

*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 all planning applications for the former airfield west of Grove will only be 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.~~
  - The document provides guidance to the developers preparing the master plan, design statement and other technical documents which will support the planning applications for the site.
  - 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. As the preparation of the master plan and associated technical documents proceeds taking account of public and technical consultations, more detailed proposals for the site will be developed in the context of the framework provided by this guidance.~~

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.

- 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 throughout its life and to secure integration with the existing community of Grove.

### Local Plan Context

- 1.6 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 Inspector's recommendations.
- 1.7 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 slopes generally north and south from a crown in the southern part of the site and 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.
- 1.8 The plan designates the area as a strategic housing site to accommodate around 2500 houses. It is envisaged that the development will occur in three broad phases: and
- 500 dwellings to be built between 2006 and 2011;
  - 1000 dwellings between 2011 and 2016; and
  - a further 1000 dwellings between 2016 and 2021.
- 1.9 The Council wishes to see a distinctive, high quality sustainable development on the site and which is integrated with existing Grove. where people will be pleased and proud to live, At the heart of the development Close to the existing edge of Grove 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.
- 1.10 ~~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.~~ Two primary schools will be provided one of which should be located at the local centre. If the site reserved for the second primary school is ultimately not required the District

Council will consider an alternative use to be determined in the light of the material considerations at the time. 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. It's precise location will be discussed in the Development Forum.

- 1.11 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 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.
- 1.12 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 it may be necessary to provide~~ 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. The Local Plan proposals map shows the southern part of the development area to be retained as open space. The Council envisages this to be predominantly community park and playing fields.
- 1.13 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 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. 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

1.14 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

1.15 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 a range of issues including:

- Transport impacts;
- Landscape impacts;
- Drainage issues;
- Archaeological and ecological impacts;
- Contamination.

1.16 ~~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. The design statement that accompanies the outline planning application will define the character areas and will set out principles for their development.~~

1.17 ~~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. The lead developer is expected to assume responsibility for the preparation and submission of the outline planning application, the Environmental Impact Assessment and the Framework Plan. The lead developer will also be responsible for the preparation of legal agreements which will be required to secure provision of the necessary on and off~~

site infrastructure and services for the entire site, which will set the framework for the future.

- 1.18 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**

- 1.19 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.

- 1.20 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

21a Urban design is the art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes in villages, towns and cities, to create successful development.

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.~~ The development should balance local traditions, current context and the need to respond to new government design agendas, including Building for Life, Ecohomes, sustainability / energy resource efficiency. This site is of such scale that there is the possibility of establishing a number of character areas and local identities within the overall identity of Grove.

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 A~~ limited amount of 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 the spine road and other high quality transport routes, 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. ~~Newlands Drive. the existing village~~
- 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.
- ~~Newlands Drive will need to be taken account of in the design of the new development. This could include removing it in whole or in part and landscaping it to soften the edge of the existing development.~~

### 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 a 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 in accordance with policy DC8 of the Local Plan.
- 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 existing features ~~such as the substantial hedgerow along the western edge of Newlands Drive which provides a valuable screen.~~ as well as existing vegetation.
- 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. The scheme should be laid out to incorporate the principles of 'Secured by Design' which is a police initiative to encourage the building industry to incorporate measures to reduce crime. Further advice can **should** be obtained from the police Crime Prevention Design Advisor for Oxfordshire on 01993 893875 or from [www.securitydesign.com](http://www.securitydesign.com).

- 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 (6ft) 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.
- Any external apparatus will be designed to include a secure and visually acceptable perimeter to the apparatus and take into account the need for access by maintenance vehicles.

### 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 Manager on (01235) 540338.

### 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 A road hierarchy and street design will be agreed with Oxfordshire County Council as highway authority and submitted as part of the outline planning application. 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 designs are for residential streets. These are 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 design along Home Zones principles. 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 Guidance, 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 and the recommendations of the local plan Inspector are that 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) to help reduce the tendency for traffic to access the site through Grove village
  - A new road from the site to the A338 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 footpath, cycle 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
  - 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.
  - Contributions towards improved cycle links to Milton Park and the Harwell/Chilton campus
- 3.4 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

- 3.5 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. Provision should be made for bus stopping facilities within the new development along the main distributor road and the local centre.

## 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.~~ 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 which are not designed for on-street parking the Council will wish to ensure that a realistic level of car parking is provided throughout the development.
- 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. A~~ parking strategy will be prepared to accompany the planning application which will put forward a range of car parking options. Car parking preferably should be within the curtilage of dwellings. Where any type of communal parking is proposed, be it for residential areas or to serve the local centre, it should be designed to be kept off-street in small groups, well lit and secure, open to natural surveillance from surrounding properties or busy thoroughfares and form part of the overall urban design urban design concept.

## Location of services.

- 3.9a 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, for the whole community 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.
- 3.9b 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, public transport and footpath and cycleway network should be a key consideration.

## Permeability

- 3.10 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 and existing village.

## 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~~ close to the existing edge of Grove 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. So will the public who live near the site and in the surrounding communities.
- 4.6 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 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 and the forum may therefore continue to have a role after the development is complete.

#### 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 school, recreational facilities and community buildings to be 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 ~~that~~ 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.~~ The issues to be addressed in the Environmental Impact Assessment will be set out in the scoping opinion by the Local Planning Authority.

#### 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. The Council will expect an energy strategy to be submitted with the planning application setting out what energy conservation measures have been incorporated into the detailed design of the development.
- 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 ~~and other developing technologies could~~ ~~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 surface water run off water is attenuated to ~~no more than it would be from a~~ the equivalent rate from the 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 ~~Leteombe Brook and other~~ ~~any~~ receiving watercourses so as to ensure there is no increase in the risk of flooding in the local area, particularly downstream from Grove ~~and the ecological properties of the receiving watercourses are not negatively impacted.~~
- 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.~~

Water features throughout the site, including the Community Park could contribute to the sustainable drainage system at times of high rainfall and could provide valuable holding areas capable of receiving surface water run off.

- 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 timing of the canal works, quality of the water, and a full environmental impact assessment and the agreement of the Environment Agency.

### 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, either within buildings or as part of communal facilities for the sorting of recyclable waste and for home composting, water butts and grey water schemes.
- 5.12 Further advice on waste recycling and collection contact the Vale's Principal 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 wherever possible covered and secure storage facilities for cycles at the local centre, the proposed rail station at Grove and at schools and leisure and community facilities;
  - wherever practicable dedicated cycle storage should be incorporated into the design of the new dwellings and in particular in flatted development.

### 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 to prevent construction traffic going through the existing village. This will follow discussion in the Development Forum and consultation with local Councils:

The developer should plan the phasing/stages of the development to minimise disruption to new residents caused by construction traffic having to pass through previously built phases. This will also minimise road safety risks.

### 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. Policy DC8 of the Local Plan states that the provision of essential infrastructure and services will be secure through legal agreements in accordance with Circular 05/2005. The lower case text states that the Council may seek commuted payments to cover the new facilities and services provided for a period of at least 10 years. This circular also advises that the provision of subsequent maintenance of facilities may be required in perpetuity where the facilities are predominantly for the users 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~~ **expect** 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 times the annual maintenance costs.~~ Circular 05/2005 advises that the provision for subsequent



maintenance of facilities may be required in perpetuity where the facilities are predominantly for the users of the associated development.

For the facilities to be provided away from the site, the Council will seek financial contributions, secured by legal agreement in accordance with local plan policy DC8.

### Affordable Housing

- 6.5 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. Further information is given in the Affordable Housing Supplementary Planning Guidance.

### 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 the provision of temporary accommodation at the existing primary schools may be required in the early stages of the development which the new schools are able to access. The Council will encourage the education authority to maximise possibilities for community use of the primary school buildings.~~

Two new buildings for primary schools will be provided one, of which should be located at the local centre. The primary schools will be provided through the provision of free serviced land totalling 2.2 hectares for each school and the building costs to Oxfordshire County Council Primary School Brief Standard and environmental requirements. Alternatively the schools will be provided by the developer on a 2.2 hectare site to at least the standards set out above. Contributions towards the provision of short term temporary accommodation at the existing primary schools may be required in the early stages of the development until the new school is able to accept pupils. The District Council will encourage the education authority/provider to maximise possibilities for community use of the primary school buildings. If the site reserved for a second primary school is ultimately not required the District Council will consider an alternative use to be determined in the light of material considerations in the future.

#### 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.~~

Policy H5 of the local plan requires that a new secondary school is provided as part of the new development, however, Oxfordshire County Council as education authority will not make a decision on secondary school provision in the area until the end of 2006. The District Council would ideally like to see a secondary school located on the edge of the local centre to improve the centres vitality and diversity. However, it might be that the secondary school is not required until the later stages of the development, which could have design implications on the site layout and as a result the school's location may be affected. 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. Despite the uncertainty of the situation, this Supplementary Planning Guidance has been prepared on the assumption that a secondary school for Grove pupils will be required on the site. 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 on the edge of 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 on the edge of 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.

#### Special Educations Needs

Oxfordshire County Council will require financial contributions towards the provision of any identified additional Special Educational Needs facilities which can be attributed to the new development. This will be calculated on the basis of a proportion of the overall pupil generation.

#### 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. These will include contributions to public transport.

#### 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, parish council offices, 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 could be a free standing facility, although the possibility of a dual use facility associated with the or it could be provided in conjunction with the primary school, secondary school should be investigated or community centre.

### Library

- 6.12 Contributions will be required in the early stages of the development to improve the existing library facilities. Oxfordshire County Council has yet to make a decision on further library provision in Grove. However should it be decided that the new facility will replace the existing Grove library then 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.

### 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.~~

Facilities for teenagers, including free standing, dedicated youth centre will be provided. The building design should meet needs as a performance venue and be located where activities and events for young people will not lead to any conflicts with residential properties. The centre should be autonomous of any school provision. It will be crucial that young people are heavily involved in the design of the building. If Youth Shelters are provided then consultation between the Youth Services should take place with amongst others the Grove Parish Council and the Thames Valley Police Architectural Liaison Officer.

### 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).

### 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. 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.

### 6.20b Essential Infrastructure

Essential infrastructure such as the provision of water and sewage treatment facilities will need to be in place to meet the needs of the development prior to the development occurring.

### 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. Financial contributions towards the improvement of existing rights of way may also be required.

- 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.
- Waste Management. Developer contributions will be sought to assist in the upgrading of waste management facilities to cater for their increased usage caused by the new development.
- Museum Resource Storage. Developer contributions will be sought to reflect the need to contribute to the services provided by the Standlake Museum Resource Centre, associated with the educational, research and leisure activities of the County Council.
- Social and Health Care. Major residential development in Grove will increase the demand for Day Care facilities in Wantage/Grove, and developer contributions towards a new Resource Centre will be required.

## 7.0 Timescales

7.1 Key Principles: The developments should, before planning permission is granted:

- 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.

## 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. Comments should be sent to:

— The Director of Environmental Services  
— 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.~~