV_NT30+_E01,
CB_81_152_CV_NT30+_E02, CB_81_152_CV_NT30+_P01,
CB_81_152_CV_NT30+_E03 Rev A, CB_81_152_CV_NT30+_E04 Rev A,
CB_81_152_CV_NT30+_P02 Rev A, CB_81_152_CV_NA32+_E01,
CB_81_152_CV_NA32+_E02, CB_81_152_CV_NA32+_P01 Rev A,
CB_81_152_CV_NA32+_E03, CB_81_152_CV_NA32+_P02,
CB_81_152_CV_NA32+_P01, CB_81_152_CV_NT31_E01 Rev B,
CB_81_152_CV_NT31_P01 Rev B, CB_81_152_CV_NT31_M4(2) Rev A,
CB_81_152_CV_NA21_E01, CB_81_152_CV_NA21_E02,
CB_81_152_CV_NA21_P01, CB_81_152_CV_NA21_E03,
CB_81_152_CV_NA21_P02, CB_81_152_CV_NA21_M4(2),
CB_81_152_CV_NA22_E01, CB_81_152_CV_NA22_E02,
CB_81_152_CV_NA22_P01, CB_81_152_CV_NA22_E03,

CB_81_152_CV_NA22_P02, CB_81_152_CV_NA22_E04, CB_81_152_CV_NA22_P03, CB_81_152_CV_NA22_E05, CB_81_152_CV_NA22_P04, CB_81_152_NA22_M4(2), CB_81_152_CV_PA34+_E01, CB_81_152_CV_PA34+_P01 Rev A, CB_81_152_PA34+_M4(2) Rev A, CB_81_152_CV_2BCH_E01 Rev A, CB_81_152_CV_2BCH_P01 Rev A, CB_81_152_CV_1BF_E01 Rev A, CB_81_152_CV_1BF_P01 Rev A, CB_81_152_1BF_M4(2) Rev A, CB_81_152_FS_NT31_E01 Rev B, CB_81_152_FS_NT31_P01 Rev B, CB_81_152_FS_NT30_E01 Rev A, CB_81_152_FS_NT30_P01 Rev A, CB_81_152_FS_NA21_E01, CB_81_152_FS_NA21_P01, CB_81_152_FS_NA22_E01, CB_81_152_FS_NA22_E02, CB_81_152_FS_NA22_P01, CB_81_152_FS_NA22_E03 Rev B, CB_81_152_FS_NA22_P02 Rev B, CB_81_152_FS_NA22_E04, CB_81_152_FS_NA22_P03, CB_81_152_FS_NB32_E01 Rev A, CB_81_152_FS_NB32_P01 Rev A, CB_81_152_NB32_M4(2), CB_81_152_FS_NA34_E01, CB_81_152_FS_NA34_P01, CB_81_152_FS_NA34_M4(2), CB_81_152_WC_HA_E01 Rev A, CB_81_152_WC_HA_E02 Rev A, CB_81_152_WC_HA_E03, CB_81_152_WC_HA_E04, CB_81_152_WC_HA_P01 Rev B, CB_81_152_WC_HA_E05, CB_81_152_WC_HA_E06, CB_81_152_WC_HA_P02 Rev A, CB_81_152_WC_NA47_E02 Rev A, CB_81_152_WC_NA47_P01 Rev A, CB_81_152_WC_NA47_E03 Rev A, CB_81_152_WC_NA47_P02 Rev A, CB_81_152_WC_NT30+_E01 Rev A, CB_81_152_WC_NT30+_E01 Rev A, CB_81_152_GAR_E01 Rev B, CB_81_152_GAR_E02 Rev A, CB_81_152_GAR_E04, CB_81_152_GAR_E05 Rev A, CB_81_152_GAR_E06 Rev B, CB_81_152_GAR_E07, CB_81_152_GAR_E08, CB_81_152_GAR_E09 Rev A, CB_81_152_GAR_E10, CB_81_152_BIN_CYL_E01 Rev A, CB_81_152_SUB_E01, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

2. Before occupation of any of the dwellings that have a private garden with landscaping on the boundary, a guide for future residents of these dwellings, outlining how to manage and maintain that landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Within one month of occupation, the first residents of each dwelling shall be provided with a copy of the approved guide.

For the avoidance of doubt, the relevant plots are plots 53 to 61 (inclusive), plot 31 and plot 12.

Reason: To help to assimilate the development into its surroundings in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C9 and D1 of the South Oxfordshire Local Plan 2011.

3. The landscaping scheme as shown on the approved plans shall be implemented in accordance with Landscape Management Plan CSA/4049/01 and thereafter be maintained in accordance with this Plan. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

Reason: To help to assimilate the development into its surroundings in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C9 and D1 of the South Oxfordshire Local Plan 2011.

4. Before occupation of any dwelling, a Travel Plan Statement and a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Within one month of occupation, the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Reason: To promote the use of non car modes of transport in accordance with Policy CSM2 of the South Oxfordshire Core Strategy 2027.

5. Visibility splays of 2.4m x 25m at the junctions of the internal estate roads within the site shall be provided and maintained at all times. Within the visibility envelopes, no obstructions, inclusive of fencing and boundary walls etc. shall exceed 600mm in height and any planting shall be located outside and clear of the visibility envelopes.

Reason: In the interest of highway safety in accordance with Policy T1 of the South Oxfordshire Local Plan 2011.

6. Prior to occupation of any dwelling or the use of the proposed allotment area, the main vehicle access to the site as agreed under the outline planning permission reference P16/S0970/O shall be fully constructed and completed in accordance with the approved details.

Reason: In the interest of highway safety in accordance with Policy T1 of the South Oxfordshire Local Plan 2011.

- NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning

Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED. Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's website <http://www.southoxon.gov.uk/cil> together with the process for paying CIL.

- NB: This planning permission needs to be read in conjunction with an Agreement dated 19 June 2017 made under Section 106 of the Town and Country Planning Act 1990 between South Oxfordshire District Council, Claire Susan Engbers, Oxfordshire County Council, Thames Farm Developments Limited and Howard Presky. This Agreement will take effect when the planning permission is implemented.
- NB: The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to offset the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners, which will be subject to technical approval.
- NB: Where works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:
- i. a Section 184 Notice under the Highways Act 1980, or
 - ii. a legal agreement between the applicant and Oxfordshire County Council.
- NB: It is the responsibility of the developer to ensure proper provision is made for the surface water drainage of the site to ground, watercourse or surface water sewer. To avoid foul sewer flooding, surface water must not be drained to a foul sewer. The use of sustainable drainage systems (known as SUDS) is very much encouraged. SUDS offer an alternative approach to traditional engineered drainage solutions by detaining run-off on site and releasing it slowly into watercourses or to ground (e.g. dry ditches/swales, detention/attenuation ponds, integrated wetlands). Source control techniques are also increasingly popular - e.g. the use of porous (as opposed to impermeable) paving and 'green roofs' which allow rainwater re-use. These techniques reduce the likelihood of flash flooding, result in greatly improved water quality, are often cheaper and easier to maintain than traditional engineered drainage solutions (i.e. involving seal-trapped gullies and petrol interceptors), and can provide wildlife habitats.
- NB: The above permission/consent may contain pre-conditions, which require

specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

The principle of the development has already been established through the grant of outline planning permission on appeal. The access arrangements have also been approved under the outline consent. The only matters to be considered under this application relate to the details of the development in terms of appearance, landscaping, layout and scale.

Reserved matters approval is granted as the layout, scale, appearance and landscaping of the development are acceptable and the proposal complies with the relevant Development Plan Policies.

In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

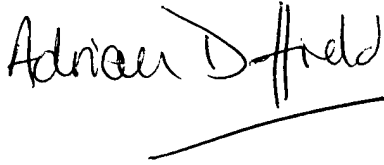
Note : A more detailed explanation is available in the officer's report, available in the application case file.

Key Policies

CS1	Presumption in favour of sustainable development
CSB1	Conservation and improvement of biodiversity
CSC1	Delivery and contingency
CSEN1	Landscape protection
CSG1	Green infrastructure
CSH1	Amount and distribution of housing
CSH2	Housing density
CSH3	Affordable housing
CSH4	Meeting housing needs
CSHEN1	The Strategy for Henley-on-Thames
CSQ4	Design briefs for greenfield neighbourhoods and major development sites
CSI1	Infrastructure provision
CSM1	Transport
CSM2	Transport Assessments and Travel Plans
CSQ3	Design
CSR1	Housing in villages
CSS1	The Overall Strategy
C4	Landscape setting of settlements
C6	Maintain & enhance biodiversity
C8	Adverse affect on protected species
C9	Loss of landscape features
D1	Principles of good design
D10	Waste Management
D12	Public art
D2	Safe and secure parking for vehicles and cycles
D3	Outdoor amenity area
D4	Reasonable level of privacy for occupiers
D6	Community safety
EP1	Adverse affect on people and environment
EP2	Adverse affect by noise or vibration
EP3	Adverse affect by external lighting
EP4	Impact on water resources
EP6	Sustainable drainage
EP7	Impact on ground water resources
EP8	Contaminated land
CON12	Archaeological field evaluation
H4	Housing sites in towns and larger villages outside Green Belt
G2	Protect district from adverse development
G3	Development well served by facilities and transport
G4	Protection of Countryside
R2	Provision of play areas on new housing development
R6	Public open space in new residential development

- T1 Safe, convenient and adequate highway network for all users
- T2 Unloading, turning and parking for all highway users

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

A handwritten signature in black ink, appearing to read 'Adrian D. Field', with a long horizontal stroke underneath.

Head of Planning

23rd May 2019

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

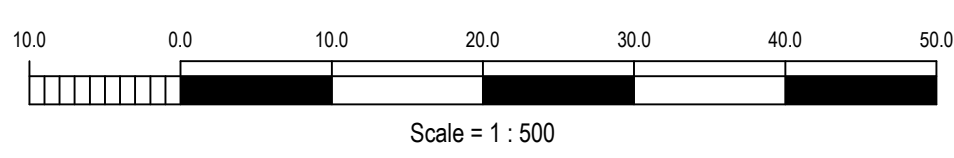
Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).



APPENDIX 5

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P1	12/24	First Issue		LPA	LPA
Rev	Date	Description	Drawn	Checked	

AL ABLEY LETCHFORD
P PARTNERSHIP
Consulting Engineers

3 Tealgate, Charnham Park
Hungerford, Berkshire RG17 0YT
www.alpce.co.uk Tel: 01488 684390

Client

TAYLOR WIMPEY

Project

**THAMES FARM
READING ROAD
SHIPLAKE**

Title

**SECTION 73
ENGINEERING WORKS
VERTASE OVERLAY**

Status

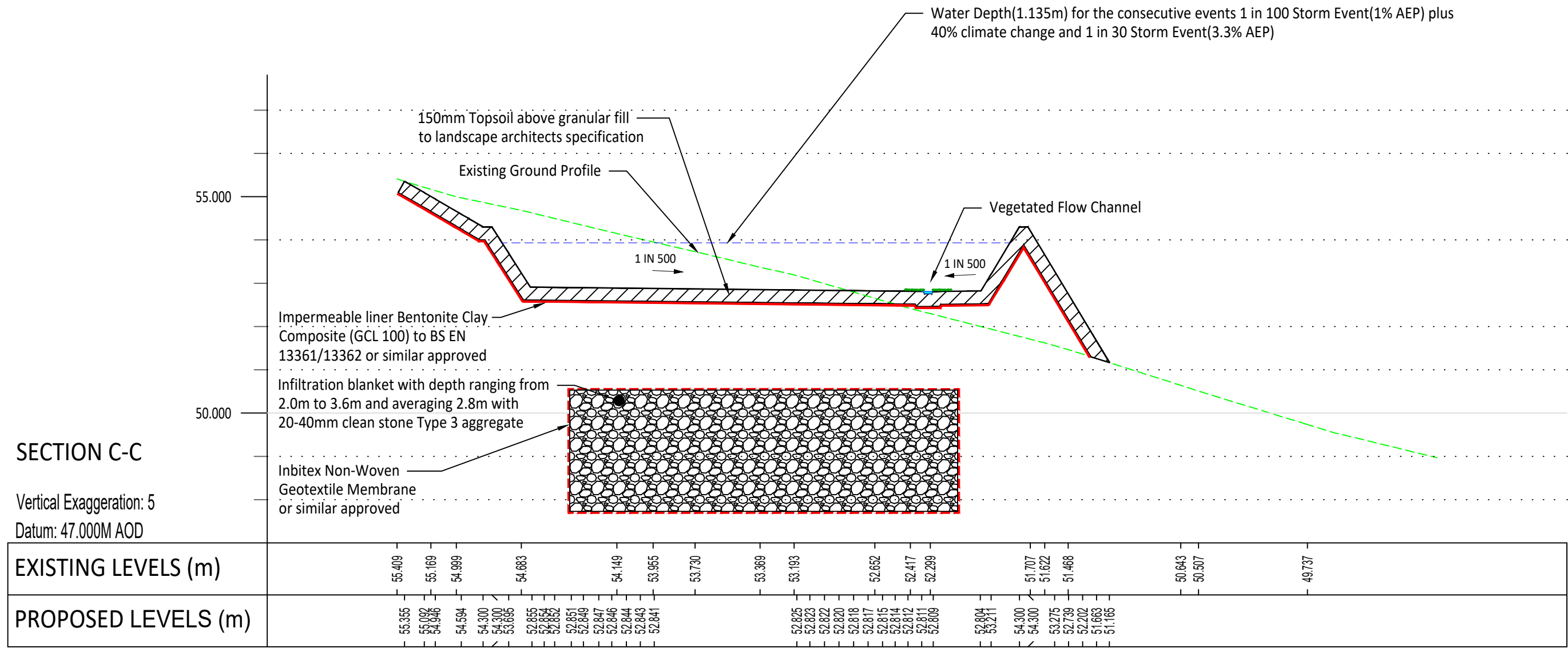
Scale	Date	Drawn	Checked
1:500 @ A1	DEC 2024	LPA	LPA

Drawing No

A253-S73-550

Revision

P1



Appendix 7 – Planning Conditions

1	<u>Amended and carried over from reserved matters approval P19/S0245/RM:</u> Development in accordance with approved plans That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, [INSERT], except as controlled or modified by conditions of this permission. <i>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</i>
2	Future occupiers provided with landscape guide Before occupation of any of the dwellings that have a private garden with landscaping on the boundary, a guide for future residents of these dwellings, outlining how to manage and maintain that landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Within one month of occupation, the first residents of each dwelling shall be provided with a copy of the approved guide. For the avoidance of doubt, the relevant plots are plots 47 to 50 (inclusive), plot 31 and plot 12. <i>Reason: To help to assimilate the development into its surroundings in accordance with policies DES1 and ENV1 of the South Oxfordshire Local Plan 2035.</i>
3	Landscape maintenance / replacement planting The landscaping scheme as shown on the approved plans shall be implemented in accordance with the Landscape Management Plan (CSA Environmental dated December 2024) and thereafter be maintained in accordance with this Plan. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority. <i>Reason: To help to assimilate the development into its surroundings in accordance with policies DES1 and ENV1 of the South Oxfordshire Local Plan 2035.</i>
4	Travel plans Before occupation of any dwelling, a Travel Plan Statement and a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Within one month of occupation, the

	first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack. <i>Reason: To promote the use of non car modes of transport in accordance with Policy TRANS4 of the South Oxfordshire Local Plan 2035.</i>
5	Visibility splays (internal estate roads) Visibility splays of 2.4m x 25m at the junctions of the internal estate roads within the site shall be provided and maintained at all times. Within the visibility envelopes, no obstructions, inclusive of fencing and boundary walls etc. shall exceed 600mm in height and any planting shall be located outside and clear of the visibility envelopes. <i>Reason: In the interest of highway safety in accordance with policy TRANS5 of the South Oxfordshire Local Plan 2035.</i>
6	<u>Amended and carried over from outline planning permission P16/S0970/O:</u> No occupation until highways infrastructure provided No dwelling shall be occupied until the vehicular access, footways, cycle ways, driveways and turning areas that serve the dwelling have been constructed, surfaced and drained. The vehicular access, footways, cycle ways, driveways and turning areas provided for each dwelling shall be retained thereafter. <i>Reason: in the interests of highway safety in accordance with policy TRANS5 of the South Oxfordshire Local Plan 2035.</i>
7	Construction Management Plan The development shall be carried out in accordance with the measures outlined in the Construction Management Plan (Abley Letchford Partnership dated August 2024). The approved Construction Management Plan shall be complied with throughout the construction period. <i>Reason: In the interests of highway safety and residential amenity in accordance with policies DES6 and TRANS5 of the South Oxfordshire Local Plan 2035.</i>
8	Construction Environmental Management Plan for Biodiversity to be agreed No further development shall commence beyond the access works already implemented until a Construction Environment Management Plan for Biodiversity (CEMPB) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMPB shall be complied with throughout the construction period. <i>Reason: In the interests of biodiversity in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.</i>

9	Visibility spays of main access to the provided / retained No dwelling hereby permitted shall be occupied until visibility splays at the site access, 2.4 metres by 94.6 metres to the north and 2.4 metres by 97.7 metres to the south, have been provided. The visibility splays shall not at any time be obstructed by any object, structure, planting or material with a height exceeding 0.9 metres as measured at carriageway level. <i>Reason: In the interests of highway safety in accordance with policy TRANS5 of the South Oxfordshire Local Plan 2035.</i>
10	Lighting on bat population No further development shall commence, beyond the access works already implemented, until a method statement to address the impact of the development, including lighting around the site boundaries, on the local bat population has been submitted to and approved in writing by the Local Planning Authority. The method statement shall be implemented as approved. <i>Reason: to safeguard the local bat population in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.</i>
11	Drainage No further development shall commence, beyond the access works already implemented, until a drainage strategy, detailing all on and off-site surface and foul drainage works, has been submitted to and approved in writing by the Local Planning Authority. No discharge of foul or surface water from the site shall occur before the drainage strategy has been completed and brought into use. <i>Reason: To ensure the proper provision of surface water and foul water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</i>
12	<u>New conditions relevant to matters being considered:</u> Details of fencing to pumping station to be submitted for approval Prior to the commencement of any development above slab level, details of the fencing to the pumping station shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented as approved and retained as such thereafter. <i>Reason: In the interests of the appearance of the development in accordance with policies DES1 and ENV1 of the South Oxfordshire Local Plan 2035.</i>

13	Slope stability analysis to be submitted for approval Prior to the commencement of any development above slab level, detailed designs and slope stability analysis demonstrating compliance with EC7 for the slopes of the upper attenuation basin should be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the embankments have been constructed in accordance with the approved designs. <i>Reason: To ensure the proper provision of surface water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</i>
14	Noise assessment / mitigation (for pumping station) No further development shall commence beyond the access works already implemented until a noise assessment for the pumping station has been submitted to and approved in writing by the Local Planning Authority. Where necessary, following approval of the noise assessment the applicant must submit a detailed scheme to control the noise which must be approved in writing by the Local Planning Authority. The approved scheme must then be implemented and maintained for the duration of the development. <i>Reason: To ensure that the development is not unneighbourly in accordance with policies DES6 and ENV12 of the South Oxfordshire Local Plan 2035.</i>
15	No development until groundworks complete No further development shall commence, beyond the access works already implemented, until the ground stabilisation works granted under planning permission P24/2642/FUL have been completed, and the verification report required under condition 4 of this permission has been submitted to the Local Planning Authority. <i>Reason: To ensure the stability of the site for development in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.</i>

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APPLICATION NO.	P25/S0419/FUL
SITE	Car Park Station Road Didcot, OX11 7NN
PROPOSAL	Change of use of land for car parking for a temporary period of two years.
AMENDMENTS	
APPLICANT	South Oxfordshire District Council
APPLICATION TYPE	FULL APPLICATION
REGISTERED	10.2.2025
TARGET DECISION DATE	18.7.2025
PARISH	DIDCOT
WARD MEMBER(S)	Denise Macdonald Axel Macdonald Mocky Khan
OFFICER	Paul Bowers

1.0 INTRODUCTION

1.1 This report sets out the officer's recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.

1.2 The application is referred to Planning Committee at the Development Manager's discretion on the basis that South Oxfordshire District Council is the applicant. In addition, an objection has been received from Didcot Town Council. The Town Council have raised concerns that the car park has been made redundant by the development of the nearby railway station car park. The Town Council consider that the site should now be used for alternative purposes which could promote the town and the wellbeing of its residents.

A map extract identifying the site is attached at **Appendix 1**.

1.3 The site lies on the south side of Station Road, opposite Didcot Parkway Railway Station, and is located to the south, and east of the Prince of Wales pub. The site covers an area of 0.53 hectares and contains 253 car parking spaces and 8 disability spaces. The Great Western Junction Hotel was formerly on the site until it was demolished in 2006. The original car park use commenced shortly after the hotel was demolished on 15 May 2006.

The site is part of a wider site known as Didcot Gateway which is allocated for regeneration. Didcot Gateway is situated within Science Vale and the Didcot Garden Town

1.4 Planning permission for the use as a car park has been renewed on several occasions, with the most recent being in 2023 (P23/S1755/FUL). The most recent application granted temporary planning permission for 2 years and the permission will expire on the 11 August this year.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the retention of the car park for a further period of two years.

A plan showing the site and surrounding area is shown below.

2.2



- 2.3 Copies of the plans accompanying the application are attached as **Appendix 2** to this report. All the plans, supporting information and representations can be viewed on the council's website www.southoxon.gov.uk under the planning application reference number.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Publicity**

Notification letters were sent to adjoining properties giving them a period of 21 days to provide comments on the development.

3.2 **Statutory Consultee responses**

Didcot Town Council – Object to the development.

- The car park has been made redundant by newer alternatives, and the removal would encourage active travel.
- The site is of poor quality and unsightly, and would be better used for pop-up shops, meanwhile uses, and activities to promote Didcot in a more positive way, considering the location and proximity to the train station.

Highways Liaison Officer – No objection

3.3 **Council – professional officer comments**

Representation	Comments
Drainage Engineer	No objection.

3.4 **Public responses** – None received

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
P23/S1775/FUL	Change of use of land for car parking for a temporary period of two years until 2 September 2025.	Approved (11/08/2023)
P21/S3144/FUL	Change of use of land for car parking for a temporary period of two years.	Approved (02/09/2021)
P19/S1792/FUL	Change of use of land for car parking for a temporary period of 2 years.	Approved (01/08/2019)
P14/S3457/FUL	Extension of change of use of land for car parking for a temporary period of 2 years.	Approved (24/04/2015)
P12/S1155/FUL	Change of use of land for car parking for a further temporary period of 2 years. (Variation of conditions 1 of planning permissions P06/W0283/RET and P09/W0383).	Approved (14/08/2012)
P09/W0383	Continued use of land as car park for a further temporary period of two years (without compliance of condition 1 - time limitation, of planning permission P08/W0421/RET).	Approved (23/06/2009)
P08/W0421/RET	Retention of use of land as car park for further temporary period of 1 year.	Approved (30/05/2008)
P06/W0283/RET	Change of use of land for car parking for a temporary period of 2 years.	Approved (16/05/2006)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 N/A

6.0 **POLICY & GUIDANCE**

6.1 **National Planning Policy Framework and Planning Practice Guidance**
6.2 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

STRAT1 – The Overall Strategy

STRAT3 – Didcot Garden Town

DES1 – Delivering High Quality Development

DES2 – Enhancing Local Character

DES3 – Design and Access Statements

DES4 – Masterplans for Allocated Sites and Major Development

DES6 – Residential Amenity

H2 – New Housing in Didcot

ENV3 – Biodiversity

TRANS2 – Promoting Sustainable Transport and Accessibility

TRANS5 – Consideration of Development Proposals

TRANS6 – Rail

ENV11 – Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)

ENV12 – Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

EP1 – Air Quality

EP4 – Flood Risk

Emerging Joint Local Plan 2041 JLP policies:

The Council has prepared a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The JLP was submitted to the Secretary of State on Monday 9 December 2024 for independent examination. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF. The starting point for decision taking remains with the policies in the current adopted plan(/s). The JLP is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the JLP.

6.3 Neighbourhood Plan

Didcot Town Council are currently in the early stages of developing a neighbourhood plan having designated the neighbourhood plan area in January 2025.

6.4 Supplementary Planning Guidance/Documents

Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (NPPF)
- The National Planning Practice Guidance (NPPG)
- National Design Guide Planning practice guidance for beautiful, enduring, and successful places (NDDG)
- South Oxfordshire and Vale of White Horse Joint Design Guide 2022
- South Oxfordshire Infrastructure Delivery Plan (April 2020)
- Didcot Garden Town Masterplan October 2017

7.0 PLANNING CONSIDERATIONS

7.1 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.

The relevant planning considerations are the following:

- Principle of development
- Impact on the character and appearance of the area
- Residential amenity
- Access and parking
- Biodiversity Net Gain (BNG)

7.2 Principle of development

SOLP Policy STRAT 1 i) of the SOLP focuses major new development in Science Vale including sustainable growth at Didcot Garden Town and Culham so that this area can play an enhanced role in providing homes, jobs and services with improved transport connectivity.

Policy STRAT 2 of the SOLP refers to the District's housing and employment requirements over the period to 2025.

- 7.3 Policy STRAT3 of the SOLP sets out criteria for development within Didcot Garden Town. The policy identifies the need to strike a balance to provide for housing growth and economic growth. Proposals for development within the Didcot Garden Town Masterplan Area will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles.

- 7.4 Policy STRAT 4 of the SOLP refers to the strategic distribution of development in STRAT 1 and 2, requiring that development proposals on strategic sites should enable a comprehensive scheme to be delivered and that sites provide an appropriate scale and mix of uses, in suitable locations, to create sustainable developments that support and complement the role of existing settlements and communities

- 7.5 This site is part of the Didcot Gateway site where there are plans for regeneration. The Council recently approved a resolution to grant planning permission under application reference P23/S2621/FUL, subject to the completion of a Section 106 Agreement, for a proposed new office building on the car park site.

This demonstrates the Council's commitment to see the site redeveloped in accordance with the SOLP policy STRAT3.

The grant of planning permission for offices is also a material change in circumstances since the previously approved application to allow for the two-year temporary use of the land. It shows that the council is moving forward in creating a positive change to the wider area and a more definitive future for the site.

- 7.6 The continued temporary car parking use of the site until the site has been redeveloped will not hinder progression of the strategic priorities for the central area of Didcot or undermine the objectives of the development plan.
- 7.7 Didcot Town Council have concerns that the car parking is now underutilised, having been made redundant by the recently constructed multi-storey station car park. The applicants have provided data which confirms that the average number of spaces occupied per day for the last year is 154, which equates to a 61% average daily occupation rate. This data shows that the car park is still used, despite the availability of additional spaces at the multi-storey car park.

7.8 As part of the previous application the applicants confirmed that no approaches have been made from third parties with alternative temporary proposals for the site. The only real short-term possibility other than a car park would be a vacant site.

7.9 Officers acknowledge that the use of the site as a car park is not ideal in the long term. However, the use as a car park is acceptable for a further temporary period until redevelopment commences. Officers therefore consider that the retention of the car park is appropriate for the proposed temporary period.

7.10 Impact on the character and appearance of the area

Policy DES2 of the SOLP requires development to enhance local character, it states that new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.

7.11 In isolation, the car park does not add or contribute positively towards the street scene or to the character and appearance of this part of Didcot. It does not 'improve the physical environment of the town including the creation of high quality visual 'gateways' at the points of access into the town'. As such, the retention of the car park would not be supported on a permanent basis.

7.12 To date no alternative temporary uses have been proposed for the site. If the site was left vacant then it would be surrounded by hoardings to restrict trespass and fly-tipping. Officers therefore consider the car park use would be a short-term material benefit for the site and its overall appearance.

7.13 Although the car park use will not enhance and improve the character of the surrounding area, it will temporarily make the best use of the land in the absence of any other viable options.

7.14 Access and parking

Policy TRANS5 of the SOLP requires development to provide safe and convenient access for all users to the highway.

7.15 The temporary use continues an existing car park use with associated access. No enlargement of the car park or further building development is proposed. The proposal presents no highway safety or transport concerns, and no issues have been raised by Oxfordshire County Council's highways liaison officer.

7.16 In view of the above the development accords with policy TRANS5 of the SOLP.

7.17 Biodiversity Net Gain (BNG)

The development is not liable for the mandatory 10% biodiversity net gain as it is a temporary change of use with no new physical development taking place. The wider redevelopment of the site will be subject to the 10% BNG ensuring that in the long term the site will make a contribution in the future.

8.0 Other Relevant Legislation

8.1 Human Rights Act 1998

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

8.2 Equality Act 2010

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

8.3 Crime and Disorder Act 1998

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

9.0 PLANNING BALANCE AND CONCLUSION

9.1 The application has been assessed against relevant policies in the development plan, the NPPF, PPG, the adopted SPDs and all other relevant material planning considerations.

9.2 Subject to requiring that the use ceases after a period of two years, the use will not undermine regeneration of the site; nor have a harmful impact on the character and appearance of the site or surrounding area. In the interim pending redevelopment, it will make the best use of the land. Furthermore, there will be no adverse highway impact. As such, the development accords with the relevant development plan policies

9.3 Overall, in the planning balance, the benefits of the development outweigh any potential harm. As such, the application is recommended for approval.

9.4 Abbreviated versions of the recommended conditions are listed below and shown in full in Appendix

10.0 RECOMMENDATION

10.1 That Planning Permission is granted subject to the following conditions;

1 – Temporary use of land

2 – Approved plans

Author: Paul Bowers

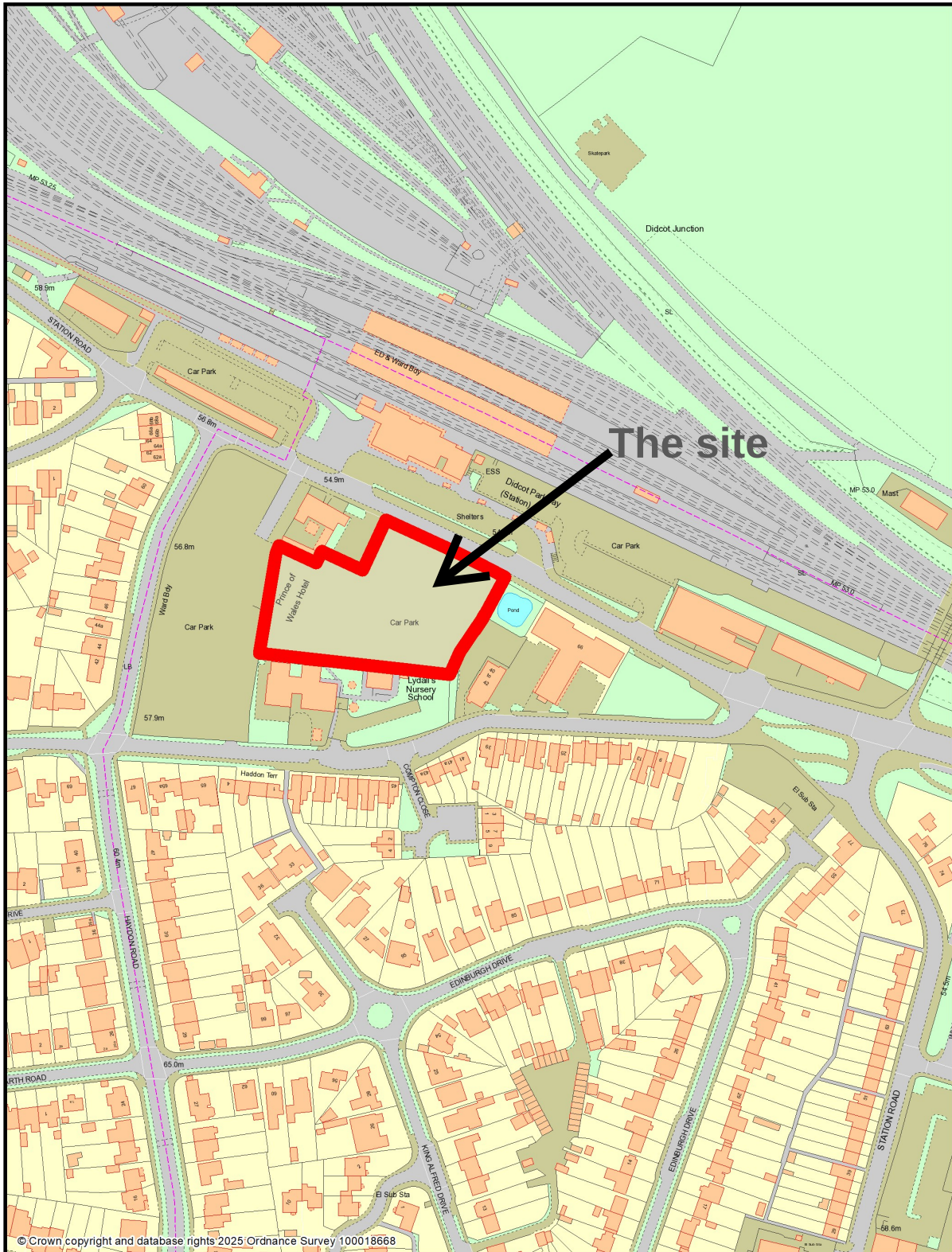
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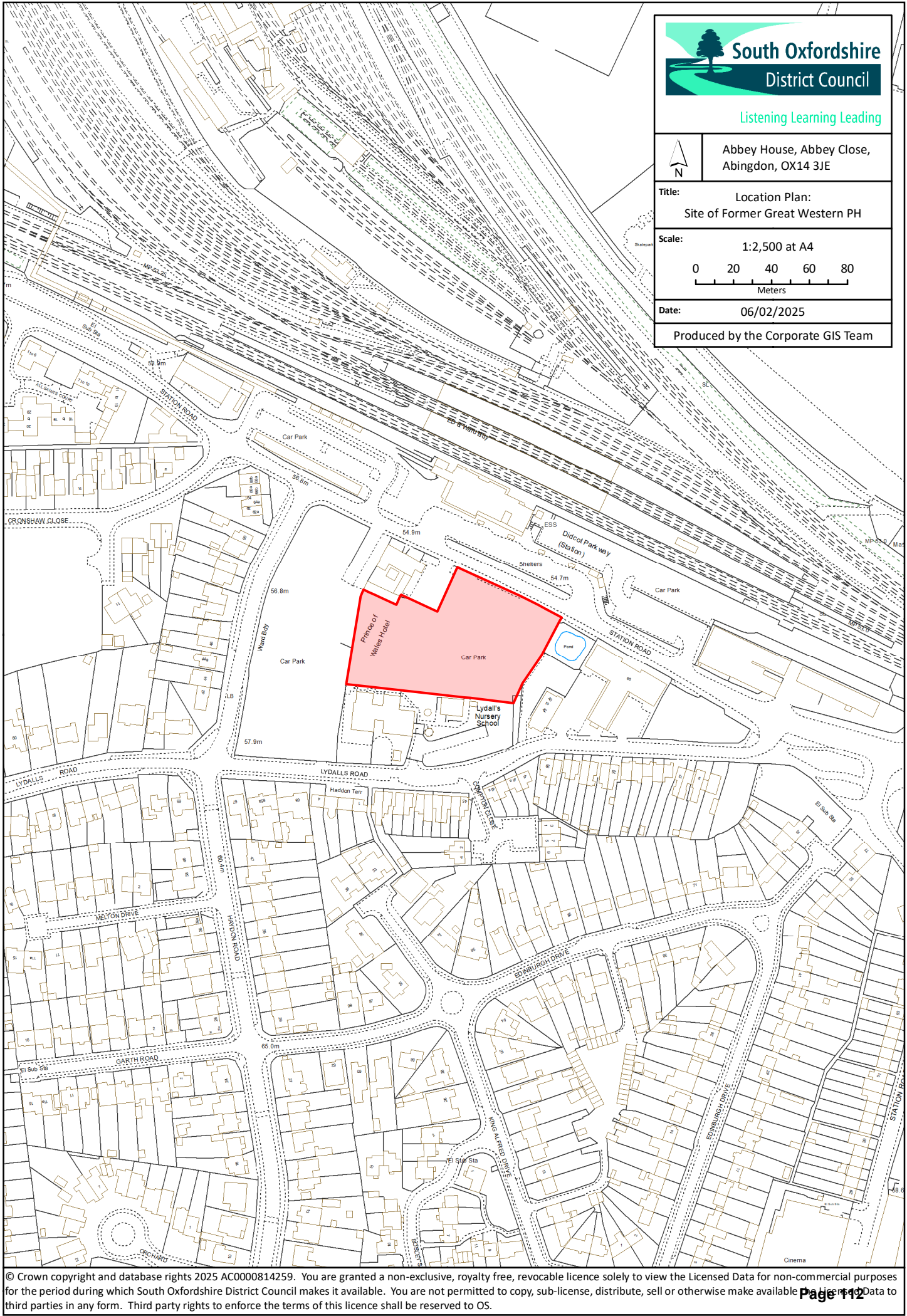
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Appendix 3

Recommended Conditions (full text):

Sequence	Description	Details
1	Temporary use of land	The use of the land as a car park shall cease on 2 September 2027. Reason: To ensure the best use of the land pending redevelopment in accordance with Policies STRAT3 and H2 of the South Oxfordshire Local Plan 2035.
2	Approved plans	That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, LOC-001 and SIP-002, except as controlled or modified by conditions of this permission. Reason: To secure the proper planning of the area in accordance with Development Plan policies.





SOUTH APPEALS DATA – JUNE 2025

APPEALS STARTED INCLUDING ENFORCEMENT APPEALS					
Town/Parish	Location	Description of development	Council Decision	Appeal Date started and type	Reference
Sydenham Parish Council	Dutch Barn at Manor Farm Brookstones Sydenham	Application to determine whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of a disused barn last used for the purposes of agricultural into a dwellinghouse (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).	Delegated	Written Reps 4 June 2025	P24/S3577/N4B
Horspath Parish Council	Land adjacent to Oxford Road, Horspath, Oxfordshire	Proposed erection of four dwellinghouses.	Delegated	Written Reps 5 June 2025	P25/S1133/PIP
Henley-on-Thames Town Council	The Mount, Rotherfield Road	Demolition of existing house and associated outbuildings and structures and	Committee	Written Reps 9 June 2025	P23/S4036/FUL

	Henley-on-Thames	redevelopment to provide two dwellings with associated access, hard and soft landscaping and other infrastructure			
Henley-on-Thames Town Council	The Hub 14 Station Road Henley-on-Thames	Change of use from offices (Use Class E) to 25 flats (22 x 2 bedroom and 3 x 1 bedroom) (Use Class C3), construction of associated roof extension at third floor level, internal alterations, private amenity space, car and cycle parking, and refuse storage.	Delegated	Hearing 18 June 2025	P24/S2840/FUL
Goring Parish Council	Virgo Beauty (Nappers Store), Goring	Change of use from sui generis beauty salon to sui generis wine bar & bottle shop.	Delegated	Written Reps 30 June 2025	P24/S3242/FUL

APPEALS DECIDED

Town/Parish	Location	Description of development	Decision and date	Appeal Decision & Date	Reference (link)
Shiplake Parish Council	Heathfield, Shiplake	Erection of two dwellings including provision of new access.	Delegated 1 March 2024	Dismissed 3 June 2025	P23/S3630/FUL
Stoke Row Parish Council	Land off Main Street, Stoke Row	Outline application for 3 new dwellings with access and layout.	Delegated 17 September 2024	Dismissed 9 June 2025	P24/S1671/O
Kidmore End Parish Council	Cornerways, Tokers Green	Demolition of existing residential unit, replacement with one four bed and one five bed	Delegated 7 May 2024	Dismissed 11 June 2025	P23/S4172/FUL

		detached two storey houses and associated access.			
Didcot Town Council	Land between Manor Road & Lydalls Close, Didcot	Development of three detached houses and garages.	Delegated 6 September 2024	Dismissed 11 June 2025	P24/S2273/FUL
Stadhampton Parish Council	Osborne House Annexe, Ascott	Conversion and alteration of existing annexe for use as a self-contained dwelling.	Delegated 19 July 2024	Allowed 13 June 2025	P24/S1811/FUL
Warborough Parish Council	Land north of New Road, Shillingford	Outline application (with all matters reserved except access) for residential development of up to 90 homes (use class C3) and associated public open space, landscaping, sustainable urban drainage system and community facility.	Delegated 27 February 2025	Costs awarded (partial) against Appellant 17 June 2025	P23/S4082/O

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