

APPLICATION NO.	P13/V1826/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.8.2013
PARISH	GROVE
WARD MEMBER(S)	St John Dickson John Amys Sue Marchant Kate Precious
APPLICANT	Stockham Developments Ltd
SITE	Land South of Downsview Road Downsview Road Wantage
PROPOSAL	Proposed redevelopment of land to allow 90 new homes including private and affordable housing alongside public open space and protection of land for the future re-alignment of the Wilts and Berks Canal.
AMENDMENTS	None
GRID REFERENCE	439087/188962
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This application seeks full planning permission for a residential development for 90 dwellings.
- 1.2 The 7 ha site lies to the north west of Wantage and is within the lowland vale landscape area (policy NE9) and is currently designated as an important open gap between Wantage and Grove (policy NE10).
- 1.3 The site, last used for informal grazing is relatively flat and is bounded by the former route of the Berkshire and Wiltshire canal to the south east, Downsview Road to the north, the Crown packaging complex to the west and further agricultural land to the south west. The site is visually contained from the west and east by areas of tree planting. A public footpath runs to the north of the former route of the canal. Immediately south of the site (separated by the canal route), planning permission has been granted for 200 houses, known as Stockham Farm (application P12/V1240/FUL).
- 1.4 The application comes to committee because the application is a departure from the development plan and a number of objections have been received along with objections from Grove Parish Council, East Challow Parish Council and Wantage Town Council.

2.0 PROPOSAL

- 2.1 The proposal is a major development submitted to help address the council's current five year housing land deficit.
- 2.2 The scheme comprises 90 dwellings and flats with a mix of one, two, three, and four bedroom units, 40% of which will be affordable (the exact mix is detailed in an accommodation schedule which can be viewed online). Dwellings are two storeys with a variety of eaves lines to promote interest within the streetscape. The development would take access from Downsview Road, and the master plan has a strong emphasis on the public realm with streets and spaces defined and fronted by buildings. The

scheme has been developed with reference to the principles of the council's residential design guide and the proposed housing has been designed to reflect its edge of town location with a narrative of 'semi-rural' buildings arranged around a central green space, alongside 'focal' buildings.

- 2.3 The residential development has been informed by the planning permission for 200 houses on the adjoining site to ensure permeability between the two sites via a network of pedestrian footpaths and cycle ways as well as opportunities to deliver a consistent and coherent landscape strategy. Public open space is provided on site, together with play equipment and protection of the canal route. Two new habitat areas are also proposed to cater for newts.
- 2.4 The proposal would result in an estimated additional 217 residents (based upon the district-wide average household figure of 2.409). Local facilities to this site lie within 1.2km in Wantage town centre, which is approximately a 15 minute walk. Denchworth Road is also the route of a regular bus service between Wantage, Grove and locations further a field.
- 2.5 The applicants have been in discussion with council officers and others to secure on-site facilities such as public open space and affordable housing and to agree levels of financial contribution towards off-site services to mitigate the impact this proposal will have on those services through the increase in population. The following contributions have been requested:

Vale

- Waste bin provision – £15,300
- Art – £27,000
- Street naming – £1014
- Recreation – £199,630
- Police - £11,000
- NHS Property services - £36,514

County

- Transport (Science Vale UK) – £213,427
- Transport (towards bus services) – £129,600
- Transport (rights of way) - £15,000
- Education (primary school) – £301,132
- Education (secondary schools + sixth form) – £38,358
- Education (special educational needs schools) – £15,328
- Property (libraries, youth support service, waste management, museum resource centre, social / health care, adult learning) – £63,150

Parish / Town Council

- Cemetery - £3,000
- Community Bus - £,3,000
- Street pastor - £2,000
- Betjeman Park - £2,000

- 2.6 A site location plan and extracts from the application plans are **attached** at appendix 1. The plans have been amended to take account of officer comments. A variety of documents, submitted in support of the application, together with the plan drawings are available to view on the council's website.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Grove Parish Council** – objection. A copy of the parish council's comments is **attached** at appendix 2.

3.2 **Wantage Town Council** – objection. "Any further consideration of development of this area should await the provision of infrastructure proposed in the Airfield and Crab Hill developments. The developer already has permission for 200 dwellings on the adjacent site. The schools in the local area are already at full capacity. The development of this size cannot be accommodated without provision of an additional primary school and expansion of secondary school capacity. There are concerns about the impact of the development on local traffic."

3.3 **East Challow Parish Council** – objection. A copy of the parish council's comments is **attached** at appendix 3.

3.4 **Local residents** – 47 representations of objection have been received from local residents together with comments from Fitzwaryn School and Wantage and Grove Community Group. The objections are made on the following grounds:

- Increased pressure on local infrastructure (schools, roads, health centre, town centre, jobs)
- Loss of open land between Grove and Wantage
- Traffic generation
- Inadequate highway network (Denchworth Road and Mably Way)
- Impact on wildlife
- Too urban in scale and density for its location
- Flood risk
- Loss of land for future link road westwards to A417
- Impact on Downsview Road and access to adjoining business (Crown Packaging)
- Piecemeal development should not be permitted
- Lack of integration with adjoining scheme for 200 dwellings

One letter of support has been received from the Wilts and Berks Canal Trust in relation to the provision of land for the future reinstatement of the canal.

3.5 **County Highways** – no objection, subject to conditions and financial contributions.

3.6 **Landscape Architect** – Holding objection "While I welcome the removal of the proposed development from the north east corner of the site, I am concerned about the corresponding extension of the development towards the south east corner of the site. This is not appropriate both in landscape terms creating a pinch point in the openness of the canal route and corresponding footpath route, which is part of the policy area NE10, (Important Open land between Wantage, Grove and East Challow) and also ecological terms. There is also an issue of level change in this south western corner of the field, and it would be useful to have a section in this area to show the relationship between the houses, suds, slopes, footpath, vegetation and the canal banks. I am still concerned about the amount of vegetation required for removal to allow the footpath route across the site to follow the definitive route of the public right of way. It is unclear from the plans what vegetation will be required to be removed to establish the footpath on this route and install the proposed path with timber edges within the root protect areas of the trees. My preference is still that the footpath route is off set from the existing vegetation. With regard to the proposed planting species, these are generally fine but more variety is required for the native tree planting but this can be dealt with by

condition. There are also a couple of desire lines which have not been catered for on site; this includes a footpath link between plots 4 and 5 but more importantly an east west line from the footpath entrance at the eastern side of the public open space across to the centre of the site by plots 56 and 74.”

3.7 **Arboriculturalist** – The proposed layout includes a number of amendments that make a considerable improvement to that submitted previously. I acknowledge the developer’s acceptance of the importance of the open space to the north-east of the site and welcome the intention to strengthen the landscape at this point. It is a little disappointing, therefore, to note that the area to the south-west which previously had been regarded as an important open space is now reduced in size and set out for additional housing. The distance between the developed area and the northern boundary of the canal is much reduced and, if the canal is constructed, will be a narrow linear division that encompasses the public right of way but offers little else. The defined link across the canal at Hunters Bridge, however, is a great improvement and its inclusion will make a significant contribution to the publicly accessible amenities. I note that the attenuation area to the south-west has been remodelled and hopefully will not now have an adverse impact on the woodland immediately to the north. I shall await the comments of the drainage engineer with interest as the footprint of the submitted attenuation area seems considerably smaller than presented previously. I am keen that the attenuation area remains a satisfactory distance from the adjacent trees. The woodland to the west boundary will have a shading impact on the houses along the road and particular attention will need to be focussed on the orientation and layout of rooms to ensure that there is not pressure to remove the trees by future occupiers. It would be of valuable assistance if the applicant could provide a shade pattern analysis as I am concerned that, particularly, the dwellings to the south-west may be adversely affected although to what extent is unknown. I acknowledge the alteration to the siting of the gas governor and the substation and advise that the selected location will now not be detrimental to the woodland. The landscape masterplan shows some trees at the edge of the canal as requiring removal. I have no issue as their loss is based on an assessment of their condition. I am concerned, however, that the landscape masterplan does not show the need for any replacements in this location. It may be that this could be incorporated within a woodland management plan as it will be necessary to provide some rigour to the long term management of the woodland and canal-side trees. This element could be conditioned should approval for the development be granted. I look forward to the presentation of the shade pattern for the trees to the western boundary in due course.”

3.8 **Urban Design Officer** – no objection.

3.9 **Countryside Officer** – Original comments: “Holding objection to original plans due to the loss of terrestrial habitats for great crested newts (GCN) and the need for further mitigation/compensation for these impacts.”

Amended comments: no objection subject to conditions – “I am now satisfied that sufficient mitigation and enhancements have been proposed to ensure that the population of great crested newts (GCN) which is found within the former stretches of the Wilts and Barks Canal should have a secure long term future in the area following the completion of the proposed development.

The 'Western Newt Habitat Area' has now been designed with the long term needs of GCN and other wildlife in mind. When this is combined with the other mitigation proposals including an 'Eastern Newt Habitat Area' and areas of habitat retained along the edges of the former canal this should now provide sufficient good quality habitats to mitigate the loss of semi natural grassland which will occur as a result of the proposed

development. A total of 6 new ponds and associated areas of terrestrial habitats are now included in the western newt habitat area (5 new ponds) and eastern newt habitat area (1 new pond). These areas will not be accessible to the public but will be managed specifically to maximise their wildlife potential.

Proposals for these areas are illustrated on plans DE 122 001 revision C, DE 122 006 revision A and DE 122 007. It should be noted that DE 122 001 rev C will need to be amended to reflect the proposals included in DE 122 007 including the proposed pond before it is formally submitted. In addition, an outline of the management proposals for the newt habitat areas has been produced and will form the basis of a detailed management plan for these areas which will be required through planning condition.

It is important to note that to compensate for the losses of terrestrial habitats for GCN adjacent to the canal it is proposed that GCN will be excluded from the area of grassland subject to the proposed development and translocated to the new habitats and ponds created within the western newt habitat area. In order for this translocation to take place the works to create the new habitats and ponds will have to commence as soon as possible after the grant of planning permission as they will need at least a year to mature before any GCN can be translocated into this area. This means that no development works on the main eastern field will be able to commence until the newts are translocated to the new habitats which is likely to be 12-18 months following the grant of planning permission. It is also important that the wording of other planning conditions do not prevent the early commencement of works to create the habitats in this western field. Therefore I suggest that all appropriate pre commencement conditions should specifically exclude habitat creation works in the western field.”

- 3.10 **Natural England** – no objection.
- 3.11 **Environment Agency** – Original comments: holding objection. Amended comments “no objection”.
- 3.12 **Thames Water** – no objection.
- 3.13 **Drainage Engineer** – Original comments: Holding objection. Amended comments “following receipt of additional drainage / flood risk information, I confirm that my holding objection can be removed subject to conditions.”
- 3.14 **Housing Services** – no objection, the affordable housing location and mix is acceptable and should make for a very good layout for affordable housing.
- 3.15 **Waste Management Team** – Requires storage areas for wheeled bins per plot to be provided and financial contribution for supply of bins.
- 3.16 **Leisure Services** – Maintenance of open space areas should be clarified and secured either by adoption by the parish council or through a management company. Financial contributions required for off site sports provision.
- 3.17 **Thames Valley Police** – No objection subject to proposal achieving ‘secured by design’ accreditation and financial contribution towards a number plate recognition camera.
- 3.18 **County Funding Officer** – Financial contributions required.
- 3.19 **County Archaeologist** – no objection.

3.20 **Environmental Health** – no objection, subject to conditions on noise protection and contaminated land.

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/V1250/O](#) - Refused (03/10/2012)

Outline application for erection of a single storey Class D1 child day care centre, with new vehicle access provided off Denchworth Road. New landscaping, play space, pedestrian connections, on-site car and cycle parking and the protection of the existing route of the Wilts and Berks Canal.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan Policies**

DC1 - Design

DC3 - Design against crime

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

DC10 - The Effect of Neighbouring or Previous Uses on New Development

GS2 - Development in the Countryside

H10 - Development in the Five Main Settlements

H13 - Development Elsewhere

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 **Supplementary Planning Guidance (SPG)**

Residential Design Guide – December 2009

Sustainable Design and Construction – December 2009

Open space, Sport and Recreation Future Provision – July 2008

Affordable Housing – July 2006

Planning and Public Art – July 2006

5.3 **National Planning Policy Framework (NPPF) – March 2012**

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. Not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- iv. Take account of the different roles and character of different areas,

- recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it
- v. Support the transition to a low carbon future, taking account of flood risk and encourage the reuse of existing resources
 - vi. Contribute to conserving and enhancing the natural environment
 - vii. 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.
- 5.4 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.
 - iii. Promoting healthy communities – planning positively for the provision and use of community facilities along with access to high quality open spaces.
 - iv. Meeting the challenge of climate change and flooding – managing risks through suitable adaptation measures to ensure flood risk is not increased elsewhere.
 - v. Conserving and enhancing the natural environment – protect and enhance valued landscapes and minimising impacts on biodiversity.

6.0 PLANNING CONSIDERATIONS

National advice

- 6.1 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is clear that councils should grant planning permission where the development plan is absent, silent or the relevant policies are out of date. This is unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies of the NPPF as a whole (Para 14 refers).
- 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 lack of delivery is primarily due to delays in the progress of some major allocations due to the economic downturn and bringing forward the council's new local plan. This lack of a five-year housing land supply requires some flexibility in line with the NPPF when assessing applications that do not accord with local plan policy.
- 6.3 This approach is necessary for a limited time, and is aimed at identifying sites suitable to address the housing shortfall whilst meeting the relevant sustainability and design criteria of the NPPF.
- 6.4 It is clear this application is contrary to local plan policies GS2 and H10. However, whilst the council does not have a five-year housing land supply, these two policies are inconsistent with the NPPF. Therefore, the council must assess the proposed application on its site-specific merits and whether, under the NPPF, it is a sustainable form of development.
- 6.5 This assessment needs to balance the desire of the council to assess the scheme through a strategic sites allocation process against the NPPF tests, which primarily

relate to location, design, landscape impact, drainage, and highway safety.

Use of land

- 6.6 Paragraph 111 of the NPPF states, “*planning decisions should contribute to and enhance the natural and local environment.*” The site is presently in agricultural use, so it is not brown field land. This green field site lies in the open countryside, albeit on the edge of Wantage. Thus, the development of the site for housing is contrary to Policy H11. However, as indicated above, this is not a restricting factor given the shortfall in housing land.

Sustainability credentials

- 6.7 The location of the site is considered to be reasonably close to the range of services and facilities available within Wantage. Officers consider, therefore, that the proposed site is a sustainable location for housing development.

Access / Highways

- 6.8 The site would be accessed from Downsview Road and together with the proposed site road layout this is considered to be acceptable. There is sufficient off street parking to meet the needs of each dwelling within the site along with turning areas.
- 6.9 Local concern has been expressed that the proposal would cause traffic congestion and existing roads surrounding the site are unsuitable for more traffic. However, there are no objections from the County Engineer on traffic generation or highway safety grounds. Similarly there is considered to be no harmful impact to other users of Downsview Road (i.e. Crown Packaging) arising from this development. Furthermore, the land is not required for any future link road westwards to the A417 as alternative routes could be provided along the existing Downsview Road. The development is therefore acceptable in terms of highways.

Visual impact

- 6.10 Paragraph 109 of the NPPF says that “*the planning system should contribute to and enhance the natural and local environment*”. The site is designated under policy NE10 as important open land between Wantage, Grove and East Challow. This policy is fully consistent with the framework and seeks to safeguard the separate identities of these neighbouring settlements and aims to prevent their coalescence. The site if developed would therefore be contrary to policy NE10.
- 6.11 However, the land has been assessed under the “Landscape assessment of land on the edge of the Vale’s main towns” which is part of the Local Development Framework Evidence Base (available to view online). This document states that there is potential to develop the site in the future and suggests that the fields either side of the canal route are developed together with the canal forming the focus to a central public open space, with the existing woodland retained along side the canal and along the eastern side boundary. As planning permission has been granted for 200 houses on one side of the canal and this development is on the other, it is considered a refusal based on policy NE10 in this instance would be difficult to defend on appeal, especially when balanced against the current shortfall in housing supply and the presumption in favour of such development within the framework.
- 6.12 Furthermore, despite the landscape officer’s comments, the site is visually well contained with the proposal retaining existing vegetation and woodland blocks, whereby any impact is localised (further details can be found in the applicant’s visual and landscape appraisal). As such any adverse landscape impact would not so significantly and demonstrably outweigh the benefit of the proposed housing development when assessed against the policies of the NPPF as a whole (Paragraph

14).

- 6.13 In respect of the other minor points raised by both the arboricultural officer and the landscape officer, at the time of writing these have been passed to the applicant for review and an update will be given at the meeting.

Design

- 6.14 The framework is explicit in seeking a high quality outcome for good design in terms of layout and building form as a key aspect of sustainable development. The proposed layout is considered to be acceptable observing many principles of the council's residential design guide, with active street frontages and good visual linkages. Each dwelling is considered to sit comfortably within its plot and sufficient outdoor amenity space and on-site parking is provided for each. Their design is considered to be high quality, with the use of sympathetic materials, pitched roofs and traditional gables. Overall, the scheme is considered to be visually acceptable, is not an overdevelopment of the site, and provides sufficient integration linkages with the adjoining residential development. However, to ensure the quality of the development, conditions relating to materials, boundary treatments, and landscaping and tree protection are considered to be necessary.

Impact on the residential amenity of neighbours

- 6.15 The proposed residential development would not have any harmful impact on residential amenity. Amenity standards within the council's residential design guide have been observed. However, following comments from environmental health, conditions relating to noise (arising from the adjoining business use) and contaminated land investigation are required. Subject to these, officers consider the proposal is acceptable in amenity terms.

Drainage and flooding issues

- 6.16 The site is considered large enough to deal with surface water without causing surface water runoff to the highway or onto neighbouring properties and can be controlled through planning conditions. In respect of foul drainage, the new dwellings will be connected to the main sewer, which is acceptable in principle.

Affordable housing

- 6.17 The affordable housing requirement has been confirmed by the applicant to be workable as part of the scheme and the council's housing officer has no objection to the proposal. The mix and location of affordable housing within the development is acceptable. This provision will be secured through a legal agreement should the recommendation of approval be agreed.

Infrastructure

- 6.18 Concerns have been raised that existing social and physical infrastructure within the locality could not cope with the proposed increase in population resulting from this proposal. However, contributions (as detailed in section 2) can be secured to offset the impacts arising from the development. The applicant has agreed to the principle of addressing these needs through contributions which can be secured through a section 106 legal agreement and on this basis the county council raises no objection.

Ecology

- 6.19 The applicant has provided comprehensive surveys / reports in relation to protected species within the site. The plans have also been amended to ensure habitats are created / protected. Subject to further work prior to commencement of development (see Countryside Officer's comments above) the proposed mitigation measures are considered acceptable and the relevant licence tests are considered to have been met.

However, members need to be aware the proposed habitat works will take longer than 12 months. It is therefore suggested that the time limit for implementation is set at two years in this case which will still ensure the quick delivery of the site to address the housing shortfall without harming protected species. Any impact on other wildlife (i.e. that is not protected under EU directives or UK law) is considered acceptable.

Heritage assets

- 6.20 The framework requires that account should be taken of the desirability to sustain and enhance heritage assets. The proposal has a direct impact on the setting of the Wilts and Berks Canal route which has previously been identified by the council's design and conservation officer as being a local heritage asset that needs to be taken into account.
- 6.21 The proposal has sought to address this by preserving the route and allowing a clear and open space separation between the canal and the nearest proposed housing. Similarly access routes are considered to be sensitively located and visual approaches to the canal area have been provided as part of the negotiation of the scheme to make the most of this heritage asset. Consequently impact on the asset and its significance is acceptable.

7.0 **CONCLUSION**

- 7.1 This proposal does not accord with the development plan and has been publicised as a departure. However, in the light of the current shortfall in the council's five year housing land supply, the proposal's location adjoining an existing main town with close availability of services and facilities should be afforded considerable weight. As the proposal would result in a sustainable development in terms of its relationship and proximity to local facilities and services and the planned contribution to enhance these, the principle of the proposal is considered to accord with the framework.
- 7.2 In site specific terms, the proposal is not considered to be harmful to the landscape character of the area, highway safety, flood risk, protected species or heritage assets and, therefore, given the current housing land shortfall, it complies with the framework.
- 7.3 In addition, the scheme can be delivered quickly, making a measurable contribution to help address the current housing land shortfall. A condition requiring the commencement of development within two years of the date of the grant of planning permission is recommended and is acceptable to the applicant.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended to grant planning permission subject to:**

1. Completion of section 106 agreements for:

Vale

- Waste bin provision
- Art
- Street naming
- Recreation
- Police
- NHS property services

County

- Transport (Science Vale UK)
- Transport (towards bus services)

- Transport (rights of way)
- Education (primary school)
- Education (secondary schools + sixth form)
- Education (special educational needs schools)
- Property (libraries, youth support service, waste management, museum resource centre, social / health care, adult learning)

2. The following conditions, including the requirement for the commencement of development within two years from the date of the issue of planning permission to help address the immediate housing land shortfall:

1. UNIQUE – 2 year commencement date;
2. Approved plans;
3. MC2 - materials (samples);
4. Landscape scheme and associated management plan to be submitted and approved and retained for 5 years;
5. Tree protection measures;
6. Woodland management plan to be submitted and approved;
7. Maintenance of open space / play areas to be submitted and approved;
8. Boundaries in accordance with approved plans;
9. Slab levels to be submitted and approved;
10. Development shall not begin until a sustainable water drainage scheme for the site based on the agreed flood risk assessment (FRA) (Stuart Michael Associates, Ref: 4424.FRA&DS, Issue 02 15/10/2013) and the drainage strategy and overland flow routes drawings 4424.401 rev B; DE_122_001 rev D and DE_122_003 rev D has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
 - Details of the drainage system outlined within the FRA and drawing 4424.401, particularly the detailed design of the proposed filter drains;
 - Details which show that for all events up to and including the 1 in 100 chance of any year critical storm event, including an appropriate allowance for climate change, the site discharge will not exceed 19.92 l/s;
 - Details which show that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance of any year storm event, with an appropriate allowance for climate change, will be provided on site;
11. Development shall not begin until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved;
12. Access in accordance with specified plan;
13. Parking in accordance with specified plan;
14. Garage accommodation to be retained;
15. Construction traffic management plan to be submitted and approved;
16. Residential travel plan to be submitted and approved;
17. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance but excluding habitat creation works in the western newt habitat area a mitigation strategy for great crested newts, which shall include timing of works, exclusion fencing, the location and design of alternative ponds/habitats together with the timing of their provision, shall be submitted to and approved in writing by the local planning authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details;
18. No development shall take place until details of the provisions to be made for the provision of 12 bat roosting sites have been submitted to and approved by the council. These shall include at least six boxes of a variety of designs erected on

retained trees on the western periphery of the site and six integrated bat boxes incorporated into suitable locations on buildings facing the former Wilts and Berks canal. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the council;

19. A habitat management plan specifically designed to maintain and enhance habitats for great crested newts shall be developed for the country park and the area alongside the Wilts and Berks Canal. The plan shall be submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:
- Description and evaluation of the features to be managed;
 - Ecological trends and constraints on site that may influence management;
 - Aims and objectives of management;
 - Appropriate management options for achieving aims and objectives;
 - Prescriptions for management actions for a 20 year period;
 - Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
 - Personnel responsible for implementation of the plan;
 - Monitoring and remedial / contingencies measures triggered by monitoring.
- The plan shall thereafter implemented as approved, unless otherwise agreed in writing by the local planning authority.
20. Contaminated land risk assessment to be submitted and approved.
21. Prior to the occupation of any dwelling, the outdoor living areas associated with that dwelling shall be protected against sources of external noise so as to meet the WHO guideline level of 50dB_LA_{eq} in outdoor living areas including gardens, patios and balconies. This protection/insulation shall be installed in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority. Notwithstanding the approved boundary details, the sound protection scheme may require the treatment of garden boundaries and the provision of acoustic barriers.

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