

<b>APPLICATION NO.</b>	<a href="#">P12/V1545/O</a>
<b>APPLICATION TYPE</b>	OUTLINE
<b>REGISTERED</b>	30 July 2012
<b>PARISH</b>	GROVE
<b>WARD MEMBER(S)</b>	John Amys, Sue Marchant, Kate Precious
<b>APPLICANT</b>	Gallagher Estates and Gleeson Homes
<b>SITE</b>	Land west of Old Station Road Grove
<b>PROPOSAL</b>	Outline application for residential development of up to 133 dwellings with associated access.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	440548/190702
<b>OFFICER</b>	Mr D Rothery

---

## 1.0 INTRODUCTION

1.1 The 4.57ha site lies to the north of North Drive and the south of the petrol service station off the A338 and adjoining Old Station Road in Grove. It comprises an agricultural field enclosed by hedgerows and trees.

1.2 Grove is a large settlement in the district and has a range of local facilities. These include two shopping areas, the main one being at Millbrook Square, as well as a library, two schools, a village post office and public houses.

1.3 A location plan is **attached** at appendix 1.

## 2.0 PROPOSAL

### *Application consideration*

2.1 This is an outline submission to consider the principle of the proposed development, together with the means of vehicular access into the site.

2.2 All other matters, such as the appearance of the development, the landscaping to the proposal, the layout of the development, and the scale of the proposed buildings, are reserved for subsequent consideration should this current application be approved. Drawings relating to issues other than the outline considerations are for illustrative purposes only and have been submitted to demonstrate that the development as proposed is capable of being accommodated on the site in a satisfactory manner.

### *Development proposal*

2.3 The proposal is for residential development of the site for up to 133 dwellings. The development would take vehicular access from Station Road (A338) to the east. The access road is designed to act as a northern link road (NLR) for a wider housing development on surrounding land as part of a possible future strategic allocation to the north of Grove.

2.4 The illustrative layout shows that the scheme that would include roads, footpaths and associated parking areas, landscaping, amenity space, open space and an area for water attenuation to the western part close to the route of the Letcombe Brook.

2.5 The illustrative mix of dwelling units as proposed in this outline application for up to 133 dwellings is as follows:

1-bedroom = no units

2-bedroomed = 32 units (22 affordable and 10 market)  
3-bedroomed = 68 units (29 affordable and 39 market)  
4-bedroomed = 33 units ( 2 affordable and 31 market)  
total = 133 units ( 53 affordable and 80 market)

Based on the illustrative figures 39.8% of the dwellings would be affordable housing. Across the 4.57ha site, 133 dwellings would produce a density of 29 dwellings per hectare. On this illustrative layout arrangement 24% of the dwellings would be two-bedroom properties or less.

2.6 In support of the application the following documents have been submitted:

- Planning Supporting Statement (July 2012 - Savills)
- Design and Access Statement (July 2012 - Savills)
- Transport Assessment (June 2012 – SBA)
- Flood Risk Assessment (July 2012 - JBA)
- Landscaping and Visual Impact Assessment (June 2012 – HDA)
- Ecological Assessment (June 2012 - HDA)
- Archaeology Assessment (July 2012 – Foundations Archaeology)
- Noise Assessment (July 2012 - Wardell Armstrong)
- Air Quality Assessment (June 2012 - Wardell Armstrong)
- Statement of Community Involvement (July 2012 – Savills)

2.7 The proposal is a large major development and is contrary to the policies of the development plan. The proposal has been publicised on this basis.

2.8 The applicants have been in discussion with council officers and others to agree a level of contribution towards off-site services which this proposal (through the increase in population and the activities they generate) would add to the usage of and securing on-site facilities such as affordable housing. Other contributions cover facilities and services such as waste collection, street name plates, public art, education (primary, secondary, sixth-form and SEN), library and museums, waste management, social and healthcare, fire and rescue, highways and transport, police equipment, and local recreational facilities.

2.9 Extracts from the application plans are **attached** at appendix 2.

### 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Grove Parish Council** – Object for the reasons that this site should be considered as part of a larger allocation; it is isolated from the rest of the village; it has no direct road access to village shops and services; access from the A338 is not practical and the northern link road should not go through this development but be positioned further north to link into the roundabout adjacent to the Williams F1 site.

The full comment of the parish council are **attached** at appendix 3.

3.2 **Representations from local residents** – A total of five representations had been received at the time of writing this report, all of which object to the proposal. The objections are made are on the following grounds:

- Increased pressure on local amenities and lack of new facilities being provided
- Increased traffic leading to additional road congestion
- Site is subject to flooding with inadequate drainage
- The proposal is not needed given the Grove Airfield development
- Loss of open space and wildlife habitat and amenity
- The site is productive agricultural land

- 3.3 County Highways – no objection in principle, details can be conditioned. Legal agreement for financial contributions sought.
- 3.4 Design Officer - This site is not allocated for development but was identified in the Preferred Options Report in 2009 as being unconstrained but it was not selected at that time as the preferred location for new development.

If, because of the council's lack of a five year land supply, this site is to be considered suitable for development it would be better if all the land to the north of Grove was considered at the same time. This would allow a comprehensive approach to be taken to the design and that the wider concerns are not prejudiced such as in the provision of infrastructure, in particular the northern link road and the Letcombe Brook corridor.

No heritage impact statement appears to have been submitted with the application to assess the impact of the development on the archaeology and heritage assets to the west of the site.

Where the proposed link road meets the A338 the land currently has the characteristics of a village green. The design of the proposed link road should therefore have regard to the semi-rural character of this area and not be over engineered.

The open space to the east of the site should be designed in conjunction with the land adjoining the Letcombe Brook which is within the flood plan and is unlikely to be developed. To ensure the rural natural character of the brook is maintained the area should not be formally landscaped and should be designed in conjunction with the adjoining land. The land may not be suitable for SUDS depending on the design of the scheme.

- 3.5 Landscape Architect – The principles of the development outlined in the Design & Access Statement, section 4.1 Design Criteria are acceptable. It is important that the built development does not extend to the west of the existing track from North Drive. This is supported by page 18 in the Landscape and Visual Assessment which states the positioning of the SUDS feature would complement the character of the Letcombe Brook, with hedgerows and ditches linking the two features.

There is concern about the possible additional works which would be required to upgrade the access from this site onto the A338. This section of the A338 with its village green quality forms an attractive entrance to Grove and approving this scheme accepts the principle that this is the best alignment for the proposed northern link road to the Grove Airfield without any detailed assessment in relation to other areas of development it would serve.

- 3.6 Arboriculturalist – no objections
- 3.7 Ecologist - No objection to proposal subject to the recommendations of the ecological report being followed.
- 3.8 Letcombe Brook officer - Significant development will increase the demand for water, including abstraction water from the groundwater aquifers that supply the brook, and increase in effluent from Grove and Wantage sewage treatment works being discharged (once cleaned to a minimal standard) into the brook. There is a risk of an increase in surface water run-off discharged into the brook increasing the risk of flooding downstream.

Loss and fragmentation of flood plain habitats and landscape – this area is the only area in the Grove parish where the Letcombe Brook can be seen in anything like its natural state. This would result in the disturbance and loss of species (including protected species such as otters) caused by increase in recreational pressure from people and dogs along the brook corridor.

We would like to see far more robust measures to protect the river and its corridor, and to provide for this a section 106 agreement should assist with the River corridor management plan.

- 3.9 Drainage Engineer - No objection subject to inclusion of conditions for sustainable drainage scheme, foul drainage scheme and flood risk assessment compliance.
- 3.10 Housing Services – consider that the site could provide the required mix of affordable units, and if based on a 133 dwelling scheme this should be as follows:  
1-bedroom = 8 units - minimum 46 sq.m. (2 person)  
2-bedroomed = 28 units - minimum 72 sq.m. flat and 76sq.m. house (4 person)  
3-bedroomed = 11 units - minimum 88 sq.m. (5 person)  
4-bedroomed = 6 units - minimum 100 sq.m. (6/7 person)
- 3.11 Environmental Health – comments made on noise or air pollution issues

The Air Quality Assessment is a comprehensive assessment and uses appropriate modelling methodology (this modelling also includes the impacts of the proposed Northern Link Road). The assessment concludes that levels of nitrogen dioxide and particulates will be well below Air Quality Objective Levels and any increases will be imperceptible at the sensitive locations assessed, for all scenarios, and there is no necessity to consider measures to mitigate road traffic emissions. This is accepted, no conditions in respect of air quality are sought.

The Noise Assessment is a comprehensive assessment of the impacts of existing and proposed noise sources assessed across the noise sensitive areas of the development site. In particular the assessment has included noise from road and rail traffic and impacts from local industrial sources and sub stations. The assessment has also included modelling to assess the impacts of noise from the proposed Northern Link Road (NLR). The assessment methodology has been undertaken to assess compliance with WHO guidelines on community and night time noise, for both internal levels and for outside living areas. Predictions have been made for ground floor or first floor as appropriate and calculations of the required levels of attenuation to meet WHO guidelines have been included.

On the basis of these assessments, proposed properties on the boundary of the development site will require some form of acoustic attenuation and those which face Station Road or the NLR will require enhanced thermal double glazing and acoustic ventilation for facades to living areas and thermal double glazing and acoustic ventilation to facades to bedrooms. Properties to the north of the site adjacent to the garage will require an acoustic fence to mitigate noise impacts from adjacent uses on outdoor living areas. The mitigation needs to be assessed plot by plot as reserved matters. A condition to secure this is requested.

- 3.12 Land contamination - no contamination of significance was identified and no remedial actions are proposed. Should planning permission be granted for this site any unsuspected contamination to land or water encountered during the development should be notified to the Environmental Health Department.

- 3.13 Environment Agency – No objection subject to inclusion of a condition relating to flood risk mitigation measures and to secure a landscape management plan for biodiversity.
- 3.14 Archaeology – The archaeological field evaluation of October 2010 revealed a series of linear features that were either drainage ditches or field boundaries. Most of these have been dated to the Late Bronze Age or early Iron Age periods. A number of post holes and possible eaves drips were found in the eastern part of the site. These features are potentially indicative of a settlement. Also found was a single undated child inhumation.
- Should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable condition.
- 3.15 Public Rights of Way Officer – Following examination of the plans supplied, the proposed application does not appear to affect any recorded Public Rights of Way.
- 3.16 Waste Management – Require storage areas for wheeled bins per plot to be provided with collection points clear of parking areas.
- 3.17 Leisure Services – Maintenance of open space areas should be clarified and secured by adoption by parish or through a management company.
- 3.18 Thames Water - No objection subject to accepted practice in the control of surface water and waste water discharge is followed.

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V0024/SCO](#) - Other Outcome (09/02/2012)  
Development of land at Monks Farm

#### 5.0 **POLICY & GUIDANCE**

##### **Vale of White Horse Local Plan**

- 5.1 The local plan was adopted in July 2006. The following relevant policies have been considered to be saved by the Secretary of State's decision of 1 July 2009 whilst the Core Strategy is being produced.
- 5.2 Policy GS1 provides a general location strategy to concentrate development within the five main settlements (policy H10) and small scale development in other larger villages (policy H11) and small villages (policies H12 and H13).
- 5.3 Policy GS2 indicates that outside the built up areas new building will not be permitted unless on land identified for development or the proposal is in accordance with other specific policies.
- 5.4 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.
- 5.5 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.

## Vale of White Horse District Council – Committee Report – 5 December 2012

- 5.6 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.
- 5.7 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.
- 5.8 Policy NE9 requires developments within the Lowland Vale not to harm the landscape quality of the area unless an overriding need is identified and any impact is minimised.
- 5.9 Policy H10 allows for development in the 5 main settlements such as Grove subject to design and no loss of open space or community facilities.
- 5.10 Policy H13 seeks to limit new housing development outside the built up areas of settlements.
- 5.11 Policy H16 requires about 50% provision of housing to be two-bedroom or less for schemes of more than 10 dwellings and 10% should meet lifetime homes standards.
- 5.12 Policy H17 requires 40% provision of affordable housing for schemes of more than 15 dwellings.
- 5.13 Policy H23 refers to housing schemes providing open space areas at 15% for large villages or a financial contribution if in small villages or inappropriate to be on site.

### **Supplementary Planning Guidance (SPG)**

- 5.14 Residential Design Guide – December 2009  
Provides guidance on design and layout.
- 5.15 Sustainable Design and Construction – December 2009  
Code for Sustainable Homes guidance to achieve code level 3 and working to code level 4 by 2013.
- 5.16 Open Space, Sport and Recreation Future Provision – July 2008  
Advice for the provision and maintenance requirements for open space areas.
- 5.17 Affordable Housing – July 2006  
Provides further guidance in relation to local plan policy H17.
- 5.18 Planning and Public Art – July 2006  
Sites over 0.5ha should provide a contribution towards public art installations in line with policy DC4.

### **Other Policy Documents**

- 5.19 **National Planning Policy Framework (NPPF)** – March 2012
  - Paragraphs 14 & 49 – presumption in favour of sustainable development
  - Paragraph 34 & 37 – encourage minimised journey length to work, shopping, leisure and education
  - Paragraph 47 – five year housing land supply requirement
  - Paragraph 50 - create sustainable inclusive and mixed communities
  - Paragraphs 57, 60 & 61 – promote local distinctiveness and integrate development into the natural, built and historic environment
  - Paragraph 99 – flood risk assessment

Paragraph 109 – contribute to and enhance the natural and local environment  
Paragraph 111 - encourage the effective use of land by re-using land that has previously been developed (brown field land)

5.20 **South East Plan (SEP) – May 2009**

The SEP is still an extant policy document, although the government has made clear its intention to revoke it. The Court of Appeal has ruled that the revocation of Regional Spatial Strategies can be a material consideration in certain circumstances with the assessment of weight given by individual decision makers. The following policies of the SEP reflect those of the local plan:

Policy CC4 – Sustainable design and construction

Policy CC6 – Sustainable communities and Character of the Environment

Policy H3 – Affordable housing provision

Policy H4 – Type and size of new housing units

Policy H5 – Housing design and density

6.0 **PLANNING CONSIDERATIONS**

*Policy situation*

6.1 Ideally, the potential development of this site should be considered through the local plan process given its overall size, proximity to other adjoining fields that could be considered as part of a larger strategic housing land allocation, and given the existing and potential housing land allocations within the Grove area. This planned process would ensure that the necessary combined infrastructure delivery would be sustainable, correctly planned for and managed to ensure that adverse impacts were avoided. However, the submitted planning application needs to be considered on its own merits.

6.2 The Monks Farm site has been considered as a potential site for proposed strategic growth to be allocated in the emerging local plan. This site was part of a larger area identified as one of the unconstrained sites in the Preferred Options document published in 2009. The Crab Hill site however was considered as the preferred option at that time for possible allocation within the emerging local plan. Following the internal review process the Monks Farm site (including this application site) is now again being considered as a potential site for proposed strategic growth to be allocated in the emerging local plan.

*National advice*

6.3 At the heart of the new National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (para.14).

6.4 The current lack of a five year supply of housing sites in the district 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 new local plan. The current lack of a five year housing land supply justifies some flexibility in line with the NPPF in the consideration of planning applications which do not accord with local plan policy.

6.5 This approach, by necessity, is time limited (i.e. until the five year housing land supply has been restored) and needs to be aimed at identifying sites suitable to address the housing land shortfall whilst still meeting relevant sustainability criteria as set out in the NPPF.

Specific local plan and NPPF policies for protecting the countryside and areas of landscape, biodiversity, geological, heritage and agricultural value, and those policies promoting good quality design and the provision of a mix of housing, including affordable housing, are still extant and relevant and so need to be attributed appropriate weight when deciding whether to grant planning permission. These policies are not out of date due to the lack of a five year housing land supply and, in some cases, will justify resisting a proposed development.

6.6 It is clear the proposed development is contrary to local plan policies GS2 and H10. However, whilst the council does not have a five year housing land supply, policies GS2 and H10 are inconsistent with the NPPF. The proposed development, therefore, needs to be considered on its site specific merits and, in particular, whether it constitutes a sustainable form of development as defined in the NPPF.

6.7 The assessment at the present time of the application needs to balance the desire that the scheme should be considered through a strategic sites allocation process against the tests set out in the NPPF, tests such as a sustainable location, appropriate design, landscape impact, drainage, and highway safety.

*Use of land*

6.8 Para.109 of the NPPF says that “the planning system should contribute to and enhance the natural and local environment”, and para.111 says that planning decisions “should encourage the effective use of land by re-using land that has previously been developed (brown field land).”

6.9 The site has been used for agricultural or similar low activity uses in the past. The development of the site for housing is contrary to policy H10 but as indicated above (at 6.4) this is not a restricting factor given the current housing shortfall, subject to all other site specific matters being considered acceptable in accordance with the NPPF. The landscape quality of the site is relatively low and this in itself would not prejudice the proposed development.

6.10 The agricultural land classification grade for this site is identified on the Department for Environment Food and Rural Affairs (DEFRA) website as being classification 3, this grading indicate that the land comprises versatile agricultural land. Such land should be retained where appropriate for agricultural production unless other land use need are considered to be more of a priority.

*Sustainability credentials*

6.11 The NPPF puts strong emphasis on housing in sustainable locations. Grove is one of the five main settlements within the district. The location of the application site is considered to be sustainable as it is close to the main settlement centre and the range of services and facilities available by foot and cycle, and close to a regular bus route between Oxford, Grove and Wantage.

*Cumulative impact considerations*

6.12 This is the second scheme so far to have been subject to applications made within Grove parish within the last few months to seek to assist in addressing the identified housing land shortfall across the district. The other scheme is land north of Stockham Farm (200 dwellings) which committee resolved to permit at the meeting on 7 November 2012 subject to the prior completion of a legal agreement. In addition the current application for 2,500 dwellings on Grove Airfield is due to be considered soon. This overall level of development is considered to be capable of being accommodated in the locality provided suitable contributions are secured to on-site and off-site services and infrastructure.



*Access arrangements*

- 6.13 The site would be accessed off Station Road (A338) across a wider grassed highway verge. The access is shown with acceptable vision splays. No vehicular access to the site would be provided from Old Station Road or from North Drive to the south of the site directly abutting the existing northern edge of Grove. Some off-site highway improvements would be required. There are no highway objections on traffic generation grounds or on highway safety grounds.
- 6.14 The northern link road is proposed to be formed from the new access road into the site. Concern has been expressed on amenity grounds that this access runs over a wide green area which contributes to the openness and setting which extends southwards and creates a buffer between the existing Grove housing and the main A338 Station Road. The concern is that the impact caused by the access would impair the quality of this part of the area through the introduction of a main road which would form the first part of the northern link road across the north of Grove to the proposed Grove Airfield development.
- 6.15 Alternative options for the northern link road route are possible through the site or on land north of the site however from a highway's perspective the current alignment of the northern link road is the best from a strategic point of view. This road is also deliverable. The highway reasons supporting this route are:
- The road is to be used for two purposes, access to serve the development (Monks Farm) and link to the Grove Airfield development.
  - It is considered that by having this road at this alignment it is more deliverable as it is within the land ownership of the developer.
  - The alternative road as suggested by the Parish Council via the Williams F1 roundabout has land ownership issues and so it is not known if it is deliverable.

*Drainage and flooding issues*

- 6.16 Waste Surface Water - The site is considered large enough to deal with surface water without causing surface water run-off to the highway or onto neighbouring properties. An attenuation scheme is shown as part of the illustrative plans as part of the drainage solution for the development. There is no objection on surface water drainage grounds to the proposed development given the drainage options available.
- 6.17 Waste Foul Water - Drainage of the foul water system has been considered. Thames Water has carried out a foul water sewer study on the applicant's behalf, and the applicants have confirmed that they are adopting preferred option C from that study, which has no negative impacts.
- 6.18 Water Supply - This has been subject of concern that identified an inability of the existing waste water infrastructure to accommodate the needs of this application. However an impact study of the existing water supply infrastructure has been carried out which has identified how to address this concern.

*Affordable housing*

- 6.19 The requirement for affordable housing (para.3.10) has been confirmed by the applicant to be workable as part of the scheme. The illustrative layout (para.2.5) does not show this but there is ample scope to cater for the affordable housing numbers and distribution across the site in accordance with council policies, which the applicant has confirmed is their intention. This matter can be secured by a section 106 agreement.

*Visual impact - appearance, landscaping, layout and scale*

- 6.20 Good design and layout is a key aspect of sustainable development and the NPPF is

explicit in seeking high quality outcomes. The submitted proposal has been considered in accordance with the advice in the NPPF and on the basis of the illustrative layout and relationship with surrounding land and uses, it is considered that this scheme is acceptable in principle given the site specific considerations.

- 6.21 Appearance – The detailed appearance and design of the dwellings has not been submitted for consideration at this stage. The illustrative layout infers a mix of detached, semi-detached and terraced dwellings and some flatted units. In general appearance the illustrative plans could enable a suitable development to complement and add to the existing pool of dwellings in the settlement of Grove.
- 6.22 Landscaping - The illustrated proposal retains and maintains the existing field boundaries to the site with additional landscaping provided to the boundary zones, particularly to the A338 road. There is landscaping indicative throughout the illustrated layout and to the open area to be created within the centre of the site and more importantly to the western area of the layout closest to the Letcombe Brook.
- 6.23 Layout – The illustrative layout shows that adequate private and public outdoor space is provided and the layout relates well to the surrounding development in the area. The provision of dwellings is primarily street side focused, forming an accepted characteristic arrangement of building within the layout.
- 6.24 Scale – No building scales are under consideration at this time. The expectation inferred from the illustrative drawings is that the dwellings are standard two-storey construction, as would be any flatted development within the layout. There may be limited scope for roof void accommodation (two-and-a-half story development).

*Impact on neighbours residential amenity*

- 6.25 The illustrative layout of the proposed residential development would not have any harmful impact on the residential amenity of adjacent houses in terms of overshadowing, light pollution, over-dominance or loss of privacy. The layout would provide rear gardens abutting rear gardens. This is a common form of housing arrangement. Adequate spatial separation could be achieved
- 6.26 Amenity standards within the council's residential design guide have been observed and the plans are considered to reduce the impact on existing adjacent properties to the south.

*Heritage assets*

- 6.27 The NPPF requires that account should be taken of the desirability to sustain and enhance heritage assets. There are no heritage assets in the local area that would be affected by the proposed development.

*Social infrastructure*

- 6.28 There have been concerns raised that this development would unacceptably add to pressure on existing physical infrastructure and social facilities within and currently serving Grove. However contributions can be secured to offset the impacts arising from the development. The applicant has agreed to the principle of addressing these needs through contributions and off-site provision to be secured through a legal agreement / obligation.

**7.0 CONCLUSION**

- 7.1 This outline proposal does not accord with the development plan and has been publicised as a departure. However, in the light of the current shortfall in the council's

five year housing land supply, the proposal's location adjoining an existing main settlement with close availability of services and facilities should be afforded appropriate weight.

- 7.2 The proposal would result in a sustainable development in terms of the relationship and proximity to local facilities and services. Therefore the proposal accords with the requirements of the NPPF.
- 7.3 In addition the principle of this outline residential proposal will assist in delivering the northern link road for Grove. The access arrangements are confirmed to meet with the highway authority's approval and would not prejudice the provision of the rest of the northern link road.
- 7.4 In site specific terms, the proposal is not considered to be harmful to the character of the area, the residential amenity of nearby properties, any heritage assets or general highway safety and therefore given the current housing shortfall. It complies with the NPPF. The illustrative plans show that an acceptable scheme could be provided on the site.
- 7.5 In addition the scheme could come on stream quickly, subject to an acceptable detailed scheme being approved, as all the necessary criteria are in place for swift development on site which will assist in helping to address the current housing land shortfall.

## 8.0 CUMULATIVE HOUSING FIGURES

- 8.1 At the meeting on 7 November 2012, the planning committee requested the inclusion in committee reports of an up date of housing figures relating to commitments (i.e. resolutions to grant permission and permissions) for major housing schemes to address the councils housing land shortfall. These figures do not form part of the individual assessment of any submitted application, which need to be assessed and recommended on the basis of each schemes specific planning merit, but they offer an indication of how the shortfall is being addressed. Each planning permission for these schemes is granted on the basis of a one year implementation period only, to ensure development is initiated and so aid reducing the housing land shortfall figures. The current commitments are shown in the table below.

Housing shortfall as at time of planning committee meeting (approximate)				1,400
Parish	Location	Appn no. & date	Units	Running total
Wantage	Land at Broadwater, Manor Road	P11/V1453/0 p/p 21.03.2012	Up to 18	Now 14
Shrivenham	Land between Station Road and Townsend Road	P12/V0324/FUL p/p 20.06.2012	31	45
East Hanney	Land south of Alfreds Place	P11/V2103/FUL p/p 07.09.2012	15	60
East Challow	Land at Challow Work, Main Road	P12/V1261/FUL 12.09.2012	71	131
Kingston Bagpuize	Land south of Faringdon Road, Southmoor	P12/V1302/O 12.09.2012	50	181
Watchfield	Land south of Majors Road	P12/V1329/FUL 12.09.2012	120	301
Grove	Land at Stockham Farm, Denchworth Road	P12/V1240/FUL 07.11.2012	200	501

9.0 **RECOMMENDATION**

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

- 1. Completion within a three month period of a section 106 agreement for on-site affordable housing provision, contributions toward off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements;**
- 2. The following conditions including, the requirements for receipt of a reserved matters application or a detailed scheme within six months and that scheme to be available for implementation within 12 months from the date of the planning committee consideration in order to help address the immediate housing land shortfall:**

- 1 : TL2 - Time limit Outline (12 months) RM within 6 months
- 2 : MC2 materials
- 3 : LS1 landscape
- 4 : LS4 trees
- 5 : boundaries
- 6 : plot curtilage boundaries
- 7 : plot restriction to southern boundary
- 8 : ecology
- 9 : MC24 water drainage
- 10 : water supply
- 11 : refuse bin storage
- 12 : CN11 Scheme of Archaeological Investig
- 13 : MC22 - Contamination
- 14 : noise insulation
- 15 : travel info packs
- 16 : construction traffic
- 17 : sustainable routes and ransom strips
- 18 : access visibility
- 19 : parking
- 20 : fire hydrants
- 21 : satelite dishes and aerals
- 22 : build height parameters
- 23 : Letcombe Brook safeguarding
- 23 : Approved drawings

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