

*Comprehensive Development Area. Policy H5*

# **Former Airfield West of Grove – Development Principles and Guidelines**

**REVISED DRAFT SUPPLEMENTARY PLANNING GUIDANCE**

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## **1.0 Introduction**

### Purpose of the document

- 1.1 This document has been prepared by the Vale of White Horse District Council as Supplementary Planning Guidance to the Council's Local Plan to 2011. The Local Plan indicates that the proposals all planning applications for the former airfield west of Grove will only be permitted where they are in accordance expected to comply with comprehensive development principles and guidelines to be set out and adopted by the Council as supplementary planning guidance.
- 1.2 The purpose of the guidance is to explain in greater detail the principles set out in Policy H5 of the Local Plan and its supporting text and to provide an overall framework for the development of the site which will:
- Guide the layout, design, balance and mix of uses on the site and the phasing and timing of the development, including the provision of the social and physical infrastructure required to meet the day to day needs of its residents.
  - Assist developers in working together in a consortium to the draw up detailed development proposals and in their submission of planning applications.
  - Reflect and address the themes and concerns that were raised by the public and other stakeholders at the Plan's first deposit and at the workshops held in October 2003.

The guidance is being published as a revised consultation draft to allow interested parties to comment on its content before it is formally adopted by the Council. It should be read in conjunction with policy H5 of the local plan and its supporting text.

### Involving the public

- 1.3 During the Local Plan First Deposit consultation period in 2002 concern was expressed that the Plan did not go into the detail of what the proposed development might look like and how it would relate to the existing village and surrounding communities. The Council decided that in working up this detail it would need to work with local people to plan the development and ensure that it integrates with existing local communities and takes into account their views.
- 1.4 As a first step, in October 2003 the Council held an exhibition and a series of face to face workshop meetings with local councillors and residents at the Old Mill Hall, Grove. The workshops were designed to provide an opportunity for local people to begin to become involved in and to have their say on the proposed development. To maximise the opportunity for objective debate, independent facilitators Proteus were employed to lead all the workshops. Proteus produced a summary report in October 2003 and this

set out the views, ideas and opinions which emerged from the workshops. These views and ideas have helped to shape the draft guidance. ~~set out below.~~

- 1.5 ~~The draft guidance was published for consultation in June 2004 and has been amended to take account of comments from the public and other stakeholders. The publication of this revised draft guidance and ongoing consultation and involvement through the establishment of a Development Forum (see paras 4.5 – 4.7 below) are examples of the Council's desire to involve the public and other stakeholders in the development of the proposals for the site and to secure integration with the existing community of Grove.~~

#### Local Plan Context

- 1.5a ~~A public inquiry was held between May and September 2005 into the Local Plan and the Inspector's report was published in February 2006. This guidance has been updated to take account of the Inspector's recommendations and the modifications the Council has proposed to the local plan in the light of the recommendations.~~

- 1.6 The site allocated in policy H5 of the Local Plan extends to approximately 137 hectares and consists of land on the former Grove Airfield, which is located to the west of Grove and to the north west of Wantage. Much of the landscape was cleared during the Second World War to make way for the runways, hard-standings and buildings associated with the airfield but there is little trace of these now. The land, which is generally flat with a gentle slope towards the south, consists of rough grazing and arable farmland. There are few trees and hedgerows and no other features of landscape significance. The land is separated from Grove by Newlands Drive. There is no public pedestrian access into or across the site.

- 1.7 The plan designates the area as a strategic housing site to accommodate around 2500 houses. ~~Development will start after 1<sup>st</sup> April 2006 and i~~ It is envisaged that ~~the~~ ~~development~~ will occur in three broad phases: and

- ~~750~~ ~~500~~ dwellings to be built between 2006 and 2011;
- 1000 dwellings between 2011 and 2016; and
- a further ~~750~~ ~~1000~~ dwellings between 2016 and 2021.

- 1.8 The Council wishes to see a distinctive, high quality sustainable development on the site where people will be pleased and proud to live. At the heart of the development there will be an attractive and vibrant local centre which will be easily accessible by foot, cycle, bus and car to the new and existing residents. This local centre will contain a range of services and uses including a small supermarket and shops, a library, an indoor sports hall, community centre, provision for pre-school children, a primary school, small business premises and live work units with commercial units at ground floor linked to dwellings on the upper floor. A public house or wine bar would be a valuable focus for the community.

- 1.9 Two primary schools will be provided, one of which should be located at the local centre. If a separate secondary school is proposed for Grove the Council would like to see it located on the edge of the local centre to help improve the centre's vitality and diversity.

- 1.10 It is proposed that the site will ultimately accommodate 2500 dwellings which will be built at an average net density of 40 dwellings per hectare. However densities will be varied across the site, the highest being around the local centre with lower densities on the edge of the development where it adjoins the countryside. The development should

meet the needs of a wide range of people and the Council will require that 50% of the dwellings have 1 or 2 bedrooms to meet the needs of small households. 10% of the dwellings should be designed to lifetime homes standards and 50% [40%] should be affordable for local people in the Vale District. The affordable housing should be distributed evenly across the site and be indistinguishable in appearance from the market housing. Housing designed for special needs groups such as the elderly and disabled, if considered necessary, should be located close to the local centre and/or public transport routes to maximise accessibility to facilities and services.

- 1.11 Within the site there will be a series of open spaces including children's play areas, playing fields, informal spaces for walking and jogging and landscaped areas, as well as a buffer against potentially noisy uses at Grove Technology Park. It is the intention to create a network of green corridors and wildlife habitats to help improve the biodiversity of the site. A civic space, which could include a paved pedestrian area and a garden, at the local centre will help to give the centre a distinctive identity. A major community park of some 23 hectares will be required to be provided on the southern edge of the development, which may include a water feature as a recreational feature and to provide surface water holding capacity.
- 1.12 The Council will require a comprehensive range of transport measures to accompany the development. These will include measures to minimise traffic using the residential roads in Grove to gain access to the A338 and those through Harcourt Road, Harcourt Way and Charlton village to avoid the town centre. The realignment of Denchworth Road or the provision of an alternative road south of Grove to Mably Way to provide a convenient and more direct route to the development will be necessary. Financial contributions will be sought from the development for improvements to the A338 north of Grove and the A417 east of Wantage to improve highway safety. Contributions will also be necessary to improve access to the A34. Other significant highway improvements will be required and need to be the subject of further consultation. A new road will be required from the site to the A338 south of Bellingers Garage north of Grove to be started early in the second phase of the development and completed before any more than 1500 dwellings in total have been built on the site. In the third phase it will be necessary for contributions to be made towards the construction of a new road from the Mably Way / A338 roundabout eastwards to join the A417 east of Wantage. The extension of Mably Way westwards to join the A417 north of East Challow is also a long term objective of the Council, which it will seek to promote through the Wantage and Grove Integrated Transport Strategy. of the development from 2016 (1000 dwellings) it will also be necessary for contributions to be made towards the construction of a new relief road scheme for Wantage, planning and timing of which will be determined through the Wantage and Grove Area Strategic Transport Strategy. The Council will also require provision of improved public transport services and footpath and cycle links connecting with existing networks in the area.

### Local Plan Policies

- 1.13 In bringing forward detailed proposals for the site, developers will need to have regard to a range of policies in the Local Plan which the Council will apply when determining their planning applications. The following policies are particularly relevant:
- Policy H5 - strategic housing site west of Grove
  - Policy H14 - housing densities
  - Policy H15 - variety of dwelling types
  - Policy H16 - affordable housing

- Policy H23 - open space in new housing developments
- Policies DC1- DC10 - The quality of new development
- Policy DC13 - flood risk and water run-off
- Policy TR1 - integrated transport studies
- Policy TR7 - transport assessments
- Policy L13 - Wilts and Berks Canal
- Policy E10 - Grove Technology Park

#### Delivering the development – the submission of planning applications

- 1.14 Given the strategic nature and significance of the development to the Council's local plan strategy, planning permission will not be granted until the local plan has been formally adopted. The Council will require the submission of an outline planning application for the whole site initially which will set out and establish the basic form and layout of the future residential development including key facilities. This will be followed later by more detailed applications for the different phases of the scheme. The initial whole site outline application will be accompanied by a comprehensive framework plan for the overall development and phasing of the site. Given the scale of the proposal it must also be accompanied by a full Environmental Impact Assessment that will deal with the following issues:
- Transport impacts;
  - Landscape impacts;
  - Drainage issues; and
  - Archaeological and ecological impacts.
- 1.15 The Framework Plan will develop further the overall principles for the development of the site in line with the Local Plan policies and this guidance, but will allow the establishment of a number of character areas that recognise that different parts of the site inevitably will be built by different developers.
- 1.16 It is anticipated that the Environmental Impact Assessment and the Framework Plan will be prepared by a lead developer representing all the landowners and future developers of the site. The lead developer will be expected to assume responsibility for all the initial stages of planning including the submission of the outline application for the development of the site, and the preparation of the Section 106 planning agreements which will be required to secure provision of the necessary on and off site infrastructure and services. They should also be responsible for securing the delivery of the infrastructure and facilities or making the necessary contribution towards them.
- 1.17 It is recognised that following grant of the outline application more detailed planning applications will be submitted by different developers as the development proceeds through the agreed phasing programme. Subsequent detailed planning applications must conform with the principles established by the outline permission, the Environmental Impact Assessment, and the framework plan. When making such planning applications the developers will be required to submit as a minimum, a written statement setting out how their particular proposals relate to the principles in this guidance, the Environmental Impact Assessment and the Framework Plan.

#### **Principles which will guide the development**

- 1.18 There are numerous ways in which the principles guiding the development could be set out. The Council has chosen to present them under six broad headings. These headings reflect the Council's concerns and requirements as the local planning authority but they also address the key issues identified through consultation with local

stakeholders at the First Deposit of the Local Plan in 2002 and in the workshops held in Grove in October 2003.

1.19 The main themes will cover:

- Design Quality
- Accessibility and Permeability
- Integration and Inclusion
- Environmental Protection and Resource Conservation
- Provision of Services and Facilities
- Phasing and Timescales

## 2.0 **Design Quality**

### Key Principles

2.1 The development should

- *Adopt the best principles of urban design to achieve a pleasant and attractive environment for the residents, in a form which has a clear sense of place and takes into account the best aspects of the heritage of the local area*
- *Include a network of high quality open spaces for amenity, recreation and biodiversity*
- *Be designed and landscaped to minimise the impact of the new built form on the surrounding countryside*
- *Reduce opportunities for crime and the fear of crime and encourage community identity and pride*
- *Make efficient use of land.*

### Housing: scale, styles, materials and layout

2.2 Grove, Wantage and the surrounding villages include a range of architectural traditions that could usefully be incorporated into the development of the site to ensure that it has a clear identity, sympathetic to its local context. The Council will be seeking to achieve a high quality scheme which displays a well defined character. The design of the buildings and the materials used will be required to take account of the local context.

2.3 Factors that will help to achieve the quality of design the Council is seeking include

- The use of local design features reflecting the best aspects of the built form found in the surrounding area. This could be in both a traditional and modern form. To reflect building styles in the locality buildings should be generally two storey with steep pitched roofs and include features such as dormers and chimneys. Some 3-4 storey buildings will be acceptable particularly where they can be shown to make a positive contribution to the streetscape, create focal points and landmarks and reinforce the legibility of the scheme.
- The use of high quality materials. The traditional building materials found locally are orange brick and timber boarding with orange clay roof tiles. Small amounts of

render are also found. Windows are white painted timber and doors are normally set within reveals.

- Having regard to the requirement to achieve an average density of 40 dwellings per hectare across the site, the use of a range of densities within each development phase will help to achieve variety. The highest densities should be in and around the local centre and spine road, generally reducing towards the countryside.
- Ensuring that the fronts of dwellings, rather than the rear elevations, face onto roads, areas of open space and cycle and pedestrian routes.
- The use of landscaping, built form, massing, boundary treatments and the orientation of dwellings to create an attractive edge adjoining the countryside and Newlands Drive.
- The subdivision of the larger housing areas through landscaping and the use of open space to help break up the development and establish a sense of place within the site.
- The creation of streets and public spaces which have a clear identity.
- Intelligent use of dwelling types to create a mix of detached houses, terraces, semi-detached and flatted units.
- The use of innovative design features such as Home Zones.
- Exploiting the potential to create outward views from the site to the surrounding countryside, e.g. views to the Downs to the south.

### The Local Centre

- 2.4 The local centre will provide a natural focal point in the development and should be designed around a street and a new civic space. All buildings should contribute positively to its appearance and character and should be designed so that their frontages face the civic space or the street. This will help maintain activity and variety in the public realm and add visual interest to the street scene.
- 2.5 The buildings should be designed carefully to give the centre a sense of place and identity. It may be appropriate for landmark buildings to be of 3 to 4 storeys to help achieve this, and to add variety and interest at the heart of the development. Particular care will need to be taken with the design of the live-work units, the small B1 premises and the shops. Use of good quality materials will be essential to reinforce the centre's identity and sense of place.
- 2.6 Residential units should be provided on upper floors above key buildings in the local centre where the design requirements indicate this would be appropriate. This could be above the library, shops and offices. Such accommodation would be particularly suitable for single person households and those without children.

### Open Space

- 2.7 Open space and play facilities should be considered as an integral part of the development and planned accordingly. The position of the public open space on the site, and its form and function (e.g. civic spaces, play areas, kick-about spaces, informal space and structural landscaping) will need to be carefully considered. The aim should be to provide a linked network of open spaces. The Council will require that wherever possible public spaces are overlooked by dwelling frontages. A commuted sum will be sought to cover the ongoing maintenance costs of these open spaces, usually for a minimum of 25 years.
- 2.8 Some of the open space within the site should be used to help create features of townscape interest either as focal points or corridors for pedestrian, cycle and wildlife

movement through the site. Opportunity should also be taken to maximise the benefits of the rural environment by locating open spaces to create physical and visual links between the development and the surrounding countryside.

### Landscaping

- 2.9 The lead developer will be required to produce a Landscape Strategy as part of the overall framework plan for the site. The strategy should produce a well defined landscape structure taking into account ecological, visual and recreational considerations. It will need to take account of existing features such as the substantial hedgerow along the western edge of Newlands Drive which provides a valuable screen.
- 2.10 The development should blend with and relate well to the surrounding countryside and the wider existing landscape rather than present a hard urban edge. This will be achieved by:
- advanced structural planting including native woodland planting at strategic locations around the perimeter of the site;
  - the creation of views into and out of the site through landscape corridors;
  - the creation of smaller more enclosed spaces to make a comfortable living environment
- 2.11 Landscaping and planting can be used to help create a sense of place and identity throughout the site. Careful use of planting can reinforce and enhance the value of civic spaces, play areas and playing fields and can help to define the open space network required as part of the development.
- 2.12 Native species will be used in landscaping and planting schemes where appropriate, and particularly at the countryside edge, so as to increase opportunities for biodiversity and habitat creation.

### Design Against Crime

- 2.13 In the new development the opportunity should be taken to introduce environmentally sensitive measures that will assist in reducing the likelihood of crime.
- 2.14 Actions that could help achieve this include:
- Ensuring wherever possible that the layout, design and orientation of buildings allows people to monitor communal areas such as open spaces, play areas and car parks from adjoining properties or well used streets, cycleways and footpaths, and that such communal areas are appropriately lit
  - The careful selection and siting of planting to ensure that opportunities are not created for concealment or to provide easy access to buildings
  - Creating clearly defined boundaries between public and private space by physical barriers including building lines, walls, fences and gates which prevent unhindered access and easy escape routes
  - Where public surveillance is not possible or 24-hour surveillance is necessary (such as in parts of the local centre or at key public buildings), Closed Circuit Television (CCTV) may be appropriate. The Council will require funding for the installation and future maintenance of CCTV

- Where youth shelters are provided (sheltered places for youths to sit and talk). Lighting close by can help increase the level of safety and the shelter's use whilst making the facility more visible.

### Walls and Fences

- 2.15 The walls and fences that enclose private gardens can make a positive contribution to the overall quality of the development and help reduce the likelihood of crime. Rear gardens should wherever possible back onto each other. On corner plots and other public locations, walls up to 1.8 metres in height should be constructed in brick or stone where it is necessary to enclose garden areas and provide privacy.

### Utilities

- 2.16 Within a development of this scale there will inevitably be a requirement for a range of utility buildings, such as electricity sub-stations and pumping stations. The Council will expect that:
- All utilities buildings, and compounds are sited so as not to cause a nuisance to residents
  - Any buildings are designed taking account of the guidance in paragraph 2.3
  - Any external apparatus is screened by walls and structures or structures constructed in brick and tile, and if necessary, landscaping.

### Public Art

- 2.17 The aim of providing public art is to improve the quality of new development by producing a more stimulating environment and helping to create a sense of place. The Council has been successful in securing public art in a number of recent local developments including Barratt's housing development in The Wharf, Wantage and Berkeley Homes' development at the former Yoplait Dairy site, Grove. Developers of this site will be expected to fund proposals for the provision of appropriate public art under the Council's "Planning for Public Art" scheme. Specialist advice on this scheme is set out in the Council's supplementary planning guidance 'Planning and Public Art' and is available from the Council's Arts Development Officer on (01235) [531039](tel:01235531039) [540338](tel:01235540338)

### Highway design

- 2.18 The standard and arrangement of access to the various parts of the site will need to meet the requirements of the Highway Authority. Developers should refer in particular to Oxfordshire County Council's 'Residential Road Design Guide.'
- 2.19 Wherever practical, new roads, including the main distributor and access routes, should be designed as either 'roads in the country' or 'roads in the village'. The 'roads in the country' should be designed with a landscape framework that reinforces the existing trees and hedgerows and introduces new planting to create a unified landscape structure. The 'roads in the village' should be designed with traditional building lines that help to contain views.
- 2.20 The County Council and District Council also support the principle of Home Zones. Home Zones are residential streets designed so that vehicular traffic speeds and car



access is limited and the road space is shared between cars, cyclists and pedestrians. Different parts of the site may be particularly suitable for the creation of Home Zones. Developers should make early reference to Oxfordshire County Council's guidance for developers on 'Home Zone Characteristics for New Housing Development' and to the Institute of Highway Incorporated Engineer's Home Zone Design Guidelines, 2002.

### 3.0 Accessibility and Permeability

#### Key Principles

#### 3.1 The development should

- *Be accompanied by measures designed to mitigate the traffic and transport impacts.*
- *Be permeable and well linked with the surrounding road network, the existing village and the countryside in order to maximise accessibility, convenience and people's ability to walk, cycle and use public transport.*
- *Minimise the need to travel by locating services, facilities and employment provision conveniently within the site, in particular at the Local Centre and at other accessible locations along the main road system.*

#### Access to the site

3.2 In the context of Grove and Wantage the development of this site will have significant transport implications and the lead developer will be required to examine these implications thoroughly as part of the Environmental Impact Assessment referred to earlier. The assessment should evaluate accessibility to the site by all modes and consider the likely modal split of journeys to and from the site. It should also give details of proposed measures designed to mitigate the traffic and transport impacts of the development including access by public transport, walking and cycling and improvements to the local highway network.

3.3 The Highway Authority (Oxfordshire County Council) has already given a clear indication that improvements to the surrounding highway network will be necessary to accommodate traffic from the development and mitigate its impacts. Their advice is and the recommendations of the local plan Inspector are that the improvements should include:

- The realignment of Denchworth Road or the provision of an alternative road south of Grove to Mably Way to provide a convenient, high standard access to the first phase of development. This will help to reduce the tendency for vehicular traffic to access the site through Grove village and provide the opportunity to provide a visually distinguished 'gateway' to the development area.
- Improvements to the Mably Way / A338 junction provided to increase the attractiveness of the southern link to the A338 in the first phase of the development to 2011 (500 dwellings)
- A new road from the site to the A338 south of Bellingers Garage following the first north of Grove to be started early in the second phase of development and completed before any more than 1500 dwellings in total have been built on the site. This should ultimately link to the southern access to form a new spine road through the development.

- ~~Excellent~~ ~~Improved links from the site, particularly~~ footpath, ~~and~~ cycleways ~~and~~ public transport links to the rest of Grove and to facilities in Grove and Wantage, including the proposed rail station, the Health Centre in Mably way, Wantage town centre and Grove Technology Park
- Traffic calming and other traffic management measures to minimise traffic from the development using Denchworth Road and Oxford Lane within the current built up area of Grove to access the A338, and Harcourt Road, Harcourt Way and Charlton village road in Wantage.
- The second phase from 2011 (1000 dwellings) will include traffic management measures to seriously deter vehicles from using existing roads.
- Improvements to the A338 north of Grove and the A417 east of Wantage
- ~~A New road from Mably Way to the A417 east of Wantage~~ In the third phase of the development ~~from 2016 to 2021 (100 dwellings)~~ it will also be necessary for contributions to be made towards the construction of a new relief road scheme for Wantage, the routing, phasing and timing of which will be determined through the Wantage and Grove Strategic Transport Strategy.
- Improved cycle links to Milton Park and the Harwell/Chilton campus

~~3.4 A new road link from Mably Way westwards to the A417 north of East Challow is a long standing objective of the District Council which will promote the need for this new road link to be investigated as part of the Wantage and Grove Integrated Transport and land Use Study.~~

3.5 Local concern has been expressed about the impact of traffic on Denchworth Road north of Grove and the railway bridge. The traffic implication of the development of the site on Denchworth Road will need to be investigated as part of the Environmental Impact Assessment.

#### Public Transport

3.6 Improvements to public transport services to the proposed rail station at Grove and Wantage and the main employment areas at the Harwell/Chilton Campus, Milton Park, Abingdon and Oxford will be required. This will not just include improvement to the services but associated facilities such as bus priority measures, and improved bus stops and timetable information.

#### Car Parking

3.7 Car parking standards are set out in the Council's Supplementary Planning Guidance – "Parking Standards". The standards are intended as a guide to developers but in the interest of ensuring that the development is properly served with parking and to avoid unnecessary parking on residential streets, the District Council will wish to ensure that a realistic level of car parking is provided throughout the site.

3.8 Car parking preferably should be within the curtilage of dwellings. However if communal parking is proposed it should be kept off street in small groups, well lit and secure and open to natural surveillance from surrounding properties or busy thoroughfares

#### Location of services.

3.9 In order to minimise the need to travel, services, facilities and employment uses should be located conveniently within the site where they are accessible to the footpath and cycleway network and the main distributor road. The Local Centre will provide a natural focus at the heart of the development, readily accessible by foot, cycle, bus and car. It

is therefore the preferred location for the majority of services and facilities to be provided for the development.

- 3.10 Some services and facilities, for example the second primary school and formal playing pitches, inevitably will need to be located elsewhere within the site. In determining the location, accessibility to the distributor road and footpath and cycleway network should be a key consideration.

#### Permeability

- 3.11 Permeability is the degree to which a development has a variety of pleasant, convenient and safe routes through it, making it easy for people to move around and through the site. The Council wishes to see a permeable layout which offers people a choice in carrying out their daily activities. There should be less need to travel by car, encouragement for the use of public transport and good links to local facilities on the site. This can be achieved by providing a sequence of interconnected routes, particularly for cyclists and pedestrians, which tie the various parts of the development together and link it to existing routes in the surrounding area.

### **4.0 Integration and Inclusion**

#### Key Principles

- 4.1 The development should

- *Integrate well, both physically and socially, with the existing village and its community and with other surrounding communities.*
- *Address the needs of people with impaired mobility and other groups with special needs.*

#### Physical Integration

- 4.2 The accessibility and permeability section of this guidance identifies a range of physical measures, such as careful location of key facilities and improvements to the existing footpath and cycleway network that will help integrate the new development with Grove and other surrounding communities.
- 4.3 As well as being conveniently positioned within the new development, adjacent to the spine road and accessible to the footpath and cycle network, the siting of the local centre towards the eastern edge of the development should mean that it is also well placed to serve the existing village of Grove. It will provide additional shopping and other key facilities accessible to the whole community.
- 4.4 As one of the Vale's town centres, Wantage has a range of higher order town centre services and facilities which are already used by residents of Grove and surrounding villages and which complement the more local services and facilities in those communities. Improved highway, cycle and footpath links southwards from the new development will ensure that Wantage town centre will continue to be used by both the existing and new residents of Grove and that its higher order service role is reinforced. The additional population within the new housing areas should help to support Wantage's town centre services and maintain their viability and vitality.

### Development Forum

- 4.5 The Council is aware that the new development will be a very large addition to the community of Grove and will also have significant impacts on people moving into the new development and on people living in Wantage, East Challow and other surrounding communities. Land owners, developers, the District Council, Oxfordshire County Council and a variety of local interest groups, including Grove Parish Council, Wantage Town Council, East Challow and East Hanney Parish Councils and other surrounding Parish Councils, people living near and on the site, local organisations and service providers will all be keenly interested in how the site develops.
- 4.6 ~~It is~~ The District Council's is involving representatives of these key 'stakeholders' in the evolution and development of the proposals for the site from an early stage. To this end, in association with the lead developer, it ~~is proposed to~~ has established a Development Forum through which local views can be canvassed and local knowledge used to best advantage.
- 4.7 This will be a formally constituted body, which will meet on a regular basis to provide input into the formulation and implementation of proposals for the site throughout its life. A fundamental role for the forum will be to advise on ways in which social integration with Grove and other surrounding communities can best be achieved.

### Community worker and information centre

- 4.8 The employment of a community worker and provision of an information centre could be valuable mechanisms to assist the integration of residents from the new development with the existing communities in the area. Funding for these initiatives will be required to be provided by the development. It will be essential that the community worker post is in place as early as possible in the first phase of the development.

### Access for All

- 4.9 The Council is committed to ensuring that all people are able to participate in the economic, social, democratic and cultural life of the Vale and are not prevented from doing so because new developments are not planned with this in mind. For this reason the Council will be requiring the developers to take full account of accessibility issues and the requirements of those with special needs at each stage in the design and implementation of the development.

### Joint Use of Buildings and Facilities

- 4.10 One means of encouraging integration will be to design new community buildings and facilities so they are capable of joint use. This can bring together a variety of groups from within the local community and create a shared interest in their management and use. ~~Wherever possible~~ The Council will require seek to ensure that school, recreational facilities and community buildings ~~to be~~ are designed for joint use. It will seek to encourage the education authority to design any new secondary school with this in mind and to maximise possibilities for community use of new primary school buildings.

## 5.0 Environmental Protection and Resource Conservation

### Key Principles

5.1 The development should

- *Incorporate measures to conserve energy, water and other natural resources and environmental assets such as features of ecological interest.*
- *Include measures to ensure surface water drainage from the site is dealt with in a sustainable manner.*
- *Minimise the impact of traffic on local communities and the environment and avoid conflict between vehicles and pedestrians.*

### Environmental Impact Assessment

5.2 As stated earlier in this guidance, given the size of the site, it will fall under the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and an Environmental Impact Assessment will be required. A formal request for a screening opinion from the Council will be necessary. The Environmental Impact Assessment should address many of the issues set out below.

### Energy Conservation and Efficiency

5.3 The Council will welcome design solutions and other initiatives that will reduce energy use. There are a variety of initiatives that could be appropriate in a development of this scale.

5.4 The provision of water butts and grey water schemes, the use of solar panels and photovoltaic cells and the orientation of buildings to maximise solar gain can all help energy conservation. However, the use of such measures should not be at the expense of principles of good urban design.

5.5 The EcoHomes environmental rating for new dwellings is a flexible and independently verified environmental assessment method. It rewards developers who improve environmental performance through good design rather than high capital cost solutions. The Council will expect all new dwellings on the site that built to the EcoHomes 'very good' rating.

5.6 Further advice on EcoHomes can be obtained from The Building Research Establishment (BRE), Garston, Watford, WD25 9XX.

### Surface Water

5.7 The Environment Agency has advised that measures should be incorporated into the development to ensure that run off water is attenuated to no more than it would be from a greenfield site.

5.8 The use of natural and sustainable drainage systems will be required to help manage and control surface water run off from the site into the Letcombe Brook and other watercourses so as to ensure there is no increase in the risk of flooding in the local area, particularly downstream from Grove.

- 5.9 A water feature at the lower, southern end of site in the proposed Community Park could provide a valuable holding area capable of receiving surface water run off at times of high rainfall. Such a facility would also provide the opportunity to create a landscape feature and recreational facility.
- 5.10 The Lead Developer may also wish to explore with the Wilts and Berks Canal Trust the possibility of surface water from the site contributing to the water supply for the canal which runs to the south of the site. Discharge of surface water to the canal will be dependent on the quality of the water and a full environmental impact assessment.

#### Waste Recycling

- 5.11 The development will be required to maximise opportunities for waste recycling and include household scale recycling facilities in the buildings and their curtilages. This could include making space available in new dwellings to sort recyclable waste, home composting, water butts and grey water schemes.
- 5.12 Further advice on waste recycling and collection contact the Vale's Principal Team Leader (Waste Management) Officer on (01235) 540459.

#### Traffic

- 5.13 Journeys by alternative modes to the car should be made attractive and convenient to encourage people to shift away from using the private car, thereby reducing the impact of traffic on the local environment. This should be achieved by:
- reducing the impact of the car on the local environment and improving safety by such measures as traffic calming, home zones and provision of segregated walking and cycle routes which should be designed into the development;
  - securing improved and convenient public transport facilities
  - providing secure storage facilities for cycles at the local centre, the proposed rail station at Grove and at schools and leisure and community facilities.

#### Construction Traffic

- 5.14 The District Council will require developers of the site to implement measures to ensure construction traffic does not cause disruption to the residents of Grove and the surrounding communities. To this end legal agreements on the routing of construction traffic will be required

#### Working hours

- 5.15 In addition to construction traffic the District Council will look at ways of ensuring that the construction phase does not cause disruption to local communities through noise, dust or mud on the roads. To this end it will seek legal agreements or impose conditions on planning applications to control working hours, the operation of machinery and regular street cleaning.

#### Contractor's Compounds

- 5.16 The District Council will require compounds for site management offices and the storage of materials to be sited away from existing residential property to minimise nuisance to existing residents. The use of any compound should be discontinued as soon as its location is likely to cause nuisance to incoming residents of the development.

## 6.0 Provision of Services and Facilities

### 6.1 Key Principles

The development should

- *Meet the day to day needs of all the development's future residents and be convenient and accessible to Grove's existing residents.*
- *Contribute to the improvement of off site infrastructure, services and facilities where these are not adequate to meet needs arising from the development.*
- *Ensure that services and facilities are in place to meet needs as and when required.*

#### Introduction

6.2 Grove is a settlement which developed in a piecemeal way, particularly as a result of planning permissions granted on appeal in the 1960s and 1970s. As a result it lacks many of the services and facilities that a settlement of its size could expect and many of the services and facilities it does have, such as primary schools and community centres, are operating at capacity.

6.3 For these reasons the Council will work with the local communities, the lead developer and those providing and managing the infrastructure and services to plan the new community in a way which integrates and benefits the existing communities. The Council will require the provision of the services and facilities that are detailed in Policy H5 of the Local Plan at the earliest practicable stage of the development.

6.4 The development will be able to fund the majority of the measures outlined below. However, while the development could fund a new secondary school to serve the children on the new development, it could not reasonably be expected to provide the land and fund all the new buildings for major new secondary schools to serve the secondary schoolchildren in both Grove and Wantage, or the new roads east and west of Mably way. The Council will therefore require the developers and service providers to enter into partnerships with the Local Authorities where this is necessary to achieve the proper provision of services for the community as a whole.

Most of the facilities on the site should be provided by the developer during the course of building the site or should be funded by the developer in total. A commuted sum will also be sought to cover the ongoing maintenance costs of the facilities provided on the site. This will be equivalent to at least 25 10 times the annual maintenance costs.

For the facilities to be provided away from the site, the Council will seek financial contributions, secured by legal agreement.

#### Affordable Housing

6.5 50% 40% of the dwellings provided on the site will be expected to be affordable to local people who are unable to rent or buy a house appropriate to their needs on the

open market. This will consist of 30% social rented, and 20% shared ownership and intermediate housing for rent or sale.

## Education

### Primary Schools

- 6.6 Two new primary schools will be provided one of which should be located at the local centre. Free serviced land totalling 2.2 hectares for each school and the building costs to Oxfordshire County Council Primary school brief standard will be required. Contributions towards improve the provision of temporary accommodation at the existing primary schools will may be required in the early stages of the development because the existing primary schools in Grove are currently operating at capacity. until the new schools are able to access pupils. The Council will encourage the education authority to maximise possibilities for community use of the primary school buildings.

### Secondary Schools

- 6.7 Policy H5 of the local Plan requires that a new secondary school is provided as part of the new development. Ideally the District Council would like to see a secondary school located on the edge of the local centre to improve its vitality and diversity. An opinion poll carried out for the County Council in 2003 showed that the majority of the community to be in favour of two secondary schools, one located in Grove and the other in Wantage. This Supplementary Planning Guidance has been prepared on the assumption that two schools are provided – one for Grove and one for Wantage. Free serviced land totalling 9.1 hectares and a pro rata contribution towards building costs of a single school for Grove will be required. If only a single new school is to be provided jointly for Grove and Wantage it would be preferable to locate this further south to be closer to Wantage rather than at the Local Centre and this guidance will need to be reviewed to take account of this.
- 6.8 The siting of a new secondary school for Grove at the local centre means that it would be well located to serve the existing village as well as the development. The District council considers that the potential for dual use be considered and taken account of in the layout of the school site and the design of the school buildings. The decision on the future use of the new school and the extent of any shared facilities will have implications for the provision of facilities elsewhere within the development.

## Transport

- 6.9 As stated earlier, the Highway Authority has given a clear indication that improvements to the surrounding road network will be necessary to accommodate traffic for the development and mitigate its impacts. These improvements are set out in paragraph 3.3. Financial contributions from or direct provision by the developers will be required for all these improvements. In the longer term contributions will be required towards the implementation of approved measures emerging from the Wantage and Grove Strategic Transport Strategy where these are appropriate.

## Community Centre

- 6.10 A site and building for a multi-purpose community centre of at least 1400m<sup>2</sup> should be provided at the local centre. The precise requirements will need to be discussed in further detail with Grove Parish Council. The accommodation could include meeting rooms, function rooms, offices, kitchen facilities, storage and café and information



centre. The community centre could provide a base and office accommodation for a community worker and if required for the community police presence.

#### Indoor sports hall

6.11 A site and building for an indoor sports hall and hard surfaced areas for sport will be required at the local centre. This to be a free standing facility, although the possibility of a dual use facility associated with the secondary school should be investigated.

#### Library

6.12 Contributions will be required in the early stages of the development to improve the existing library facilities. A free serviced site and a pro rata contribution to the building costs of a new library building and additional core book stock at the local centre will be required. Only when the new library is completed and operational will the existing library in Grove be closed.

#### Shopping

6.13 Convenience shopping including a supermarket and further small premises including at least a pharmacy, a post office and a public house, café or wine bar (not less than 1000m<sup>2</sup> in total) will be provided at the local centre.

#### Pre-School Children

6.14 A building at the local centre that can be used by young children and parents will be provided. The need for crèche and day care facilities for working parents will also need to be investigated. It may be possible for these to be provided in association with the secondary school or community centre.

#### Teenagers

6.15 Facilities for teenagers, which including use of a meeting room at the local centre and youth shelters will be provided. These should readily accessible for teenagers but in locations where they will not lead to any conflicts with residential properties. It may be possible to provide the meeting room in association with the secondary school or community centre.

#### Employment

6.16 Employment within the site will be provided at the local centre and will include small business premises. These will be limited to uses within Class B1 of the use classes order which are uses such as offices and research, uses that do not cause harm to residential amenity.

Live-work units which have internal access between the workspace and a dwelling at upper floor level will be encouraged. These will help maintain activity and surveillance out of hours and reduce the need to travel.

#### Open Space

6.17 The new development should provide a network of open spaces as described earlier in this guidance for the following purposes:

- Equipped and informal children's play areas within or close to the land developed for housing (about 5 hectares);
- A primary civic space at the local centre
- Civic spaces (about 3 hectares);
- Playing fields for outdoor community sport (about 11.25 hectares);
- A community park (of some 23 hectares);
- Structural landscaping areas and a buffer zone to Grove Technology Park (of some 12.5 hectares).

The need for allotment land within the development site should also be considered and the phase requirements discussed in further detail with Grove Parish Council.

#### Community Development Worker

6.18 The Council will require funding for a community development worker and information centre to assist the process of integration as the site is developed.

#### Cemetery

6.19 Contributions towards additional burial facilities in Grove will be required. The precise requirements will need to be discussed in further detail with Grove Parish Council. Issues relating to the drainage of the existing cemetery will need to be addressed before establishing the location of any additional facility.

#### Public Art

6.20 Developers of the site will be required to forward proposals for the provision of appropriate public art under the Council's 'Planning and Public Art' Scheme in paragraph 2.17.

6.21 Contributions to off site facilities

There are a range of services and facilities to be provided away from the site for which the Council will require financial contributions secured through legal agreement. These will include:

- Restoration works to the Wilts and Berks Canal in Wantage, Grove and East Challow.
- Links from the development to footpaths and cycleway in the surrounding area. Two such routes will be along the Letcombe Brook and the Wilts and Berks Canal.
- Wantage Fire Station. Improvements may be needed to Wantage Fire Station unless alternative facilities such as sprinklers can be provided, or it may be preferable to establish a new base for emergency services, more conveniently located to serve the new development and the existing communities. There will be a requirement for fire hydrants to be provided throughout all phases of the development to the requirements of the Fire and Rescue Service.
- Grove Road Station. Developer contributions to assist in the funding of this project will be sought from developers and the rail industry.

- Wantage Leisure centre. Improvements will be needed to the Wantage Leisure Centre.

## 7.0 Timescales

7.1 Key Principles: The development should

- Establish a phased programme with firm trigger points established in S106 Legal Agreements for the implementation of the development
- Set out clearly the timing for the implementation of the key highway improvements and other infrastructure

7.2 This section of the guidance sets out in the graph in Annexe A:

- the programme for the implementation of the three broad phases of the development set out in paragraph 1.9.
- the timing for the provision and implementation of the main services and facilities and the key highway improvements.

~~7.3 The diagrams in Annex B set out the main land use and the location of the main infrastructure to be provided in the three broad phases.~~

## 8.0 Your Views

8.1 This Supplementary Planning Guidance is being published in draft form for consultation. Together with the Second Deposit Draft Local Plan 2011 it seeks to give more guidance on how the Former Airfield West of Grove could be developed. The Council would like to receive your views on the draft guidance. Any comments should be submitted in writing by ~~Thursday 15<sup>th</sup> July 2004~~ ~~May 2006~~. Comments should be sent to:

The Director ~~of Environmental Services~~ ~~(Spatial & Community Planning)~~  
Vale of White Horse District Council  
Abbey House  
Abingdon  
OX14 3JN

By e-mail to: [local.plan@whitehorsedc.gov.uk](mailto:local.plan@whitehorsedc.gov.uk)

By fax to: (01235) 540396

8.2 All responses will be considered carefully by the District Council before it is adopted as Supplementary Planning Guidance.