

<b>APPLICATION NO.</b>	<a href="#">P12/V1836/O</a>
<b>APPLICATION TYPE</b>	OUTLINE
<b>REGISTERED</b>	23 August 2012
<b>PARISH</b>	KINGSTON BAGPUIZE
<b>WARD MEMBER(S)</b>	Melinda Tilley
<b>APPLICANT</b>	St John's College, Oxford
<b>SITE</b>	Land west of Witney Road and south of A420 Kingston Bagpuize with Southmoor
<b>PROPOSAL</b>	Outline application for a residential development comprising of up to 63 dwellings, up to 45 extra care units (use class C3), public open space, land for scout group and new site access
<b>AMENDMENTS</b>	Amended bund details submitted on 10 December 2012
<b>GRID REFERENCE</b>	440587/198476
<b>OFFICER</b>	David Rothery

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## 1.0 INTRODUCTION

1.1 This 5.09ha site lies on the north-eastern edge of the village, to the west of Witney Road (A415) and to the south of the A420 Oxford to Swindon road. It comprises a grassed field enclosed by hedgerows and some interspaced trees to the site's open boundaries to the north, east and west, and the rear of residential and community buildings to the south.

1.2 Local facilities in the village comprise of a primary school, a village hall, post office and public houses. The local recreation and sports ground lies to the south of the village.

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

## 2.0 PROPOSAL

### *Application consideration*

2.1 This is an outline application to consider the principle of the development and the means of vehicular access into the site.

2.2 All other matters, such as the appearance of the development, landscaping, the layout of the development, and the scale of the proposed buildings, are reserved for subsequent consideration should this current application be permitted. 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 63 dwellings together with up to 45 extra care homes. The access is proposed to the east of the site, from the A415 Witney Road.

2.4 The illustrative layout shows roads, footpaths and associated parking areas, landscaping, amenity space, open space and the use of some open land to the south of the site as a recreational area for use in association with the village scout group. Pedestrian access would be available to the site from Faringdon Road to the south off

the narrow track that allows access to the recreation ground to the west of the site.

2.5 The indicative mix of dwellings is as follows:

- 1-bedroom = 2 units
- 2-bedroomed = 15 units
- 3-bedroomed = 21 units
- 4-bedroomed = 25 units
- extra care units = 45 units

The 45 extra care dwellings would be provided as affordable housing (i.e. 41% of the total proposed housing). Across the 5.09ha site the 108 dwelling units would produce a density of 21 dwellings per hectare. On this illustrative arrangement 27% of the dwellings are two-bedroom properties or less (excluding the extra care homes).

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

- Planning Supporting Statement (Inc SCI) (Aug 2012 - Savills)
- Design and Access Statement (Aug 2012 - Savills)
- Landscape and Visual Issues (July 2012 – Tyler Grange)
- Tree Quality Survey & Development Implications (July 2012 – Tyler Grange)
- Ecological Appraisal (Aug 2012 – Tyler Grange)
- Heritage Statement (July 2012 – Tyler Grange)
- Air Quality Assessment (Aug 2012 – REC)
- Noise Assessment (July 2012 – Cole Jarman)
- Flood Risk Assessment (Aug 2012 – Hannah Reed)
- Foul Water Drainage Infrastructure Options Rev A (Aug 2012 – Hannah Reed)
- Transportation Assessment Rev A (Aug 2012 – Hannah Reed)
- Care Home Travel Plan (Aug 2012 – Hannah Reed)
- Travel Plan Statement Form
- Draft Heads of Terms for Section 106 Agreement

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 the securing of on-site facilities such as affordable housing provision. 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 **Kingston Bagpuize with Southmoor Parish Council** – objects

A copy of the parish council's comments is **attached** at appendix 3. The parish council has also submitted a transport study explaining their concerns on the highways issues raised by the proposal.

3.2 **Representations from local residents** – A total of 82 representations had been received at the time of writing this report, of which 81 object and one supports the

proposal. The objections made are on the following grounds:

- Increased traffic leading to safety issues and additional road congestion
- Increased pressure on local physical infrastructure (mainly water supply)
- Visual impact out of character with the locality and loss of the open field
- Issues of noise pollution and impact on air quality and lighting
- Use of high grade agricultural quality land (grades 2 and 3A)
- The site is remote from village community facilities
- The site is subject to flooding with inadequate drainage
- Loss of privacy

- 3.3 County Highways – no objection in principle, subject to appropriate conditions to secure the improvements outlined in the submitted transport assessment.
- 3.4 Landscape – Residential development into the field will have a local impact – the existing and proposed landscape buffer and the amended bund details will help to limit the magnitude of its impact on the wider area. The presence of the roundabout and its associated lighting at the junction of the A415 and the A420 already has an impact on the area. Views of the proposed development of this area will be filtered by the substantial landscape buffer on the northern and eastern boundaries of the site.

The flood risk assessment shows an infiltration basin 10m wide x 100m long with an associated outflow swale within this northern landscape buffer. The applicants have confirmed this would be required in a worst case scenario and, following detailed design work, it might well be narrower. A large soakaway is also shown within the public open space, which would restrict the usability of the open space. It would be preferable if this soakaway could be located under the proposed areas of hard surfacing.

- 3.5 Arboriculturalist – No objection as long as the relevant tree protection measures are installed. The vegetation around the perimeter of the development, especially along the A420, is important.
- 3.6 Ecology – No objection provided the recommendations of the ecological report are followed.
- 3.7 Natural England – Supports the recommendations in paragraph 5.3 of the ecological report which suggests ecological enhancements.
- 3.8 Environment Agency – No objection subject to the inclusion of a condition relating to submission of foul water drainage details.
- 3.9 Property Services Drainage – Holding objection on drainage and flood risk grounds as insufficient drainage information has been provided to demonstrate an acceptable means of sewage & surface water disposal.
- 3.10 Thames Water:  
Waste water – An initial investigation has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the local planning authority look to approve the application, Thames Water would like a 'Grampian' style condition imposed.

Surface water – The applicant should ensure that storm flows are attenuated through storage. Groundwater would require a discharge permit to be arranged.

Water supply - The existing water supply infrastructure has insufficient capacity to meet the additional demands from the proposed development. Thames Water, therefore, recommends a 'Grampian' condition be imposed.

3.11 Environmental Health Services:

Air Quality Assessment - This follows sound principles including modelling of air quality with and without the proposed development and has assessed the likely impacts of the proposed development on existing residents and also the impacts of pollution from the A420 and A415 on the occupiers of the new development. The council does not undertake any air quality monitoring in this area and so it was not possible to verify the modelling against measured levels which would have provided a more robust assessment. On the basis of the modelling undertaken, this indicates no significant impact on existing residents and so there is no air quality constraint to development.

Noise Assessment - The site is adversely affected by road noise. The acoustic report (12/2550/R1-0) identifies a series of measures that would reduce external noise levels and provide a good standard of internal noise levels (referring to BS8233 and World Health Organisation guidance). No objection on noise grounds, subject to the noise mitigation scheme outlined in the report being fully implemented.

3.12 Design and Conservation Officer – As an outline application the detailed design of the proposed development is not being considered at this stage, however the proposed scale and massing of the care home shown on the illustrative layout plan is not considered appropriate in this semi-rural location on the edge of the village.

More consideration also needs to be given to the setting of the designated and undesignated assets in the area following the preparation of a heritage statement and contextual analysis.

3.13 County Archaeologist – The archaeological field evaluation has been completed and a number of concentrations of archaeological features have been revealed. A dense spread of features and Iron Age pottery was found in the south-west corner of the site (proposed open space). Given the importance of these features, if planning permission is granted, the applicant should be responsible for implementing a programme of archaeological work. This can be required through the imposition of an appropriate condition.

3.14 English Heritage – Does not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance, and on the basis of the council's specialist conservation advice.

3.15 Waste Management Team – Require storage areas for wheeled bins per plot to be provided with collection points clear of parking areas.

3.16 Lesiure Services – Maintenance of open space areas should be clarified and secured by adoption by the parish council or through a management company.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

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.
- 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 NE7 requires developments within the North Vale Corallian Ridge not to harm the landscape quality of the area unless an overriding need is identified and any impact is minimised.
- 5.9 Policy H11 allows limited development of no more than 15 dwellings in the larger settlements such as Kingston Bagpuize with Southmoor, subject to design issues and no loss of open space.
- 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 (brownfield 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 to the SEP being a matter for 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**

### *National advice*

- 6.1 At the heart of the 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 (paragraph 14).
- 6.2 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 core strategy. 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. This approach is by necessity of a time-limited duration and would be aimed at identifying sites suitable to address the housing land shortfall whilst still meeting relevant sustainability and design criteria as referred to in the NPPF.

- 6.3 It is clear the application is contrary to local plan policies GS2 and H11. However, whilst the council does not have a five year housing land supply, policies GS2 and H11 are inconsistent with the NPPF. The proposed development, therefore, needs to be considered on its site specific merits and whether it constitutes a sustainable form of development as defined in the NPPF.
- 6.4 An assessment, therefore, has been made of this proposal to see if it meets the specifications in the NPPF for providing housing in sustainable locations and so help to address the current shortfall in the five year housing land supply.

*Use of land*

- 6.5 Paragraph 109 of the NPPF says that “the planning system should contribute to and enhance the natural and local environment”, and paragraph 111 says that planning decisions “should encourage the effective use of land by re-using land that has previously been developed (brownfield land).”
- 6.6 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 H11 but as indicated above (at 6.3) this is not a restricting factor given the current housing land shortfall, subject to all other site specific matters being considered acceptable in accordance with the NPPF. The quality of the site as open space is fairly low and so this is not a restriction on the potential development of the site.
- 6.7 The agricultural land classification grade for this site is identified on the Department of Farming, Fisheries, and Food (DEFRA) website as being classification 2 and 3a, which indicates that the land comprises the best and most versatile agricultural land. Such land, where appropriate, should be retained for agricultural production unless another land use is considered to be a greater priority.
- 6.8 The application site should be considered within the enclosed environment it lies. The site is 5.09ha. in area and is bounded on two sides by main roads and on the other two sides by village development. The land is constrained and whilst it may be considered of productive agricultural quality, it is unlikely to remain in such use in the foreseeable future, given the surrounding land uses. The applicants have provided a response to the possible need to retain the site in agricultural use. This is **attached** at appendix 4.

*Sustainability issues*

- 6.9 Kingston Bagpuize with Southmoor is one of the larger villages within the district and scores within the top 20 in the village hierarchy. The location of the residential site is sustainable as it is close to the range of services and facilities available within the village. In addition, the NPPF puts strong emphasis on housing being used to further enhance rural vitality. For these reasons, the principle of the proposal is considered to be acceptable in that this site could be considered a favoured location.
- 6.10 This issue, however, is just one consideration and must be considered together with cumulative impacts and the impact of the proposal on the landscape character of the area given the site’s rural fringe location within the countryside.

*Cumulative impact considerations*

- 6.11 This proposal is the third to have been submitted within the Kingston Bagpuize with Southmoor parish area within the last six months seeking to assist in addressing the identified housing land shortfall across the district. The other two schemes which have been considered are 50 dwellings on land south of Faringdon Road (resolved to grant permission subject to completion of a legal agreement), and 47 dwellings on land adjacent to and including the sports ground, south of Kingston Bagpuize (which was withdrawn by

the applicant immediately following committee's consideration and decision to refuse permission). There may be other submissions on other sites (e.g. land off Draycott Road), but there are currently no other significant proposals before the council for consideration. The cumulative impact of the proposed development off Faringdon Road and this proposal (i.e. a total of 113 dwellings and 45 extra care units) is not considered to be so harmful to justify refusing planning permission.

- 6.12 Concerns have been expressed locally that existing social and physical infrastructure within the village could not cope with the increase in residents from this proposal. However, this can be mitigated by contributions to offset the impact from the development, particularly in respect of school accommodation. The applicant has agreed to the principle of addressing these needs through a section 106 agreement.

*Access arrangements*

- 6.13 The site would be accessed off Witney Road (A415) from the east. The access is shown with acceptable vision splays. No vehicular access to the site would be provided from Faringdon Road or from School Lane to the south of the site. Some off-site highway improvement works, however, will be required.

- 6.14 Concern has been expressed that the proposed access would cause highway traffic congestion due to the level of traffic using the road and the proximity from the A420 roundabout. The parish council has submitted a transport study explaining its concerns on this issue. However after careful consideration of this matter, the county engineer has confirmed there are no highway objections on traffic generation or highway safety grounds.

*Affordable housing*

- 6.15 The required provision of affordable housing has been agreed by the applicant. Whilst the illustrative layout plan does not show this, it is only an indication of the form of how the development could possibly be arranged. There is ample scope to cater for the affordable housing numbers and distribution across the site to accord with the council's policies, which can be secured by a section 106 agreement.

*Visual Impact - appearance, landscaping and layout*

- 6.16 Good design in layout is a key aspect of sustainable development and the NPPF is explicit in seeking a high quality outcome. The submitted proposal has been considered in line with the NPPF and on the basis of the illustrative proposal and its relationship with surrounding land and uses, it is considered that this scheme is acceptable in principle given the nature of the site specific issues.
- 6.17 The detailed appearance and design of the dwellings and the extra care dwellings has not been submitted for consideration at this stage. The illustrative layout shows a mix of detached, semi-detached and terraced dwellings and some flats. In general appearance the illustrative plans would enable an acceptable development to complement and add to the existing dwellings in the village.
- 6.18 However, the extra care units are shown as a large single structure within its own grounds and surrounding a parking courtyard. The scale and massing of this element of the illustrative layout are not considered appropriate in the context of the village and should not be taken as being endorsed as part of any favourable consideration of this outline application.
- 6.19 The illustrated proposal retains and maintains the existing field boundaries to the site with additional landscaping along the boundaries with the A420 and A415. There is additional landscaping shown throughout the illustrative layout and on the open area



shown within the south-west part of the illustrative layout. The proposal is not considered to be harmful to the character of the area or the landscape setting of the village.

- 6.20 The illustrative layout shows that adequate private and public outdoor space is provided and that it relates well to the surrounding development. The provision of the extra care units, however, is an issue, forming an uncharacteristic mass of building within the layout that bears little correlation with the rest of the layout or areas of the existing village environment.

*Impact on neighbours residential amenity*

- 6.21 The illustrative layout shows an arrangement that would not have any unduly harmful impact on the residential amenity of adjacent dwellings in terms of overshadowing, over-dominance or loss of privacy. The layout shown would provide a generally inward facing development with adequate spatial separation between the dwellings.
- 6.22 Amenity standards in the council's residential design guide are shown to have been met and the illustrative layout plan shows an acceptable impact on existing properties to the south, subject to a restriction on building heights to two storeys only. Waste storage facilities (recycle bin storage and collection points) throughout the site are acceptable.
- 6.23 The proposal also includes a new footpath linking the development at the end of the existing footway to the western side of Witney Road to the south, leading into the village area. This path lies outside the application site and would be subject to works within the highway which the developer would be required to fund.

*Drainage and flooding issues*

- 6.24 Surface water - The site is considered large enough to enable water storage facilities to deal with surface water without causing surface water run-off to the highway or onto neighbouring properties. An attenuation basin is shown on the illustrative plans as part of the drainage solution for the development.
- 6.25 Foul water - Thames Water has carried out an initial investigation and identified an inability of the existing foul water infrastructure to accommodate the needs of this development. A drainage strategy, therefore, is required to enable all water drainage (surface and foul) to be discharged into the public sewerage system before any development starts on site, and this may require an upgrading of the existing sewerage infrastructure.
- 6.26 Water supply - Thames Water has advised that the water supply infrastructure has insufficient capacity to meet the additional demands from the proposed development. An impact study of the existing water supply infrastructure is requested before any works start on site to determine the magnitude of any additional capacity requirement in the system.
- 6.27 The requirements of water supply and foul water discharge need to be addressed before any development starts on site. The timescale for the completion of any favourable determination of these issues is restricted on the basis that the housing needs to be delivered early. A delay in determining the requirements for water infrastructure would indicate that this is a potential problem in meeting the required implementation timescale of the proposed housing.
- 6.28 The applicants, however, have provided a timetable to show that the technical drainage requirements can be addressed and the matters pertaining to the proposed

development can be submitted and agreed within the implementation timescale the council would expect to see in the event of planning permission being granted.

Thames Water's timescales for the conclusion of their investigations and impact studies based on the scale of the proposed development and in light of their comments submitted so far would require:

- a scoping report and impact study that will take two weeks to complete.
- a detailed impact study (which will identify Thames Water's preferred solution) will take up to 24 weeks to complete.

- 6.29 This means that the foul water issue can be resolved within the lifetime of a one year planning permission. The timeline would be as follows:
- December 2012/January 2013: completion of Thames Water's scoping report in
  - 9 January 2013: planning committee resolution
  - 9 March 2013: completion of section 106 agreement and issue of planning permission by (three months after the planning committee meeting)
  - 26 June 2013: completion of Thames Water's detailed impact study (if it takes the full 24 weeks to complete)
  - 9 January 2014: expiry date of the planning permission (the permission will require the development to commence within one year of the date of the planning committee resolution)

On a worst case basis, this means that there would be six months in which to obtain reserved matters approval, discharge any prior to commencement of development conditions, and commence development on site.

## 7.0 **CONCLUSION**

- 7.1 This outline application 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 site's location adjoining an existing large village settlement with close availability of services and facilities should be afforded appropriate weight.
- 7.2 The proposal would result in a sustainable form of development in terms of the relationship and proximity to local facilities and services. Therefore, in principle, the proposal complies with the NPPF.
- 7.3 In site specific terms, the proposal is not considered to be harmful to the character of the area or the landscape setting of the village, the residential amenity of nearby properties, or highway safety and, therefore, complies with these elements of the NPPF.
- 7.4 The major issue that has arisen relates to the foul water infrastructure. The applicants have proposed a timescale to address this issue and to comply with the requirement to be in a position to implement the permission within the one year timescale. If they achieve this the development would proceed, if not the permission would lapse and the development would not be implemented.
- 7.5 The scheme could come on stream quickly as the necessary criteria are in place for a speedy commencement of development 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 committee requested an update of housing figures related to the commitments and permissions granted for major housing schemes due to the council's identified housing land shortfall. These figures are shown in the table below. They do not form part of the individual assessment of any submitted case, which needs to be assessed and recommended on its specific planning merits, but they show the cumulative number of dwellings being permitted contrary to the local plan's policies. Each planning permission is made on the basis of a one year implementation period to ensure early delivery of the new housing.

<b>Housing permitted on non-policy compliant sites</b>			
<b>Site</b>	<b>Application no. &amp; committee date</b>	<b>Units</b>	<b>Cumulative total</b>
Land at Broadwater, Manor Road, Wantage	P11/V1453 Permission on 21.03.2012	14	14
Land between Station Road and Townsend Road, Shrivenham	P12/V0324 Permission on 20.06.2012	31	45
Land south of Alfreds Place, East Hanney	P11/V2103 Permission on 07.09.2012	15	74
Anson Field, Marcham	P12/V0854 Resolution on 15.08.2012	51	125
Land at Challow Work, Main Road, East Challow	P12/V1261 Resolution on 12.09.2012	71	196
Land south of Faringdon Road, Southmoor	P12/V1302 Resolution on 12.09.2012	50	246
Land south of Majors Road, Watchfield	P12/V1329 Resolution on 12.09.2012	120	366
Land at Stockham Farm, Denchworth Road, Grove	P12/V1240 Resolution on 07.11.2012	200	566
Land off Walnut Trees Hill, Ashbury	P12/V2048 Resolution on 05.12.2012	18	584
Land west of Station Road, Grove	P12/V1545 Resolution on 05.12.2012	133	717

**9.0 RECOMMENDATION**

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

- 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 current housing land shortfall:**

- 1. TL2 - Time limit outline (implementation within 12 months, reserved matters submitted within 6 months)**
- 2. MC2 materials**
- 3. Landscaping**
- 4. LS4 - tree protection details**
- 5. RE6 boundary walls and fences – including walls to open frontages**
- 6. Plot curtilage boundaries**
- 7. Plot restriction to southern boundary**
- 8. Ecology**
- 9. MC24 - drainage**
- 10. Drainage – surface water and foul water**
- 11. Drainage timetable to be implemented**
- 12. Construction traffic management plan**
- 13. Travel information packs**
- 14. Access visibility**
- 15. Car parking**
- 16. Slab levels**
- 17. Refuse bin storage**
- 18. Roof top aerials**
- 19. Footpath route**
- 20. Maintenance of open space areas**
- 21. Protect and maintain hedges during development operations**
- 22. Approved drawings**

**Informative about unacceptable scale and massing of illustrative extra care housing block**

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