

APPLICATION NO.	P15/V0783/O
APPLICATION TYPE	OUTLINE
REGISTERED	15.4.2015
PARISH	GROVE
WARD MEMBER(S)	Ben Mabbett Chris McCarthy
APPLICANT	Gallagher Estates and Gleeson
SITE	Land at Monk's Farm Grove
PROPOSAL	Outline planning consent for residential development of up to 133 dwellings with associated access.
AMENDMENTS	None
GRID REFERENCE	/
OFFICER	Stuart Walker

SUMMARY

This application is referred to committee in light of an objection from Grove Parish Council.

This is an outline submission to consider the principle of the proposed development, together with the means of vehicular access into the site. It is a resubmission of application P12/V1545/O which was granted in February 2014 with a time limit of 18 months.

The main planning issues are:

- The principle of the proposed development in this location in relation to planning policy context is acceptable.
- The proposal is suitable to meet the five year housing supply deficit in terms of the sustainability of the site.
- The impact of the proposal on the lowland vale landscape is acceptable.
- The impact on highway safety is acceptable.
- There are no adverse implications for flood risk, foul and surface water drainage, noise, air quality, ecology and archaeology.

Overall the development is considered to amount to sustainable development, and is recommended for approval subject to conditions and S106 agreements.

1.0 INTRODUCTION

- 1.1 The 4.57ha site lies to the north of North Drive, adjoining the development boundary of Wantage and Grove. It is bounded by a petrol service station off the A338 to the north, and the adjoining Old Station Road in Grove to the east. It comprises an agricultural field enclosed by hedgerows and trees. The topography of the site is broadly flat and is rural in character. The site lies within the Lowland Vale landscape (policy NE9).
- 1.2 Access to the site is taken from the Station Road to the east, and from a track at the west of the site that heads northwards from North Drive.
- 1.3 A location plan is **attached** at appendix 1.

2.0 **PROPOSAL**

2.1 The proposal is for residential development of the site for up to 133 dwellings with all matters reserved except access. It is a resubmission of application P12/V1545/O which granted outline permission in February 2014 with a time limit of 18 months. A separate reserved matters application (P15/V0978/RM) is currently under consideration, but due to commercial circumstances beyond the applicant’s control, the deadline for reserved matters in August 2015 may not be met. The applicant is thus seeking to renew the outline permission in order to achieve delivery of the site.

2.2 The application proposes no variations in the quantum of development previously approved. The development would take vehicular access by means of a priority junction on the A338 between Oxford Lane and the Williams roundabout. The access road is designed to act as a northern link road (NLR) for a wider housing development on surrounding land as part of a possible future strategic allocation to the north of Grove.

2.3 An illustrative layout has been submitted to demonstrate that the site is capable of delivering an acceptable scheme on the site.

2.4 The application is supported by the following documents which are available to view online:

- Planning statement
- Design and access statement
- Tree survey report
- Ecological assessment
- Visual assessment
- Archaeology assessment
- Air quality report
- Noise assessment
- Flood Risk Assessment and Development Drainage Strategy

2.5 The illustrative layout plan is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the responses received to both the original plans and the amendments. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

3.2	Grove Parish Council	<p>Objection</p> <ul style="list-style-type: none"> • This development should NOT be considered separately as it is part of the proposed larger Monks Farm allocation in the new Draft Local Plan. • This application is too soon and should be rejected until the Local Plan is approved. If the Monks Farm allocation is then accepted as part of the Local Plan then that would be the time to submit an application. • It is an isolated development from
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	<p>the remainder of the Village Paragraph 8.17.10 of the Inspectors report dated February 2006 in the Vale of White Horse Local Plan 2011, relating to Monks Farm site, states of this area. It is also relevant to note that the objection site is slightly further away from the higher order services available in Wantage town centre and that direct access to the existing shops, schools and community/health facilities in Grove, whilst convenient on foot and by cycle, is unlikely to be possible by road without the demolition of existing houses in the areas to the north of Oxford Lane to provide new road access. In my view, this may well act as a deterrent to future social and economic linkages and inhibit efforts to integrate any new community with the existing one. We fully agree with this and suggest that this alone is enough to reject this application at this time.</p> <ul style="list-style-type: none"> • Access onto the A338 is not practicable in the current form especially if as indicated it is the eastern end of the airfield development northern link road. • Northern Link Road to the Airfield Development should not go through this development but be positioned further north to link in with the roundabout adjacent to the Williams F1 facility.
<p>Oxfordshire County Council One Voice</p>	<p>No overall objection</p> <p><i>Highways</i></p> <ul style="list-style-type: none"> • No objection, subject to conditions and contributions. <p><i>Archaeology</i></p> <ul style="list-style-type: none"> • No objection. <p><i>Education</i></p> <ul style="list-style-type: none"> • No objection, subject to contributions. <p><i>Property</i></p> <ul style="list-style-type: none"> • No objection. <p><i>Waste management</i></p> <ul style="list-style-type: none"> • No objection, subject to

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	contributions.
Thames Water	No objection.
Environment Agency	No objection.
Drainage Engineer	No objection, subject to conditions.
Landscape Officer	<p>No objection.</p> <ul style="list-style-type: none"> • As stated in October 2012, this site is part of a wider Monks Farm Strategic Site and I would prefer being able to comment with a clear understanding on the how this scheme will integrate into the wider proposed development area. The piecemeal development of sections of the site, makes it hard to plan for the integration of the different sections of the sites, plan linkages and open spaces. This is especially important due to the constraints of the wider Monks Farm area including the Letcombe Brook, flood zones and listed buildings. • I am also concerned about the possible additional works which would be required to upgrade the access from this site onto A338. This section of the A338 with its village green quality forms an attractive entrance to Grove and approving this scheme accepts the principle that this is the best alignment for the proposed northern link road to the Grove Airfield without any detailed assessment in relation to other areas of development it would serve.
Countryside Officer	<p>No objection.</p> <ul style="list-style-type: none"> • The site has relatively few ecological constraints and there are unlikely to be any significant indirect impacts arising from this development in isolation. I therefore do not have any objections to the proposed development provided the recommendations of the Ecological Assessment are

	followed.
Environmental Health – Protection Team	No objection, subject to condition.
Environmental Health – Air Quality	No objection, subject to condition.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V0576/O](#) - Approved (02/04/2015)

Residential development comprising the erection of up to 75 dwellings including access.(as amplified by Drainage Strategy, Flood Risk Assessment & Illustrative Layout received 22 August 2014)

[P14/V0934/DIS](#) - Approved (12/09/2014)

Discharge of conditions 7 - drainage and 13 - highway access on P12/V1545/O relating to Outline application for residential development of up to 133 dwellings with associated access

[P12/V1545/O](#) - Approved (11/02/2014)

Outline application for residential development of up to 133 dwellings with associated access.

[P12/V0024/SCO](#) – EIA not required (09/02/2012)

Development of land at Monks Farm

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse District Council Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

- GS1 - Developments in Existing Settlements
- GS2 - Development in the Countryside
- H10 - Development in the Five Main Settlements
- H13 - Development Elsewhere
- H16 - Size of Dwelling and Lifetime Homes
- H17 - Affordable Housing
- H23 - Open Space in New Housing Development
- DC1 - Design
- DC4 - Public Art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC8 - The Provision of Infrastructure and Services
- DC9 - The Impact of Development on Neighbouring Uses
- DC10 – The effect of Neighbouring or previous uses on new development
- HE9 - Archaeology
- HE10 - Archaeology
- HE11 - Archaeology
- NE9 - The Lowland Vale
- TR1 - Wantage relief road scheme

5.2 **The emerging Local Plan 2031, Part 1, Core Policies**

The draft local plan part 1 is not currently adopted policy. As per paragraph 216 of the NPPF, at present it is officers' opinion that the emerging Local Plan housing policies carry limited

weight for decision making. The relevant policies are as follows:-

- 1 – Presumption in favour of sustainable development
- 3 – Settlement hierarchy
- 4 – Meeting our housing needs
- 7 – Providing supporting infrastructure and services
- 15 – Spatial strategy for the South East Vale Sub-Area
- 17 – Delivery of strategic highway improvements within the South East Vale Sub-Area
- 18 – Safeguarding of land for transport schemes in the South East Vale Sub-Area
- 22 – Housing mix
- 23 – Housing density
- 24 – Affordable housing
- 26 – Accommodating current and future needs of the ageing population
- 33 – Promoting sustainable transport and accessibility
- 35 – Promoting public transport, cycling and walking
- 36 – Electronic communications
- 37 – Design and local distinctiveness
- 38 – Design strategies for strategic and major development sites
- 39 – The historic environment
- 40 – Sustainable design and construction
- 41 – Renewable energy
- 42 – Flood risk
- 43 – Natural resources
- 44 – Landscape
- 45 – Green Infrastructure
- 46 – Conservation and improvement of biodiversity
- 47 – Delivery and contingency

5.3 Supplementary Planning Guidance (SPG)

- Design Guide – March 2015

The following sections of the Design Guide are relevant to this application:-

Responding to Site and Setting

- *Character Study (DG6) and Site appraisal (DG9)*

Establishing the Framework

- *Existing natural resources, sustainability and heritage (DG10-13, 15, 19)*
- *Landscape and SUDS (DG14, 16-18, 20)*
- *Movement Framework and street hierarchy (DG21-24)*
- *Density (DG26)*
- *Urban Structure (blocks, frontages, nodes etc) DG27-30*

Layout

- *Streets and Spaces (DG31-43)*
- *Parking (DG44-50)*

Built Form

- *Scale, form, massing and position (DG51-54)*
- *Boundary treatments (DG55)*
- *Building Design (DG56-62)*
- *Amenity, privacy and overlooking (DG63-64)*
- *Refuse and services (DG67-68)*

- Open space, sport and recreation future provision – July 2008
- Affordable Housing – July 2006
- Flood Maps and Flood Risk – July 2006
- Planning and Public Art – July 2006

- Oxfordshire Local Transport Plan, April 2012
- S106 interim guidance 2014

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

5.5 **Planning Practice Guidance (NPPG) – March 2014**

5.6 **Other Relevant Legislation**

- Written statement by Secretary of State on sustainable drainage systems (18 Dec 2014)
- Written statement by the Secretary of State on car parking (25 March 2015)
- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.7 **Human Rights Act**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.8 **Equalities**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The relevant planning considerations in the determination of this application are:

1. Principle of the development
2. Use of land
3. Locational credentials
4. Affordable housing and housing mix
5. Design and layout
6. Residential amenity
7. Landscape and visual Impact
8. Open space
9. Flood risk and surface / foul drainage
10. Traffic, parking and highway Safety
11. Ecology and Biodiversity
12. Archaeology
13. Delivery and developer contributions

6.2 **The principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

6.3 The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the

weight that may be given).

- 6.4 Outline Planning consent was granted in February 2014 and remains extant at the time of writing this report. The principle of the development has therefore been established. Notwithstanding, the proposal has been re-assessed against the saved policies of the local plan and the NPPF.
- 6.5 The relevant housing policies of the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposal should be assessed under the NPPF where there is a presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the 3 strands. Therefore, with the lack of a 5 year housing supply, the proposal is acceptable in principle unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.
- 6.6 **Use of land**
The NPPF identifies the need to protect the best and most versatile agricultural land from development (paragraph 112). This site comprising semi-improved grassland in agricultural use. However, the loss of this land to housing from agricultural production is outweighed by economic, social and environmental benefits.
- 6.7 **Locational Credentials**
Under policies GS1 and H10 of the adopted local plan, Wantage and Grove are identified as one of the most sustainable locations for development within the district. Both policies are considered to be consistent with the NPPF. Wantage and Grove also lie within the wider strategic area of economic development known as ‘Science Vale’ (SV). The emerging Local Plan Part 1 2031 continues a settlement hierarchy which focuses housing growth at the market towns and identifies Wantage as the market town of the South East Vale sub-area. Within this emerging strategy, Core Policy 3 identifies the Monks Farm, Grove site as a site suitable for new housing and Core Policy 12 states 9535 houses will be provided by 2029 for the sub-area, of which around 750 units will be provided for at the Monks Farm site. The application site adjoins the proposed site allocation and will provide access to it and is considered to be sustainably located in terms of the NPPF.
- 6.8 **Affordable housing and housing mix**
The application makes provision for 40% affordable housing which accords with Policy H17 of the adopted Vale of White Horse Local Plan 2011. As this is an outline application, the exact mix and location of affordable housing will be agreed at the reserved matters application stage. However the illustrative plan shows a likely mix of 8 x 1 bed flats, 3 x 2 bed flats, 25 x 2 bed dwellings, 29 x 3 bed dwellings and 2 x 4 bed dwellings.
- 6.9 Policy H16 of the Adopted Local Plan requires 50% of houses to have two beds or less. However, as stipulated at paragraph 47 of the NPPF this policy is out of date as it is not based on recent assessments of housing need. The Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) is the most recent assessment and estimates the following open market dwelling requirement by number of bedrooms (2011 to 2031) for the District:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
SHMA	5.9%	21.7%	42.6%	29.8%
Illustrative	0	10	33	37

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Proposal				
SHMA expectation	5	17	34	23

- 6.10 It is clear the illustrative mix departs from that which the council would normally seek, but this can be addressed through the reserved matters application to ensure the mix of market house sizes more closely accords with the SHMA.
- 6.11 **Design and Layout**
The NPPF provides that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 60). It gives considerable weight to good design and acknowledges it is a key component of sustainable development.
- 6.12 A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, and DC9). In March 2015 the council adopted its design guide, which aims to raise the standard of design across the district. The below assessment is set out in logical sections similar to those in the design guide.
- 6.13 This is an outline application with only access to be considered. The details concerning layout and external appearance of the dwellings are reserved matters and will be considered as part of the reserved matters application. As they are not part of the consideration of this outline application, officers do not intend to address design and layout in any further detail in this report.
- 6.14 Principle DG26 of the design guide states that density should be appropriate to the location, and it requires a range of densities for larger development proposals. Policy H15 of the adopted local plan requires densities of at least 30 dwellings per hectare. The application proposes a density of 30 dwellings per hectare. Whilst surrounding development is relatively low in density (Grove is approximately 20 dwellings per hectare), taking into account the expectations of NPPF to boost the supply of housing, the proposed density is considered acceptable.
- 6.15 **Residential Amenity**
Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.
- 6.16 As no details of housing layout or house types accompany this outline application it is not possible to consider the impact on residential amenity. The most appropriate stage to do this would be at the detailed reserved matters stage. The adopted Design Guide provides guidance on protecting residential amenity and any detailed submission would be expected to comply with Design Guide.
- 6.17 The NPPF states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from noise pollution (paragraph 109).
- 6.18 The site is located adjacent to a commercial garage and further afield there is the Williams F1 campus and the Bristol to London railway line. An external noise assessment has been undertaken and concludes that a small number of noise sources

could potentially affect a minority of residents of the proposed development, but these can be mitigated through enhanced thermal glazing and acoustic garden fences. The environmental health protection team raise no objection to the proposal, subject to a condition covering the mitigation proposed. The proposal is thus acceptable in terms of residential amenity of future occupiers and complies with policy DC9 and the NPPF.

6.19 Landscape and Visual Impact

The NPPF seeks to enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph 109). This is not a valued landscape in NPPF terms but the site is part of the lowland vale landscape. Policy NE9 seeks to protect long open views within or across this area.

6.20 The site has been assessed under the “Landscape assessment of land on the edge of the Vale's main towns” which is part of the Local Plan Evidence Base (available to view online). This document confirms visibility from the north and east is limited by hedgerows and trees with the northern edge of Grove limiting visibility to the south. It also concludes that from a landscape point of view further development should be directed to this area “as the majority of this area has a landscape that is robust enough to accept major development” (paragraph 11.2). It is therefore not considered that the proposal would have a harmful impact on the character of the area or affect the long open views across the Lowland Vale.

6.21 The comments from the landscape officer are noted, and officers consider an acceptable landscape scheme can be achieved within the site, subject to condition in accordance with policy NE9 and the NPPF.

6.22 Open Space

Adopted Local Plan Policy H23 of the adopted Local Plan requires a minimum of 15% of the residential area to be laid out as open space. Based on the submitted illustrative plan it is considered this can be adequately achieved on site. In addition each dwelling is provided with private amenity space in the form of rear garden areas.

6.22 Flood Risk and Surface/Foul Drainage

The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103). It states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution (Paragraph 109).

6.23 Adopted local plan policy DC9 provides that new development will not be permitted if it would unacceptably harm the amenities of neighbouring properties or the wider environment in terms of, amongst other things, pollution and contamination. Policy DC12 provides that development will not be permitted if it would adversely affect the quality of water resources as a result of, amongst other things, waste water discharge.

6.24 The application is supported by a Flood Risk Assessment and development drainage strategy. The drainage bodies have no objections to the proposal and the surface water drainage scheme for the site has been agreed through the discharge of the original planning condition. The proposal is therefore acceptable in respect of flood risk and drainage.

6.25 Traffic, Parking and Highway Safety

Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. The NPPF

(Paragraph 32) requires plans and decision to take account of whether:-

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

- 6.26 Paragraph 32 of the NPPF goes on to state: *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*
- 6.27 The application is supported by a transport assessment which has looked at the site both as a stand-alone development and also in the context of the Grove Airfield development (2500 dwellings) and land north of Grove (750 dwellings) coming forward.
- 6.28 Access to the site is proposed from the A338 and remains as previously agreed. Adequate vision splays are available at the proposed access point and can be secured by planning condition. There is also sufficient highway land to enable the junction to be upgraded when other developments come online.
- 6.29 The proposal is expected to generate 57 trips by car in the morning peak hour, and 63 trips in the evening peak. The level of traffic generation arising from the development will have no significant impact on the highway network and the County Highways engineer has raised no objections to the proposal on highway safety or traffic generation grounds, subject to conditions and contributions to strategic highway improvements. The proposal is considered to accord with policy DC5 and the NPPF.
- 6.30 The parish council has raised concern over the northern link road which is proposed to be formed from the new access road into and through the site, to eventually connect up with the Grove Airfield development. Whilst alternative routes are possible on land to the north, the current alignment of the northern link road through the site is considered to be acceptable. The route has been assessed by the County Highways team who raise no objection and consider the current alignment through the site is best from a strategic point of view. Officers therefore see no reason to withhold permission to explore alternative options.
- 6.31 **Ecology and Biodiversity**
Paragraph 117 of the NPPF refers to the preservation, restoration and re-creation of priority habitats, whilst Paragraph 118 sets out the basis for determination of planning applications. Paragraph 118 states that *“...if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused...”*
- 6.32 The application is accompanied by an Ecological Report, which has been updated to take account of the changes on site as a result of the archaeological excavations and the now partially flooded trenches. Despite the changes to the site that have occurred as a result of the archaeological works the constraints on site remain substantially similar to those recorded in 2012. The countryside officer has assessed the application and considers ‘the site has relatively few ecological constraints and there are unlikely to be any significant indirect impacts arising from this development in isolation’ and therefore raises no objections provided the recommendations of the Ecological Assessment are followed.

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- 6.33 The proposal is thus considered to accord with the NPPF, subject to a condition requiring the developer to comply with the recommendations set out in the Ecological Report.
- 6.34 **Archaeology**
Policy HE10 of the adopted Local Plan states that development will not be permitted if it would cause damage to the site or setting of nationally important archaeological remains, whether scheduled or not.
- 6.35 The applicant has undertaken an archaeological assessment survey of the site. The County Archaeologist has confirmed that 'no further archaeological investigation is required and there are no archaeological constraints to this application'. The proposal accords with adopted local plan policy HE10 and the NPPF.
- 6.36 **Delivery and Contributions**
The NPPF advises that planning obligations should only be sought where they meet all of the following tests (paragraph 204):
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- Policy DC8 of the Adopted Local Plan provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured.
- 6.37 The County Council have identified that the development will increase pressure upon existing community infrastructure. Therefore contributions have been requested towards increased school places and public transport improvements.
- 6.38 District provision includes contributions towards public art, street naming and waste bin provision on site.
- 6.39 The following contributions have been requested.

Contribution Type	Amount
<i>Oxfordshire County Council</i>	
Transport	
Public transport (£847.50 per dwelling)	£112,717.50
Bus stop improvements	£2,000
Travel Plan monitoring	£1,240
Education	
Primary School expansion	£cost awaited
Secondary School expansion	£cost awaited
Special Education Need	£24,525
Waste Management	
Household waste recycling centre improvement	£34,580
Administration and Monitoring	
Administration and Monitoring costs	£5,741.98
TOTAL	£180,804.48
<i>Vale of White Horse District Council</i>	
Waste Collection	£22,610
Public Art	£35,550
Street naming	£1,969

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Sports Halls	£62,223
Swimming Pools	£48,121
Artificial Grass Pitches	£8,524
Outdoor Tennis	£27,973
MUGA	£27,782
Football Pitches	£20,443
Cricket Pitches	£8,298
Rugby Pitches	£4,896
Clubhouse/Pavilion	£19,626
Police equipment	£10,640
Parish Allotments	£1,246
Parish Cemetery	£1,337
Parish Play Equipment	£2,029
Administration and Monitoring	£5,170
TOTAL	£308,437
Overall Total	£489,241,48 (£3,678.50 per dwelling)

6.40 Officers consider the contributions are fair and proportionate and should be subject to legal agreements should permission be granted. The Vale contributions remain as previously approved and it is therefore proposed to secure these through a deed of variation to the previously completed S106 agreement.

6.41 In terms of delivery, the site can be delivered quickly to address the deficit in housing land supply and a further 18 month time limit to start work is suggested.

7.0 **CONCLUSION**

7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. The NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits. The NPPF also states that there are social, economic and environmental dimensions to sustainability and that conclusions must be reached taking into account the NPPF as a whole.

7.2 The proposed development would perform an economic role through increasing housing stock, it would contribute to an expansion of the local housing market and could potentially improve the affordability of open market housing. In addition, the additional houses would help maintain existing infrastructure, creating investment in the local and wider economy.

7.3 The scheme would have a social role as it will provide affordable housing units and other social benefits will arise through the contributions to local infrastructure identified including towards local facilities. The proposal would also increase public open space which would be available to all.

7.4 The proposal will have some adverse environmental implications given the change in landscape as a result of the development. However these are considered to be outweighed by the wider social and economic benefits of the development. In view of the emphasis in the NPPF to boost significantly the supply of housing (paragraph 47) officers consider that the limited environmental impacts would not significantly and demonstrably outweigh the benefits of this proposal which include a contribution to the Council's five year housing land supply.

8.0 **RECOMMENDATION**

8.1 It is recommended that authority to grant planning permission is delegated to the head of planning, in consultation with the Chair and Vice Chair of the committee, subject to:

1. A S106 agreement being entered into with both the county council and district council in order to secure contributions towards local infrastructure and to secure affordable housing; and
2. The following conditions:
 1. Outline commencement condition – 18 months.
 2. Materials to be agreed.
 3. Landscape scheme to be agreed.
 4. Tree protection to be agreed.
 5. Boundary treatments to be agreed.
 6. Ecology mitigation in accordance with submitted assessment.
 7. Drainage strategy as previously agreed.
 8. Bin storage details.
 9. Noise and dust mitigation to be agreed.
 10. Travel information packs to be provided.
 11. Construction traffic management plan to be agreed.
 12. Sustainable routes and ransom strips.
 13. Access in accordance with previously approved details.
 14. Parking details.
 15. Fire hydrants to be agreed.
 16. Satellite dishes and aerials restriction.
 17. Approved plans.

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