

PLANNING

10FG P12/V2454 IRM APP
ELECTRONIC
VERSION

Planning Decision

P12/V2316/O

Croudace Strategic Limited
c/o Portchester Planning Consultancy
33 Sennen Place
Port Solent
PORTSMOUTH
PO6 4SZ

PLANNING PERMISSION

Application No : **P12/V2316/O**

Application proposal, including any amendments :

Outline application for residential development (up to 85 dwellings), access onto Chainhill Road, internal estate roads, parking, landscaping and open space.

Site Location : **Land east of Chainhill Road Wantage**

Vale of White Horse District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. 1) The development to which this permission relates shall be begun, whichever is the later of;
 - a) 12 months from the date of the issue of outline planning permission; or
 - b) 3 months following the approval of the final reserved matters.

- 2) Within 6 months of this approval, details of the appearance, layout, scale of the development and the landscaping of the site(the reserved matters) shall



be submitted to the Local Planning Authority. No development shall be commenced prior to the approval of all of the reserved matters, and the development shall be carried out in accordance with all of the reserved matters and the subsequent discharge of all necessary planning conditions.

Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act, 1990.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, CSa/1221/107 D Illustrative Masterplan, Site Location Plan, 3199 1 A Topographical survey, 3199 2 A Topographical survey, 3199 3 A Topographical survey, 3199 4 A Topographical survey, Figure 2, 1751/1 Root protection areas 1 of 4, 1751/2 Root protection areas 2 of 4, 1751/3 Root protection areas 3 of 4, 1751/4 Root protection areas 4 of 4, CSa/1221/110 Rev B Landscape Strategy and Location Plan 1 1250 drwgn 4357, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy DC6 of the adopted Local Plan).

4. All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Condition 3 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy DC6 of the adopted Local Plan).

5. Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on site (including any demolition works) before the

arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:

1. - The location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with BS 5837/2005 'Trees in relation to Construction');
2. - The programme for implementing and retaining such tree protection measures;
3. - Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.

All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

Reason: To protect trees on the site in the interest of visual amenity (Policy DC6 of the adopted Local Plan).

6. Prior to the commencement of development, details of vehicular access to the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include visibility splays in both directions and the re-grading of the bank along Chainhill and within the site. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety (Policy DC5 of the adopted Local Plan).

7. Prior to the commencement of development, a detailed scheme for the surface water and foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.

Reason: To ensure the effective drainage of the site and to avoid flooding (Policy DC14 of the adopted Local Plan).

8. Prior to the occupation or use of the development, surface water drainage works shall be carried out in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Before the drainage scheme is submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment shall be submitted to the Local Planning Authority. Where a sustainable drainage

system is to be provided, the submitted scheme shall include the following:

1. - information about the design storm period and intensity, the method - employed to delay and control the surface water discharged from the site, - and measures taken to prevent pollution of the receiving groundwater - and/or surface watercourses;
2. - a timetable for its implementation;
3. - a management and maintenance plan for the lifetime of the development - - i.e. arrangements for adoption by any public authority or statutory - undertaker and any other arrangements to secure the operation of system - throughout its lifetime.

Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policies DC9 and DC14 of the adopted Local Plan).

9. Notwithstanding any details shown on the approved drawings, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

Reason: In the interests of visual amenity and residential amenity (Policies DC1 and H24 of the adopted Local Plan).

10. Prior to the commencement of the development hereby approved, including any site clearance or construction, a biodiversity enhancement strategy shall be submitted to and approved in writing by the Local Planning Authority. This is to contain details on the tree/shrub/herb species to be planted; the wildflower seed mix to be used; the new habitats to be created and a schedule for their short and long-term management. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

Reason: In the interests of biodiversity on the site. (Policy NE5)

11. Within 6 months of the commencement of development on site the proposed footway and pedestrian crossing point on Chainhill shall be implemented in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway and pedestrian safety. (Policy DC5)

12. Prior to the occupation of the development hereby approved a residential travel

plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of encouraging more sustainable forms of transport. (Policy TR4)

13. Prior to the first occupation of the development hereby approved, a traffic calming scheme shall be installed on Chainhill in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

In the interests of Highway Safety (Policy DC5)

14. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy T1 of the South Oxfordshire Local Plan 2011.

15. Prior to the occupation of the development hereby permitted, a local area of play shall be provided on the site in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of providing an on site leisure facility. (Policy H23)

16. No development shall commence on site until Thames Water have carried out the required foul drainage capacity survey and a waste water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved strategy.

Reason: To ensure the effective drainage of the site and to avoid flooding (Policy DC14 of the adopted Local Plan).

NB: This planning permission needs to be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990. This Agreement will take effect when the planning permission is implemented.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the

particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

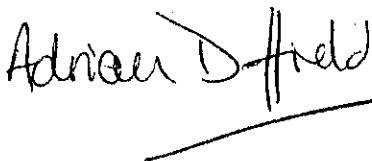
This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

The proposed development lies immediately adjacent to the existing built-up area of one of the five main settlements of the district with its associated shops, employment opportunities, facilities and public transport, and the illustrative layout demonstrates that the proposal would have a limited impact on the character of the area or the landscape beauty of the AONB. It is considered that the proposal constitutes a sustainable form of development within the definition of the NPPF, and the housing can be delivered quickly to help address the current housing land shortfall.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

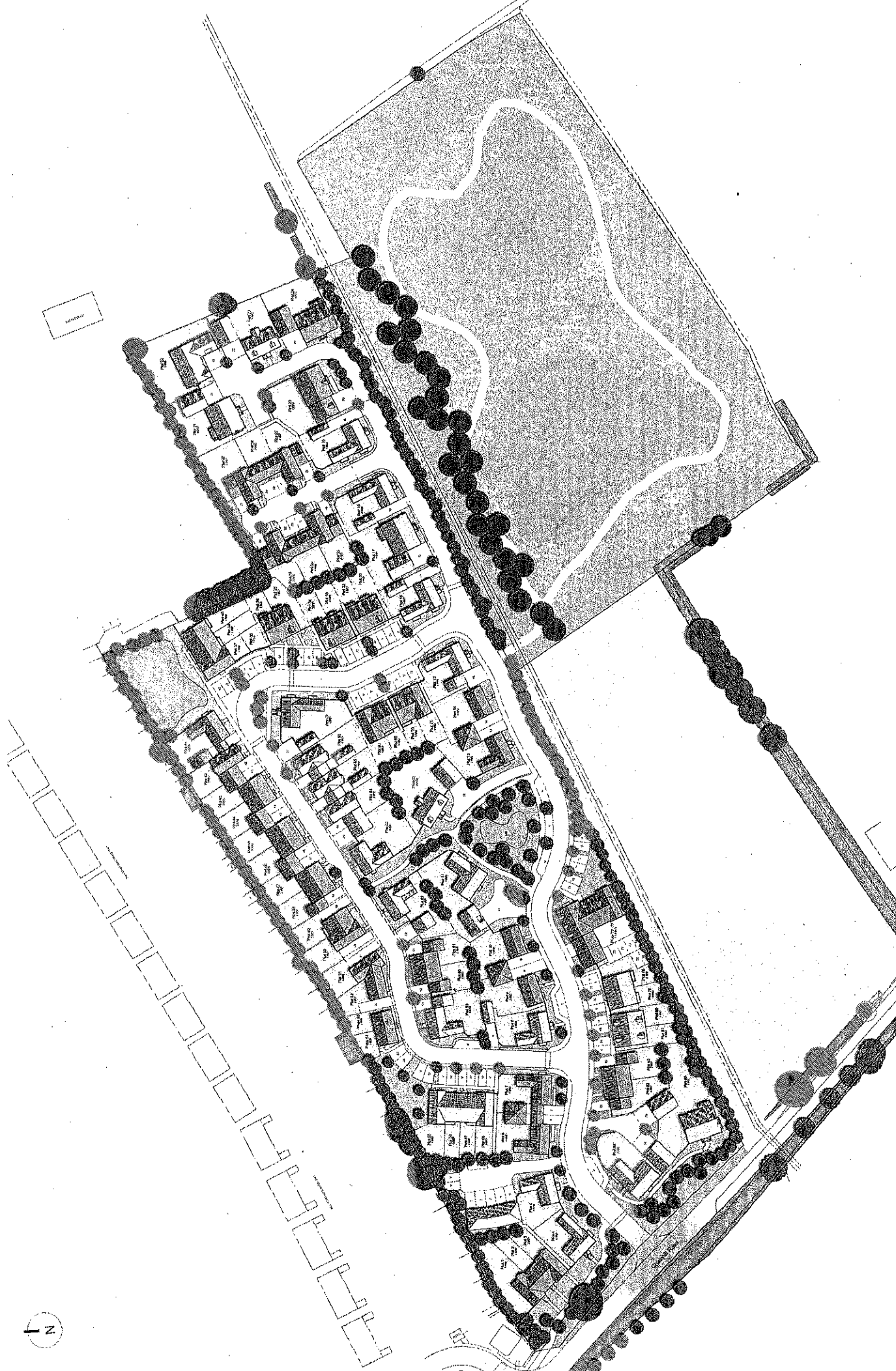
Note : A more detailed explanation is available in the officer's report, available in the application case file.

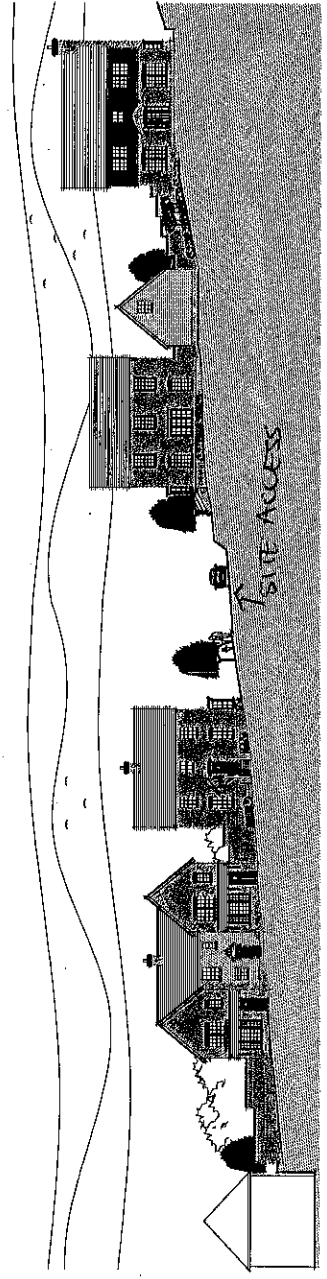
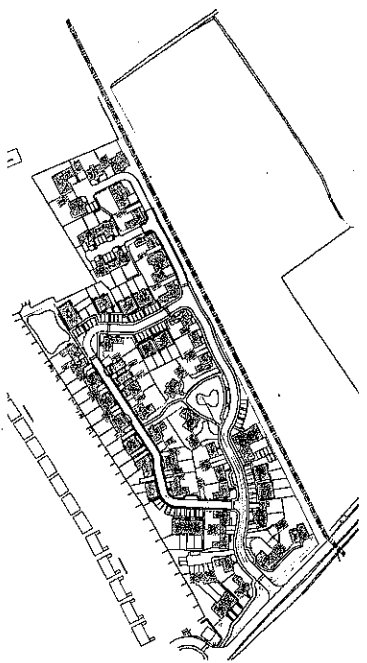


Head of Planning
11th July 2013



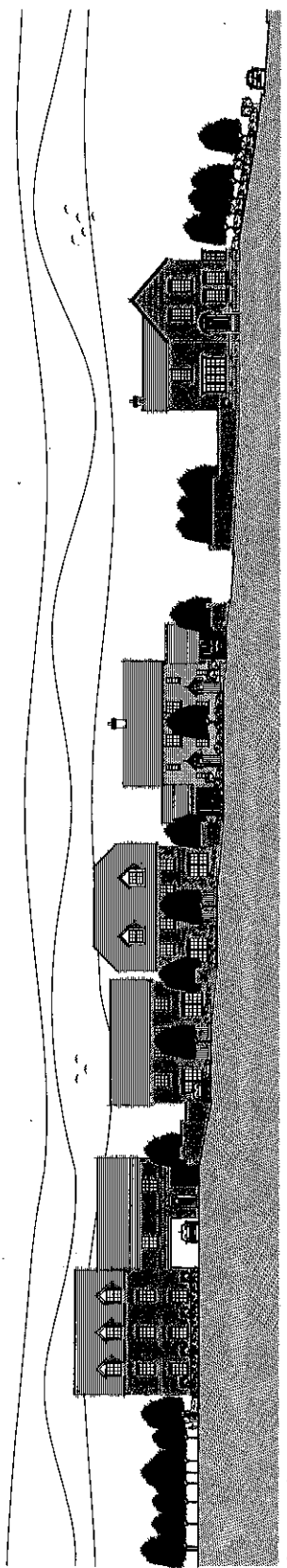
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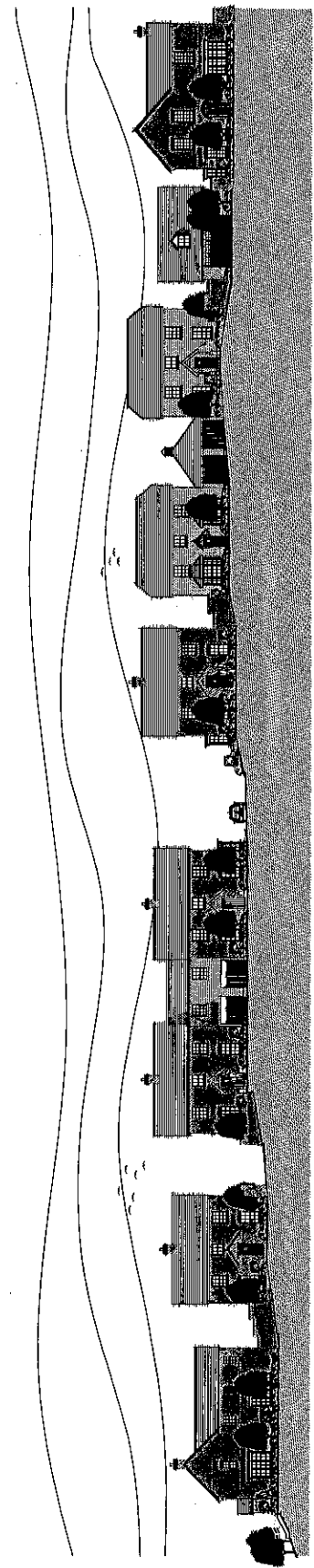


STREETSCENE A

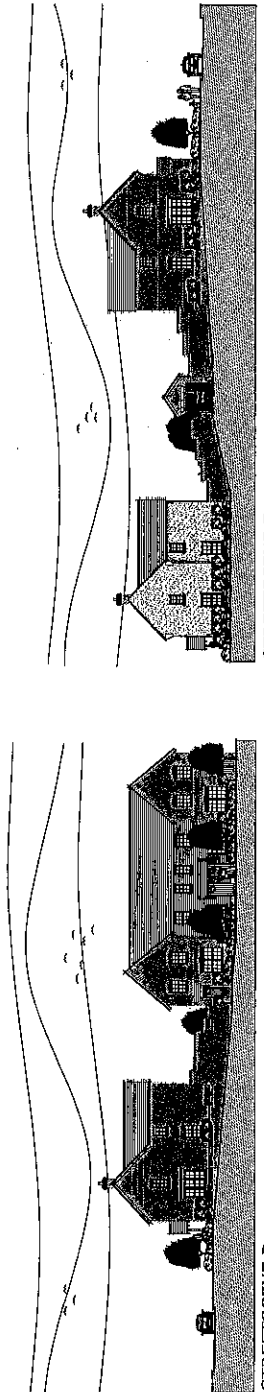
SECTION FACING CHAINHILL



STREETSCENE B



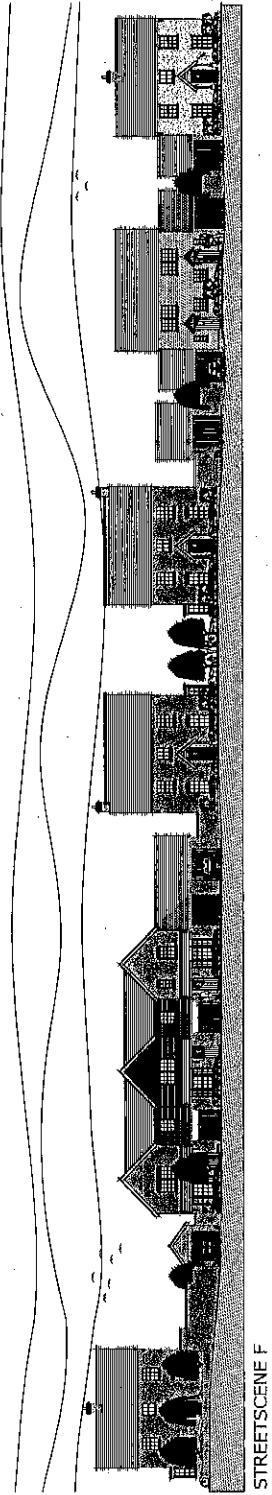
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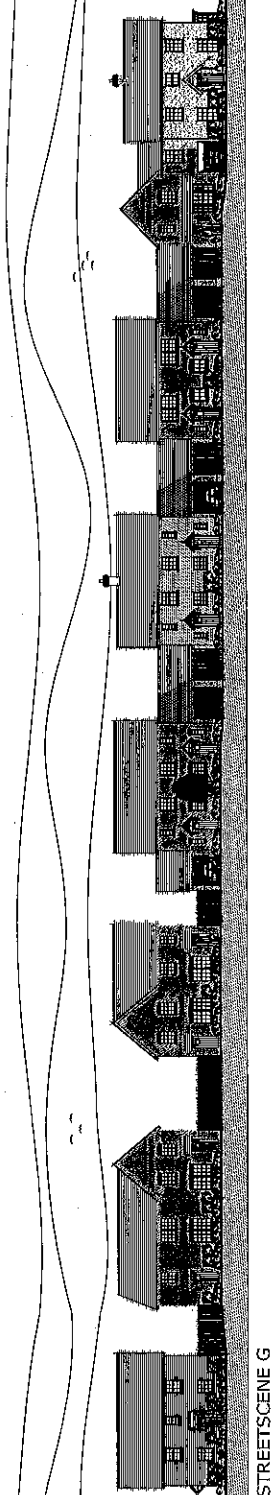
STREETSCENE D

STREETSCENE E

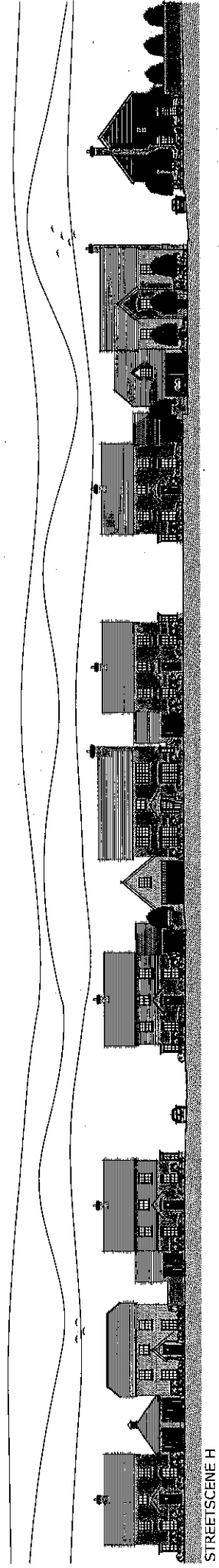
Chainhill Road, WANTAGE



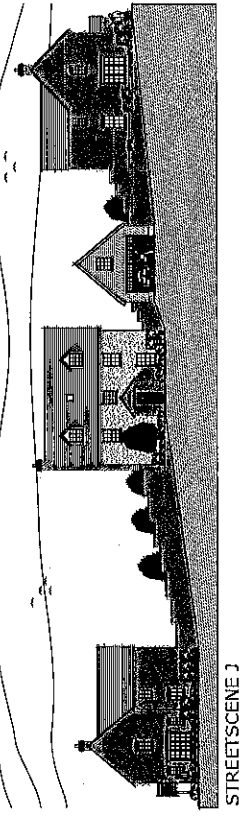
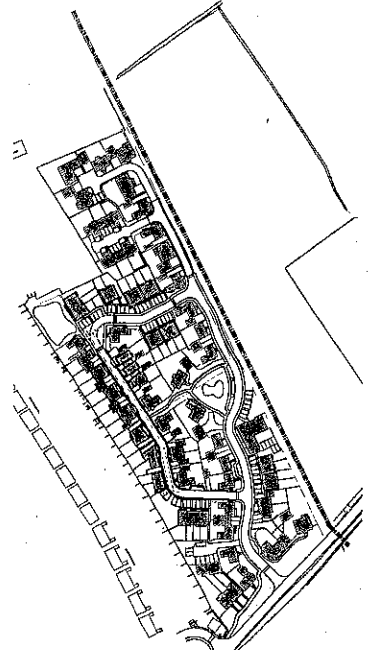
STREETSCENE F



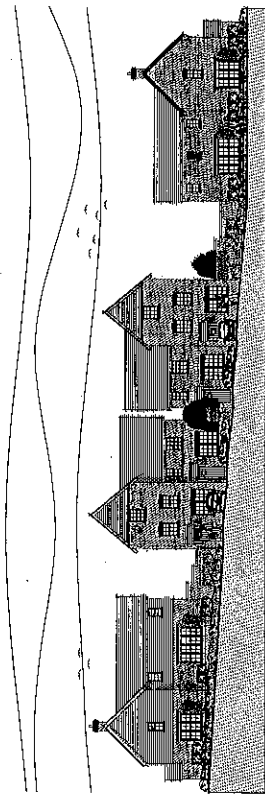
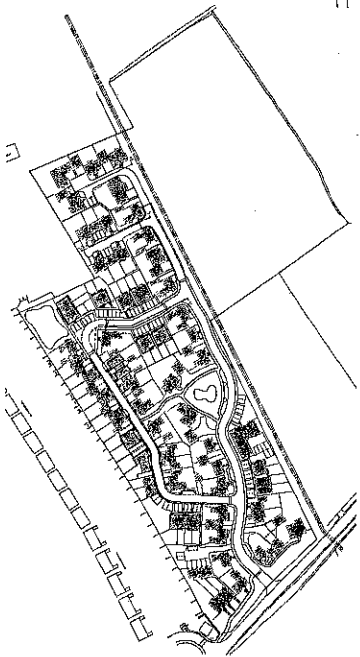
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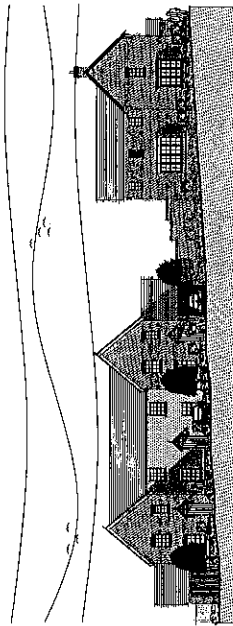
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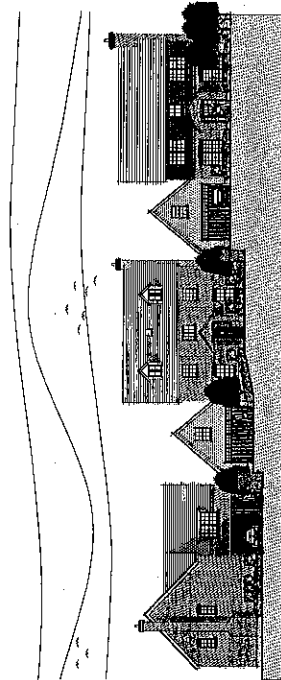
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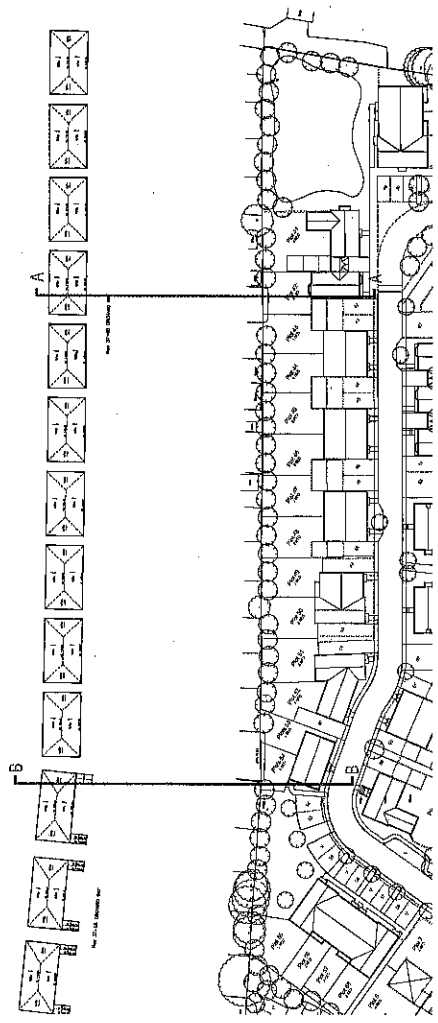
STREETSCENE M



SECTION A



SECTION B



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Metres

Site Sections

Dwg No: WAN/136
January 2014

Chainhill Road, WANTAGE