

APPLICATION NO.	11/02935/OUT
APPLICATION TYPE	Outline application
REGISTERED	20 December 2011
PARISH	Wantage
WARD MEMBER(S)	Charlotte Dickson, John Morgan, Fiona Roper
APPLICANT	John O'Flynn Developments Ltd
SITE	'Broadwater', Manor Road, Wantage
PROPOSAL	Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping (re-submission of refused application 11/01453/OUT)
AMENDMENTS	
GRID REFERENCE	439769 187369

1.0 INTRODUCTION

- 1.1 This is a resubmission of an outline planning application seeking approval of the principle of residential development on the site and consideration of the means of access into the site. All other matters (appearance, landscaping, layout and scale) have been reserved for later consideration. The illustrative plans indicate a maximum of 18 dwellings.
- 1.2 The resubmission of the application follows discussions with officers concerning the council's publication of the recent draft Interim Housing Supply Policy (IHSP) which is intended to assist in addressing the projected shortfall of housing sites resulting from delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the council's core strategy. The IHSP makes possible the consideration of certain sites for modest housing development based upon rigorous selection criteria.
- 1.3 The previous application was considered by planning committee on 14 September 2011 with a favourable officer recommendation. Committee, however, decided to refuse planning permission on the grounds of the proposal being inappropriate in terms of the site's location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and being outside the defined built-up area of Wantage. That decision has been appealed and a hearing is due to be held on 21 February 2012.
- 1.4 The site is located to the west of Manor Road, about 500m south of The Portway B4507 cross road junction. The site is bounded to the north by Willow Lane, a narrow access track, to the east by the rear gardens of properties fronting Manor Road (including 'Broadwater' which lies within the application site), to the south by other fields separating the site from a cul-de-sac of housing, and to the west by the playing fields associated with the leisure centre.
- 1.5 The site comprises an irregular shaped field which apparently, in previous times, was used as a builder's yard. The site is generally flat but is uneven with small localised undulations. There is an area of tree cover along the north boundary and hedgerows along most of the other boundaries.
- 1.6 A site location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 The resubmitted scheme includes an illustrative layout plan for up to 18 dwellings to be provided in two-storey and two-and-a-half storey buildings of a mix of detached, semi-detached and terraced units. The illustrative layout only indicates the number of units that the site could accommodate. The development would be accessed from a new road taken off Manor Road, which requires the demolition of the existing property, 'Broadwater'.
- 2.2 In support of the resubmitted application a revised Planning Supporting Statement (December 2011), a revised Design and Access Statement (16 December 2011), a revised Transport Statement (December 2011), a revised Landscape and Visual Assessment (December 2011), an Ecological Assessment (June 2011), Bat Survey Report (July 2011), an Archaeological Assessment (April 2011), an Archaeological Evaluation (July 2011), and a Site Appraisal covering drainage and contamination matters (June 2011) have been submitted.
- 2.3 Extracts from the application plans are **attached** at appendix 2.
- 2.4 A copy of the applicant's supporting letter dated 4 January 2012 placing the proposed development within the context of the IHSP is **attached** at appendix 3.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Representations and comments on the original application as reported to committee on 14 September 2011 are included as part of the report **attached** at appendix 4.
- 3.2 Wantage Town Council: no comment received
- 3.3 Letters of objection from 12 local residents have been received. These raise the following concerns:
- Contrary to policies and the site's AONB designation
 - Increased traffic leading to additional road congestion
 - Concern on highway safety
 - Scale of the proposal (density) would be out of keeping with the local area
 - Site is subject to flooding with inadequate drainage
 - Increased pressure on local amenities (open space)
 - Overlooking and loss of privacy
- 3.4 Campaign for the Protection of Rural England (CPRE): "Object on the grounds that:
1. The site sits outside the Wantage development boundary and is considered harmful to the North Wessex AONB, contrary to local plan policies.
 2. The proposal is likely to result in a harmful impact on the convenience and safety of highway users in Manor Road, contrary to local plan policies."
- 3.5 Thames Water - Grampian style condition to ensure that a drainage strategy detailing all on and off site works to be provided.

- 3.6 County Engineer - Due to lack of previously considered information a holding objection is recommended to await the receipt of such details, alternatively conditions to secure such information and contributions to be secured towards junction improvements and public transport provision in the area will be required.
- 3.7 County Archaeologist: - The applicant is responsible for the implementation of an archaeological field evaluation and has already provided an archaeological desk based assessment of the site and a written scheme of investigation has been agreed for the evaluation.
- 3.8 Environment Agency - The application is deemed to either have a low environmental risk or relate to conditions that were not recommended by the EA.
- 3.9 Ecologist: - This application is substantially the same as the previous scheme, my comments from the previous submission apply equally to the current scheme.

Overall the site is of relatively low ecological value, there are no protected or priority habitats on or likely to be affected by the proposals. Conditions have been suggested for protection of bats, reptiles, badgers and birds.

- 3.10 Landscape Architect - The site lies within the North Wessex Downs AONB which in this location also covers the south western corner of Wantage including areas of Wantage located within the Development Boundary such as Wantage Leisure Centre and other building south of Portway and the ribbon development west of Manor Road. In this context the site does not form a visually prominent area within the wider AONB and would not detract from views from public vantage points.
- 3.11 Arboricultural Officer - Do not have a problem with this which is the same as the previous application.
- 3.12 Scientific Officer - Due to the proposed sensitive land use of the site the applicant should provide as a minimum a desk top study and site reconnaissance in line with PPS 23.
- 3.13 Environmental Protection - The site is affected by noise from plant at Wantage Leisure Centre, but not to such a level to preclude the proposed development.
- 3.14 Drainage Engineer - Holding objection as insufficient drainage information has been provided to demonstrate an acceptable means of sewage and surface water disposal.
- 3.15 Waste Management - No objection subject to on site requirements for waste refuse facilities.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 10/00163/OUT
Demolition of existing dwelling and erection of a new dwelling with recital hall and recording studio. This proposal was to the south of the site and was refused in May 2010 for the following reasons:
1. The majority of the application site sits outside the Wantage development boundary and the proposal is considered to be unjustified development in the open countryside. Given the resultant change in the character of the

landscape and the scale and siting of the buildings, the proposal is considered to be harmful to the rural character and appearance of the area and would not preserve or enhance the natural beauty of the North Wessex Downs AONB. As such the proposal is contrary to Policies DC1, GS2, H13 and NE6 of the adopted Vale of White Horse Local Plan 2011

2. It has not been demonstrated that sufficient and convenient parking is available to serve the proposed recital hall. As such the proposal is likely to increase the number of vehicles parked on Manor Road (a classified road) or on the proposed access road. This would likely result in a harmful impact on the convenience and safety of all highway users. As such the proposal is contrary to Policies DC1 and DC5 of the adopted Vale of White Horse Local Plan 2011.

4.2 11/00469/FUL

Proposed new floodlit all weather sports pitch with perimeter fencing on land to the west of this application site, plus the provision of 32 additional car parking spaces and the improvement of sight lines to an existing road junction.
Permitted in November 2011

4.3 11/01453/OUT

Outline application for residential development for a maximum of 18 units and associated works including demolition of Broadwater, construction of new access road and landscaping. This was the original application on the same site as the current proposal, and was refused in September 2011 for the following reason:

1. The majority of the application site sits outside the Wantage development boundary and the proposal is considered to be unjustified development in the open countryside. Given the resultant change in the character of the landscape and the scale and siting of the buildings, the proposal is considered to be harmful to the rural character and appearance of the area and would not preserve or enhance the natural beauty of the North Wessex Downs AONB. As such the proposal is contrary to Policies DC1, GS2, H13 and NE6 of the adopted Vale of White Horse Local Plan 2011

This refusal is the subject of an appeal which is to be considered at a hearing on 21 February 2012.

5.0 **POLICY & GUIDANCE**

Vale of White Horse Local Plan

- 5.1 Policy GS2 indicates that outside the built up areas of settlements new building will not be permitted unless it is on land identified for development or is in accordance with other specific policies.
- 5.2 Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings. Policy DC4 requires development on sites of 0.5ha or more to contribute to public art to significantly contribute to the scheme or the area.
- 5.3 Policy DC6 requires hard and soft landscaping to protect and enhance the visual amenities of the site and surroundings and to maximise nature conservation and wildlife

habitat creation.

- 5.4 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.
- 5.5 Policy NE6 says that new development will only be permitted within the North Wessex Downs AONB if the natural beauty of the landscape will be conserved or enhanced.
- 5.6 Policy H13 seeks to limit new housing development outside the built up areas of settlements.
- 5.7 Policy H17 requires 40% provision of affordable housing for schemes of more than 15 dwellings in larger settlements such as Wantage.
- 5.8 Policy H23 refers to housing schemes providing open space facilities.

Other policy guidance

- 5.9 The council has consulted on a draft of the Interim Housing Supply Policy, which seeks to relax certain local plan policies in order to bring forward a number of smaller development sites to address the Vale's current lack of a five year supply of housing land. There are two local plan policies that are most relevant to the current proposal, namely policy NE6 (impact on the AONB) and policy GS2 (development in the countryside). The latter is a policy the draft IHSP proposes to selectively relax.
- 5.10 The draft Interim Housing Supply Policy (IHSP) is expected to be adopted in the coming month, following which the promoters of sites screened as potentially suitable for housing development will be invited to submit a planning application.
- 5.11 Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 7: Sustainable Development in Rural Areas
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Guidance 13: Transport
Planning Policy Guidance 16: Archaeology and Planning
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Statement 25: Development and Flood Risk

6.0 PLANNING CONSIDERATIONS

Policy Situation

- 6.1 This outline application has to be considered against two principal local plan policies; policy NE6 which seeks to protect the natural beauty of the North Wessex Downs AONB and policy GS2 which seeks to resist new development outside the built up areas of existing settlements.
- 6.2 In addition, the draft Interim Housing Supply Policy (IHSP) has been specifically introduced to address the short term development needs of the area. The IHSP allows for the relaxation of policy GS2, thereby accepting in certain circumstances the release of sites for development outside the built up areas of settlements.
- 6.3 A case has been put forward by the applicants that the proposal should be considered

as an exception to local plan policies and that it fully meets the specifications of the IHSP. This is on the basis that the release of the land for housing would assist in addressing the current shortfall in the five year housing land supply.

- 6.4 The current lack of a five year supply of housing sites (as required by PPS3) is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the council's core strategy. The current lack of a five year housing land supply justifies some flexibility in the consideration of planning applications which do not accord with local plan policy, which is the reason for preparing the IHSP.
- 6.5 The Interim Housing Supply Policy (IHSP) is aimed to be a temporary policy which would enable a more flexible consideration of proposals on sites which may otherwise not be brought forward until after the establishment of the Core Strategy. The policy is therefore of time limited duration and at the present time, when considering the current proposal is still a draft policy with limited weight to be attributed to it. That said the policy would be aimed at identifying sites subject to meeting relevant criteria (see below) that are considered acceptable in offering a relaxation from the current restrictive policy approach. The current site would be likely to meet this situation.

Policy Interpretation

- 6.6 The IHSP has been prepared to address the identified shortfall in the housing land supply. Consultation on the policy has so far resulted in the submission of development proposals totalling 3,300 – 3,500 homes, which indicates that the IHSP has the potential to resolve the current housing land supply problem.
- 6.7 The case put forward by the applicants has been considered in line with the advice in PPS3. This advice states that where a local planning authority does not have a five year supply of housing land, steps should be taken to address the shortfall. This includes looking favourably upon planning applications for housing, subject to the issues set out in paragraph 71 of PPS3. These are:
- Achieving high quality housing.
 - Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
 - The suitability of a site for housing, including its environmental sustainability.
 - Using land effectively and efficiently.
 - Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives (e.g. addressing housing market renewal issues).
- 6.8 The applicants have addressed the issues raised in PPS3 and make the following points:
- The site is readily developable and capable of being progressed quickly, unlike some of the larger local plan allocated sites. The proposal, therefore, will help to meet housing supply in the short term.
 - The preferred options document and strategic housing land availability assessment (SHLAA) both include this site as a potential housing allocation in the forthcoming managing development document.
 - The proposal accords with the council's locational strategy of concentrating development in the main urban areas. It also follows the scale and distribution of

homes set out in the emerging core strategy, which includes a commitment to provide 4,900 homes at Wantage and Grove.

- It is a sustainable location, close to Wantage town centre.
- The site is within the central Oxfordshire part of the Vale, where housing provision is a sub-regional priority and the five year housing land supply shortfall is most acute.
- The site forms a logical extension to the built up area of Wantage and adjoins the town's development boundary.
- Detailed access arrangements have been agreed with the local highway authority.
- A landscape assessment has been carried out which concludes that development of this site would not have a harmful impact on the landscape character, visual amenity or natural beauty of the AONB.

6.9 The previous application was refused at Planning Committee on the basis of its non-conformity with Policy GS2. At the time of the decision the draft IHSP, which proposes to selectively relax certain local plan policies including GS2, had not yet been published. In order to invoke these policy relaxations sites are required to meet certain criteria. These are discussed in turn below for information only, as the local plan remains the basis for decision making until the IHSP is adopted in final form:

IHSP 1 Local spatial strategy tests

The site is outside but directly abuts the defined Wantage town boundary. Wantage is one of the Vale's main towns. It has also been identified for strategic growth in the councils emerging spatial strategy. In total 4,900 homes have been planned for the Wantage and Grove area between 2006 and 2026. Taking into account completions, outstanding permissions, the Local Plan allocation at Grove airfield and the proposed site at Crabhill, an additional 300 homes remain to be found over the plan period. This site would therefore not prejudice the delivery of these key sites and complies with the existing and emerging spatial strategy of focussing development in the main settlements.

IHSP 2 Proportionate settlement growth test

The indicative figure contained in the IHSP for Wantage is 261 homes. This site proposes 18 homes and is therefore well within the identified guideline for that settlement.

IHSP 3 Deliverability test

This test requires that full applications are made and are capable of delivering homes before 31 March 2014. An outline application has been made for the site only, however a commitment has also been made to submit a Reserved Matters application by the end of March 2012 with a start on site some 2-3 months after.

The site is also owned outright and access arrangements have already been agreed with Oxfordshire County Council. The site is therefore deliverable in the short term.

IHSP 5 Relaxations to Policy GS2

This test has two criteria, both of which need to be met. The first is that there is a positive proportional growth (covered above) and the second requires sites within the settlement boundary to be considered first.

The SHLAA has assessed the urban capacity of the main settlements. Kind Alfred's School (east site) was considered suitable and potentially available however the school has now been granted academy status and it is no longer clear whether the site will become available via school rationalisation. This suggests that development within the built up area of Wantage is limited and sites outside, but adjacent to the development boundary should be considered.

Given all the above information the site is deemed to be suitable, available and deliverable. Policy support approval of this site under local plan policies taking the five year housing land supply position into account, and note that it would satisfy the screening requirements of the IHSP approach as expressed in the consultation draft (excepting its status as an outline application noting the intention to progress swiftly to commencement).

Previous Refusal

- 6.10 The reason for refusing the previous application (see para 4.3 above) relates to the location of the site in the open countryside outside the Wantage development boundary, and due to the proposal being unjustified development it would harm the rural character and appearance of the area and would not preserve or enhance the natural beauty North Wessex Downs AONB.
- 6.11 Whilst the proposal has not changed since the previous decision, the introduction of the draft IHSP has a specific and pivotal role in the consideration of the resubmitted scheme. The IHSP enables sites outside the built up areas of settlements to be considered favourably for residential development. This proposal meets the tests of the IHSP (indicated above) and, therefore is seen to help address the identified shortfall in the housing land supply. Development of this site is therefore considered to be justified in the light of the current necessary relaxation of the council's policy approach to new housing development. Reference to the site being judged as a "possible allocation" in the council's draft SHLAA (December 2009) adds weight to this view.
- 6.12 In your officers' opinion, the impact of the proposal on the character and appearance of the area and natural beauty of the AONB will not be harmful given the mixed character of the area. The site is bounded to the east by existing housing fronting Manor Road, to the north and west by leisure centre uses, including an approved floodlit surfaced sports pitch on land immediately to the west, and to the south by a paddock with a floodlit football pitch beyond.
- 6.13 Whilst the site lies within the AONB, the proposed development would not have a harmful impact on natural beauty of this urban fringe area. Provision of 18 dwellings on the site is not a high density development, and the scale and siting of the buildings can be required to be comparable to the existing housing adjacent to the site and within the area generally. In addition, the site is visually well-contained and its development would not detract from views or vantage points within the wider AONB. The proposal, therefore, is considered to comply with local plan policy NE6.

Other Issues

- 6.14 Various matters were considered by committee as part of the assessment of the original planning application. However, none of these other matters generated additional reasons for refusal. Accordingly, it would be unreasonable to raise concerns on these other matters in relation to the current application.

7.0 CONCLUSION

- 7.1 The proposal should be considered in the light of the current shortfall in the council's five year housing land supply. The proposal's impact on the landscape and natural beauty of the North Wessex Downs AONB and its relationship with the built up area of Wantage are not considered to be harmful or sufficient to outweigh the conclusion that the site is suitable for residential development as an exception to local plan policies and so assist in providing sufficient housing development land in the short term as advocated in the draft IHSP.

8.0 RECOMMENDATION

- 8.1 **It is recommended that the decision to grant planning permission be delegated to the head of planning in consultation with the committee chairman, subject to the following:**

- 1. The prior completion of a legal agreement under section 106 of the 1990 Town and Country Planning Act (as amended) requiring the provision of 40% affordable housing and securing the payment of sums to mitigate the impact of the development on local services and infrastructure, including highways;**
- 2. An undertaking to submit a Reserved Matters application on the basis of this Outline scheme by the end of March 2012 with a start on site by the end of September 2012;**
- 3. The agreement in following conditions:**

1 **Time limit - Outline Application**

The development to which this permission relates shall be begun within a period of six months year from the date of the approval of the reserved matters or, in the case of different dates, the date of the approval of the last reserved matter to be approved. The application(s) for the approval of all reserved matters shall be made to the Local Planning Authority by the end of March 2012 (i.e. within a period of one year and two months from the date of this permission).

2 **Standard Outline Condition (excluding access)**

Within a period of one year and two months from the date of this permission, details of the layout, scale and appearance of the development and the landscaping of the site (the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. No development shall be commenced prior to the approval of all of the reserved matters, and the development shall be carried out in accordance with all of the reserved matters.

3 **Materials (Samples)**

Prior to the commencement of development, samples of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.

4 **Landscape Scheme (Implement)**

All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Condition 2 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and

shrubs of similar size and species to those originally planted.

5 Tree Protection

Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:

1. The location, materials and means of construction of temporary tree protective fencing and/or ground protection measures (in accordance with BS 5837/2005 'Trees in relation to Construction');
2. The programme for implementing and retaining such tree protection measures;
3. Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.

All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

6 Boundary Details

Notwithstanding any details shown on the approved drawings, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

7 Building Height limitation

No dwelling to be constructed shall have a ridge height of more than 104.5m AOD (based on a site level of just under 95m AOD and typical dwelling heights of between 9m to 9.5m for a building of depth 9m and a roof pitch of approximately 45 degrees which is appropriate for the area).

8 Bat Survey

No development or demolition shall take place until the following surveys have been completed:

- i) an internal inspection by a licensed bat worker prior to demolition to confirm the absence of fresh droppings or evidence of recent bat activity within the loft space;
- ii) completion of one dusk and one dusk/dawn emergence/re-entry survey, conducted at an appropriate time of year.

If bats are found to be present or there is evidence of recent use by bats then a full report containing appropriate mitigation proposals should be submitted to approved in writing by the Council before any works commence. If the surveys do not reveal any additional evidence of bat use then the property shall be demolished under a full Ecological Watching Brief, including a destructive search element conducted by a licensed bat worker during dismantling of the loft space and other features which provide opportunities for roosting bats.

9 **Bat Survey findings**

The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement submitted in the chapter 5 of the Bat Survey Report (Hankinson Duckett Associates, July 2011) in all respects. Any variation shall be agreed in writing by the Local Planning Authority before such change is made.

10 **Reptile Survey**

No development including demolition or site clearance shall take place until reptile surveys have been completed and a report containing the results and details of appropriate mitigation measures have been submitted to and approved in writing by the Council.

11 **Additional Badger Survey**

Immediately prior to the commencement of development a further badger survey of the site shall be carried out to update the information on the species and the impact of development and the report of survey together with an amended mitigation strategy as appropriate shall be submitted to and be approved in writing by the Local planning authority, and shall be thereafter be implemented as agreed.

12 **Access Details**

Prior to the commencement of works in relation to this permission a detailed drawing showing the proposed access arrangements including details of the relocated services and street furniture and existing culvert shall be submitted to and approved in writing by the Local Planning Authority following consultation with the Local Highway Authority.

13 **Access Details Compliance**

Prior to the occupation of the development, the proposed access shall be formed, laid out and constructed in accordance with the local highway authority's specifications. Detailed plans shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and the vision splays should not be obstructed by any object, structure, planting or other material with a height exceeding 0.6 metres.

14 **Car Parking Spaces**

Prior to the commencement of development a detailed plan showing the provision for car parking spaces to be provided within the site in accordance with Local Planning Authority standards shall be submitted and approved in writing by the Local Planning Authority and the parking spaces shall be laid out, surfaced, drained and completed in strict accordance with the approved details prior to first occupation of the development.

15 **Construction Traffic**

Prior to the commencement of works a Construction Traffic Management Plan shall be submitted and approved in writing by the Local Planning Authority following consultation with the Local Highway Authority

16 **Transport Pack**

Prior to the occupation of the development a copy of the Sustainable Travel Information Pack (STIP) shall be submitted to and approved in writing by the Local Planning Authority following consultation with the Local Highway Authority. The approved STIP shall then be provided to each household initially to occupy the dwellings to be built and shall include information on the alternatives to single-occupancy car use available to residents, walking and cycling route maps, discounts, public transport information, and useful resources such as the Transport Direct Journey Planner website to enable people to plan their own journeys.

17 **Waste refuse Management**

Prior to occupation each dwelling house shall be provided with adequate space within the curtilage to accommodate a 240 litre, a 180 litre and a 23 litre wheeled bin on a solid surface with a solid surface route to the highway curtilage to enable ease of use.

18 **Archaeological investigation**

No development shall take place until a written scheme of archaeological investigation (including a programme of archaeological excavation, recording any finds and publishing the results) has been submitted to and approved in writing by the Local Planning Authority. The approved written scheme of investigation shall be prepared by a competent archaeologist or a professional archaeological organisation and shall be implemented and maintained during the period of any ground works and subsequent construction taking place.

19 **Archaeological investigation**

No development shall take place on site until the without the approval of the written scheme of investigation referred to in Condition 18 above and an appointed archaeologist being present on site. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the written scheme of investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.

20 **Crossover to Ditch alongside Willow Lane**

Details of the proposed drainage ditch crossover from the development site on to Willow Lane shall be submitted to and approved in writing by the Local Planning Authority to the specification laid down by Oxfordshire County Council as the Local Highway Authority for adopted roads prior to the first approved use of the site.

21 **Drainage**

No development shall commence until a drainage strategy detailing any on-site and off-site drainage works has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include:

- Details of foul water drainage
- Details of surface water drainage to include sustainable drainage techniques
- Surface water drainage to ground water courses or to a suitable sewer to be provided to take account of storm water flows that are attenuated or regulated into the receiving public network through on-site or off-site storage
- Any connection to a combined public sewer the site drainage should be separated and only combined at the final manhole nearest the site boundary [note connections are not permitted by the water regulator for the removal of ground water].
- The surface water drainage scheme shall be in line with the outline Flood Risk Assessment

The approved drainage strategy shall be fully implemented prior to the occupation of any new building. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Any discharge into a public sewer will require the prior approval of Thames Water Developer Services.

22 **Contamination**

No development shall commence until the following phased Contaminated Land Risk Assessment has been carried out by a competent person in accordance with Defra and

the Environment Agency's 'Model Procedures for the Management of Contaminated Land, CLR 11':

1. Phase 1 - a desk study and site walk over to identify all potential contaminative uses on site and to inform a preliminary assessment. If potential contamination is identified then Phase 2 shall be undertaken.
2. Phase 2 - a comprehensive intrusive investigation to identify the type, nature and extent of contamination present, the risks to users/occupiers of the development, and to inform the required remediation scheme. If significant contamination is found then Phase 3 shall be undertaken.
3. Phase 3 - the production of a Remediation Report to ensure the site is rendered suitable for its proposed use. The Remediation Report shall include works to be carried out and a programme of such works, and shall first have been submitted to and approved in writing by the Local Planning Authority. No development shall be used or occupied until all remediation works have been carried out in accordance with the approved Remediation Report. Following implementation of the remediation works, a Validation Report detailing all of the measures carried out to ensure compliance with the Remediation Report shall be submitted to and approved in writing by the Local Planning Authority.

All works to comply with each phase of the Contaminated Land Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Author / Officer: David Rothery - Major Applications Officer
Contact number: 01235 540349
Email address: david.rothery@southandvale.gov.uk