

APPLICATION NO.	P13/V1271/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	8.10.2013
PARISH	WANTAGE
WARD MEMBER(S)	John Amys Sue Marchant Kate Precious Jenny Hannaby Gill Morgan
APPLICANT	Bovis Homes Ltd
SITE	Stockham Farm Wantage (in the parishes of Wantage and Grove), OX12 9BE
PROPOSAL	Variation of condition 2 of planning permission P12/V1240/FUL to substitute housetypes across the site.
AMENDMENTS	None
GRID REFERENCE	439290/188852
OFFICER	Stuart Walker

1.0 **INTRODUCTION**

1.1 This application seeks planning permission to substitute a number of house types across the site.

1.2 The 9.04 ha site lies to the west of Denchworth Road, on the border between Grove and Wantage parishes. The adjoining land to the north is marked by the route of the former Wilts and Berks Canal (part of the canal is still in situ). Beyond the canal is a field in agricultural use which is bounded to the north by the road to the Grove Technology Park, and to the west of this is the Crown Packaging factory. To the west of the main body of the site are other agricultural fields. Stockham Farm itself lies to the south of the site. To the east and south are residential estates and a SEN school site within the built-up area of Wantage.

1.3 The site is generally level with some outcrops of small tree copses and mature trees along the field boundaries which provide good screening of the site from external views, particularly along Denchworth Road. The site lies in the Lowland Vale and is currently in agricultural use.

1.4 The application comes to committee because Wantage Town Council object along with a number of objection letters received from local residents.

2.0 **PROPOSAL**

2.1 The proposal seeks to change a number of plots in respect of design and footprint. The plots affected are shown on the layout plan **attached** at appendix 1. The house type drawings are available to view on the council's website.

2.2 The approved housing comprises detached, semi-detached, and terraced houses of a traditional mix of single-storey, one-and-a-half storey and two-storey appearance. The approved mix of dwellings is as follows:

Market Housing
2 bed house: 45

3 bed house: 25
4 bed house: 50

Affordable housing

1 bed flat: 10
2 bed flat: 21
2 bed house: 23
3 bed house: 17
4 bed house: 9

Whilst the affordable units will stay the same, it is proposed to alter the market housing as follows:

2 bed house: 25 (reduction of 20 units)
3 bed house: 16 (reduction of 9 units)
4 bed house: 63 (increase of 13 units)
5 bed house: 16

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Grove Parish Council – no objection.

3.2 Wantage Town Council – objection. “There are concerns that the designs are not wholly in keeping with the vernacular of the local area. The design of the house type G is disliked and out of keeping with the other properties proposed.”

3.3 East Challow Parish Council – no objection.

3.4 Oxfordshire County Council - no objection, subject to conditions and a legal agreement to secure contributions previously agreed and a contribution to Science Vale UK.

3.5 Representations from local residents – Eight letters of objection have been received. The objections are made on the following grounds:

- Any attempt to downgrade the design should be resisted.
- The approval should stand as previously agreed.
- Concern over the use of separate garages away from dwellings, this will lead to more on street parking.

The following issues were also raised but have been addressed through the earlier application:

- The development remains unsustainable and is against the wishes of the local community.
- Too many houses.
- Impact on wildlife.
- Impact on social and physical infrastructure.

4.0 RELEVANT PLANNING HISTORY

4.1 [P12/V1240/FUL](#) - Approved (28/03/2013)

Residential development to provide 200 new homes across private and affordable tenures, with public open space and play space, the protection of the existing route of the Wilts and Berks Canal and the provision of land to allow for a realigned route, on-site car and cycle parking and improvements to site access and egress.

[P12/V0883](#) – EIA not required (15/01/2013)

Environmental Impact Assessment Screening Opinion Request for potential

development of agricultural fields to residential housing estate for approximately 200 dwelling units (houses and flats).

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

- DC1 - Design
- DC4 - Public Art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC8 - The Provision of Infrastructure and Services
- DC9 - The Impact of Development on Neighbouring Uses
- GS1 - Developments in Existing Settlements
- GS2 - Development in the Countryside
- H10 - Development in the Five Main Settlements
- H17 - Affordable Housing
- H23 - Open Space in New Housing Development
- L14 - The Wilts and Berks Canal
- NE10 - Urban Fringes and Countryside Gaps
- NE9 - The Lowland Vale
- TR1 - Wantage relief road scheme

5.2 *National Planning Policy Framework*

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led;
- ii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- iii. Take account of and support local strategies to improve health, wealth, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.3 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:

- i. Delivering a wide choice of high quality homes – housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up to date if a five year supply of deliverable sites cannot be demonstrated.
- ii. Requiring good design – achieving high quality and inclusive design to contribute positively to making places better for people by concentrating on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally and permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

6.0 PLANNING CONSIDERATIONS

6.1 *Character and neighbourliness*

Good design is a key aspect of sustainable development and the framework is explicit in seeking a high quality outcome. In your officers' opinion, the changes proposed are

not unduly harmful. The changes do not adversely affect the character of the development which will largely remain as previously approved. The change of house types, market housing mix, and garage positions are acceptable, and officers are content a high quality outcome will still be achievable.

- 6.2 The layout of the houses maintains acceptable privacy standards within the site. Consequently any impact on residential amenity would be the same as the extant permission.
- 6.3 *Highways*
Concern has been raised by local residents in the use of garage blocks. These were agreed as part of the original scheme. The county engineer raises no objection to the changes proposed on highway safety / parking grounds and officers consider the changes to garage positions to be acceptable.
- 6.4 *Other material considerations*
The development remains acceptable in respect of drainage and flood risk, heritage impacts, affordable housing provision and local wildlife.
- 6.5 On a procedural matter, this application will be a new permission for the development. It is therefore necessary to re-impose the conditions on the original scheme. It is also necessary to enter into new legal agreements to secure affordable housing (at 40%) and financial contributions to offset the impact of the development on local infrastructure. The contributions are largely the same in this regard but have been amended to take account of the new housing mix. The County Council has also requested a contribution to Science Vale UK which is considered necessary to contribute to the delivery of the Wantage Eastern Link Road.

7.0 CONCLUSION

- 7.1 The proposal is considered to comply with the requirements of the development plan and the scheme is acceptable in terms of design / visual amenity, residential amenity, parking highway safety, heritage assets, protected species and flood risk.

8.0 RECOMMENDATION

- 8.1 **It is recommended that planning permission be granted subject to:**

1. The prior completion of section 106 agreements to cater 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 services, social and health care, fire and rescue, police equipment, canal restoration measures, recreational and community facility improvements.

2. The following conditions, including the requirement to commence development within 12 months to help address the immediate housing land shortfall:

- 1 : Commencement 1 yr**
- 2 : planning condition listing the approved drawings**
- 3 : Materials as on plan**
- 4 : LS1 - LS2 Landscaping Scheme**
- 5 : Denchworth Road boundary landscaping**
- 6 : Tree Protection (Detailed)**
- 7 : Boundary walls & fences**
- 8 : UNI plot curtilage boundaries**

- 9 : HY2[1] - Access in Accord.with Specified Plan (F)
- 10 : HY12 -HY13[1] Roads spec
- 11 : HY8[1] - Car Parking Spaces (Det.not shown)Full)
- 12 : HY20[1] - Bicycle Parking (Full)
- 13 : Construction Traffic Management Plan
- 14 : Sustainable Travel Information Pack (STIP)
- 15 : Childrens' Play Space
- 16 : Open Space
- 17 : Bat mitigation
- 18 : Great Crested Newt mitigation
- 19 : UNI refuse bin storage
- 20 : roof top ariels
- 21 : Fire hydrants
- 22 : Flood Risk Details
- 23 : Drainage Details
- 24 : MC22 - Contamination (Full)

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