

PLANNING

Draft Planning Decision

P17/V0652/FUL

St Modwen Developments
c/o Kemp & Kemp LLP
1-3 Ock Street
Abingdon
Oxon
OX14 5AL

PLANNING PERMISSION

Application No : **P17/V0652/FUL**

Application proposal, including any amendments :

Variation of Conditions 1 (amended parameter plans), 33 (additional land to be included within the Archaeological Written Scheme of Investigation) and 52 (vehicle access) of Planning Permission P13/V1764/O (as amended by letter received 23 March 2017).

Outline application for residential development of up to 1500 dwellings including new employment space (use class B1), a neighbourhood centre/community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A417 Reading Road. Provision of a strategic link road between the A417 and the A338 Road to be known as the Wantage Eastern Link Road (WELR). All matters reserved except means of access to the development and the WELR. Additional information received as amplified by agent's covering letter dated 30th October 2013 and agent's e-mail dated 10th December 2013.

Site Location : **Land at Crab Hill Land north of A417 Wantage**

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

1. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

(Drawing No. - Drawing Title)

Parameter Plans:

- 01 Rev 02 - Land Use Mix
- 02 Rev 02 - Residential Density
- 03 Rev 02 - Maximum Building Heights Zones
- 04 Rev 02 - Access and Movement
- 05 Rev 02 - Landscape Framework
- 06 Rev 02 - Illustrative Framework

Other Plans:

- Rev 02 - Location Plan
- Rev 01 - Site Plan
- Rev 01 - Topographical Survey
- 170222 - Areas of Archaeological Potential
- TR290218/SK05 Rev G - General Arrangement For Access from A417
- TR290218/SK07 Rev I - General Arrangement For Access from A338
- TR290218/SK16 Rev B - General Arrangement of the Wantage Eastern Link Road
- TR290218/SK06 Rev C - Longitudinal Sections Through Proposed A417 Roundabout
- TR290218/SK08 Rev E - General Arrangement of the Wantage Eastern Link Road (Section 2 from Top of Cutting to BOAT Crossing)
- TR290218/SK14 Rev C - General Arrangement of the Wantage Eastern Link Road (Section 3 from BOAT Crossing to Eastern Internal Roundabout)
- TR290218/SK15 Rev A - General Arrangement of the Wantage Eastern Link Road (Section 4 from Eastern Internal Roundabout to A417)
- TR290218/SK10 Rev B - Longitudinal Section Along Wantage Eastern Link Road (Section 1 from A338 Through Cutting)
- TR290218/SK11 Rev C - Longitudinal Section Along Wantage Eastern Link Road (Section 2 from Top of Cutting to BOAT Crossing)
- TR290218/SK12 Rev B - Longitudinal Section Along Wantage Eastern Link Road (Section 3 from BOAT Crossing to Eastern Internal Roundabout)
- TR290218/SK18 - Longitudinal Section Along Wantage Eastern Link Road (Section 4 from Eastern Internal Roundabout to A417)
- 0394/GA/202 Rev B - BOAT Crossing, vehicular access north
- 0394/GA/201 Rev C - BOAT Crossing, vehicular access north and south
- TR290218/SK17 Rev A - General Arrangement of A417 Eastern 'T'- Junctions
- Plan 0394/GA/102 Rev B - Reading Road
- TR290218/SK13 Rev B - Proposed Mitigation Works, Junction 3B (Williams

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F1 Roundabout)

and broadly in accordance with the following documents:

- The Environmental Statement

- The Transport Assessment;
- The Flood Risk Assessment;
- The Utilities Statement;
- The Sustainability Statement;
- The Design & Access Statement and its supplementary document (dated 9 December 2013); and
- The Construction Environment Management Plan (July 2013)

- Reason: To define the relevant approved plans and documentation.
2. The development shall comprise the following land uses / and quantum of land for each land use:

- (a) 36.65ha residential accommodation
- (b) 4.03ha mixed use neighbourhood centre
- (c) 0.86ha commercial blocks (public house / restaurant (Use Classes A3 & A4) and care home (Use Class C2)
- (d) 2.20ha primary school
- (e) 5.75ha WELR corridor
- (f) 5.76ha existing / core road corridors
- (g) 2.62ha SUDs
- (c) 36.98ha landscape and open space (including playing fields, local parks, playing areas, allotments, buffer zones, areas of ecological enhancement)

There shall be no material change in the quantum of each of the land uses listed above without the prior written approval of the local planning authority. Each reserved matter application shall identify the quantum of land in the above land use categories.

- Reason: To ensure a balanced mix of uses in the development.
3. The development to which the permission relates shall be begun not later than whichever is the earlier of the following dates: i) 13 July 2018; or ii) 2 years from the final approval of the first reserved matters application in the first phase.

Reason: To comply with the provisions of section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

4. Applications for the approval of all remaining reserved matters shall be made

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no later than 13 July 2023.

Reason: To comply with the provisions of section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

5. Notwithstanding details shown on the approved parameter plans and in the approved Development Delivery Strategy, no development shall be begun or any further reserved matters application made until a site wide foul water drainage strategy has been submitted and approved in writing by the local planning authority. The strategy shall be based on the sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, as set out in Flood Risk Assessment ref 50600394

produced by WSP dated 25 July 2013 and shall include:

- i. Details of how the scheme shall be maintained and managed after completion
- ii. Details of the surface water drainage arrangement to ensure contamination risks will be mitigated.

Reason: To ensure a comprehensive high quality and sustainable development with an appropriate cohesion and consistency in preventing flood risk and risk to public health (policy CP42 of the adopted local plan).

- 6. The submission of all reserved matters and the implementation of the development shall be carried out fully in accordance with the Development Delivery Strategy approved under application P16/V2590/DIS.

Reason: To ensure a comprehensive high quality and sustainable development with an appropriate cohesion and consistency of development.

- 7. The development hereby permitted shall be carried out fully in accordance with the Housing Delivery Document (HDD) approved under application P16/V2590/DIS. All reserved matters applications incorporating residential development shall be accompanied by an updated HDD to demonstrate how each phase or sub-phase complies with the approved HDD and shall include details of the following:

- (i) the number and mix of market housing dwellings
- (ii) the number and mix of affordable housing including different tenures
- (iii) the number of lifetime homes (open market and affordable)
- (iv) the net housing density of each parcel
- (v) the density across each phase and the overall site
- (vi) the numbers of completions

Reason: To monitor and ensure an appropriate distribution of housing accommodation and tenures across the site (policy CP47 of the adopted local

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plan).

- 8. The submission of all reserved matters and the implementation of the development shall be carried out in accordance with the master plan approved under application P16/V2590/DIS.

Reason: To ensure a comprehensive high quality and sustainable development with an appropriate cohesion and consistency of development (policies CP37 and 38 of the adopted local Plan).

- 9. No phase or sub phase of the development shall be begun until full detailed drawings illustrating the following matters ('the reserved matters' have been submitted to and approved in writing by the Local Planning Authority and the development of that phase shall be carried out in accordance with such details:

- (i) the layout of the new development;
- (ii) the scale of the new development;
- (iii) the appearance of the new development;
- (iv) the means of access, not approved by this permission; and
- (v) the landscaping for that phase or sub phase.

Each reserved matters application shall demonstrate how it conforms to the Development Delivery Strategy and the Master Plan and shall include information on how the principles of the site wide strategies for the area to which that reserved matters application relates have been applied. Each application shall also include a detailed Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management (LEMP) for that phase or sub-phase which shall accord with the approved site wide CEMP and the site wide LEMP (submitted and approved under condition 6). Each application shall identify areas to be transferred / adopted and shall provide a housing delivery and monitoring update.

Reason: As the application is in outline only and is not accompanied by detailed plans and by virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act

10. ~~2004~~ More than 1500 dwellings shall be constructed on the site.

Reason: To define the planning permission as the technical and environmental statement submitted as part of the application assumes a maximum number of 1500 dwellings and to ensure sufficient provision is made for infrastructure to serve the development in accordance with policy CP7 of the adopted local plan.

11. The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement, dated August 2012 and its supplementary documents and strategies. Wherever in these

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conditions the local planning authority is given power to approve a variation to those mitigation measures imposed by that condition it shall only do so if it is satisfied that the relevant variation would not have significant environmental effects other than those assessed in the Environmental Statement.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement.

12. All reserved matters applications for residential accommodation shall contain development parcels of not less than 50 units, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a comprehensive high quality and sustainable development with an appropriate cohesion and consistency of development (policies CP37 and CP38 of the adopted local plan).

13. The provision of residential accommodation (excluding affordable housing) across the site shall comprise:

5.9% one bedroom (60 units)
 21.7% two bedrooms (221 units)
 42.6% three bedrooms (435 units)
 29.8% four (or more) bedrooms (304 units)

Unless otherwise agreed in writing with the local planning authority, a variation will only be permitted if there is a demonstrable housing need for a different mix.

Reason: To meet the need for different dwelling sizes in the area in accordance with the strategic housing market assessment (SHMA) (policy CP22 of the adopted local plan).

14. Ten per cent of the residential development within each phase shall be designed and constructed to the Lifetime Homes standards or any successor standard current at the time of construction. The location of the development built to Lifetime Homes standards shall be identified on reserved matters applications incorporating residential development and shall apply to both affordable and general market housing.

Reason: To ensure a proportion of housing can meet the needs of those who suffer impaired mobility in accordance with policy CP26 of the adopted local plan.

15. No development shall be begun or any reserved matters application made within a phase or sub phase of the development that includes an area covered by a Development Brief until that Development Brief has been submitted to and approved in writing by the Local Planning Authority. Development Briefs shall

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be prepared for the Neighbourhood Centre and the Community Building and shall have been subject to community engagement before formal submission. The Development Brief must be accompanied by a Statement of Community Involvement setting out details of community engagement and how the proposals have been shaped by the outcome of the consultation. Reserved matter applications must be accompanied by a statement showing how the development accords with the approved Development Brief and detail the community engagement on the proposals for reserved matters. The areas covered by the Development Brief are to be spatially shown on a site context plan based on Ordnance Survey.

The neighbourhood centre development brief shall include details of the following:

- i) Phasing, general layout and arrangement of all land uses within the neighbourhood centre and immediately adjoining areas
- ii) Location and site areas for the community building
- iii) Urban form and design principles for the public realm, built development, civic and open spaces
- iv) Access, including road hierarchy type and standard, servicing and manoeuvring space, footpath and cycleway networks within and adjoining the neighbourhood centre
- v) Strategy and design principles for car parking and servicing for the commercial, community and residential uses within the neighbourhood centre, the adjacent school and community use of school facilities taking into consideration the potential for facilities to share parking
- vi) A strategy to accommodate public transport indicating, where appropriate, bus stops, bus lay-bys, bus shelters and bus turning facilities
- vii) Proposed landscape framework, including existing landscape features to be retained and new structural planting
- viii) Details of any ground re-contouring or remodelling required within the or adjoining the neighbourhood centre
- ix) Strategy for foul and surface water drainage in accordance with the site-wide

strategy

- x) Details of proposed housing within the neighbourhood centre, including an indication of the amount, mix, tenure and density and the location of affordable and open market housing
- xi) Details, quantum and location of civic open space, including pedestrianised and sitting out areas
- xii) Programme for the provision of local centre facilities and proposals for public and stakeholder consultation
- xiii) Details of the proposed marketing, timing and delivery of the neighbourhood centre
- xiv) Proposals for the management and maintenance of the public realm and parking
- xv) details of haul routes, routing and parking for construction traffic;

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- xvi) details of commercial recycling facilities including collection areas
- xvii) details of communal recycling facilities including parking/dropping off areas
- xviii) details of ventilation extract equipment to serve the commercial development in the neighbourhood centre.
- xix) noise attenuation measures

The community building development brief shall contain:

- i. general layout, arrangement of land uses, built form and design principles
- ii. details including timing of pedestrian and cycle links to the neighbourhood centre and wider network
- iii. a parking and servicing strategy for the building and the commercial, community and residential uses within the adjacent neighbourhood centre, taking into consideration the potential for facilities to share parking
- iv. noise attenuation measures
- v. detailed of timing and delivery of the community building

The development shall thereafter be carried out in accordance with the approved development briefs.

Reason: To ensure the local planning authority can control the amount, type and mix of development in the interests of (a) protecting the vitality and viability of Wantage town centre; (b) the amenities of neighbouring residents; and (c) to ensure a sustainable form of development in accordance with the NPPF and to ensure the engagement of the community on public facilities.

16. The development shall be carried out in accordance with the design guide approved under application P16/V2590/DIS.

Reason: To secure the comprehensive planning and design of the development (policies CP37 and CP38 of the adopted local plan).

17. The development shall proceed in accordance with the Phasing Plan approved under application P16/V2590/DIS.

Reason: To ensure the development is phased and infrastructure is delivered to meet the needs of the community in accordance with Policy CP7 of the adopted local plan.

18. The Construction Environmental Management Plans (CEMP) required by condition 9 shall include:

- a) Proposed earthworks including method statement for the stripping of topsoil

for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007;
 b) Archaeological protection and mitigation measures to be implemented during the construction process where appropriate);

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- c) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- d) Details of haul routes within the relevant parts of the site;
- e) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis
- f) Collection and delivery times for construction purposes;
- g) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment;
- h) Noise and vibration (including piling) impact / prediction assessment, , monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site - Part 1 and 2 (or as superseded);
- i) Where relevant results of a noise assessment of the potential impact of construction noise on the proposed school and residential properties on the adjacent to the site and details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice);
- j) Update surveys for all relevant protected and priority species in an appropriate season in advance of each phase of the development;
- k) Full details of mitigation measures to be employed to protect species from adverse impacts for each phase of the development;
- l) Details of best practice measures to be applied to prevent contamination of the water environment during construction;
- m) Measures for soil handling, including appropriate storage and re-use of higher value soil resources displaced during construction within gardens, parks and recreational grounds and disposal of any surplus soils in a sustainable manner in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Constructions Sites (DEFRA 2009) or as superseded.
- n) Maximum noise mitigation levels for construction equipment, plant and vehicles;
- o) Site lighting for the relevant part of the site;
- p) Screening and hoarding details;
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- r) Procedures for interference with public highways;
- s) External safety and information signing notices;
- t) Liaison, consultation and publicity arrangements, including dedicated points of contact;
- u) Complaints procedures, including complaints response procedures;

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- v) Membership of the considerate contractors' scheme;
- w) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way as well as routes serving completed phases of the development;
- x) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport; and
- y) Piling method statement detailing mitigation measures, where piling is proposed.
- z) on site waste management and off site disposal

All construction activities shall be carried out in accordance with the approved CEMP to which they relate.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers.

19. No construction work undertaken as part of implementing development shall be undertaken outside the following time periods:

- (a) 0700 hours to 1800 hours Mondays to Fridays (inclusive)
- (b) 0800 hours to 1300 hours on Saturdays

There shall be no working at all on Sundays, Bank or Public Holidays, except with the prior agreement in writing by the local planning authority. Such agreement shall only be sought in exceptional circumstances.

Reason: In the interests of the amenity of nearby residents/occupiers.

20. Detailed or reserved matters applications submitted in respect of any phase or sub-phase shall include an Energy Delivery Strategy setting out methods to be used to achieve emissions reductions through the adoption and provision of renewable sources, rainwater harvesting and 10% renewable on-site energy. The strategy shall be submitted to and approved in writing by the local planning authority. The phase shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an energy efficient and sustainable development (policies CP40 and CP41 of the adopted local plan).

21. Reserved matters applications for all built development in each phase / sub-phase shall demonstrate how each phase or sub-phase of the development will achieve a 10% improvement in energy efficiency above Building Regulations requirements. Certification to demonstrate that this has been achieved shall be submitted to the local planning authority upon completion of each phase / sub-

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phase of the development.

Reason: To ensure a sustainable form of development in accordance with the NPPF and policy CP40 of the adopted local plan.

22. No development shall commence on any phase or sub-phase until full details of a hard and soft landscaping scheme consistent with the "Development Delivery Strategy and / or Development Brief" for that phase or sub-phase have been submitted to and approved in writing by the local planning authority. These details shall include existing trees, hedgerows and other landscape features to be retained; soft landscaping details including a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate; details of construction methods in the vicinity of retained trees; details of pit design for tree planting within streets or areas of hard landscaping; existing and proposed levels comprising spot heights, gradients and contours, grading, ground modelling and earth works; hard landscaping materials; locations and specifications for street furniture and minor artefacts including signs, seats bollards, cycle racks, bus shelters, lighting columns, planters, refuse bins, play areas and equipment; existing and proposed services above and below ground; boundary treatments and means of enclosure including particulars of height, materials, brick bonds and fencing styles; and a timetable for works in relation to the development of the site. All hard and soft landscaping shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with policy DC6 of the adopted Local Plan.

23. Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged, destroyed or diseased within five years from completion of the relevant sub-phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the local planning authority for written approval prior to planting.

Reason: To help integrate the development into its surroundings and enable high quality design in accordance with policies CP37 and DC6 of the adopted local plan.

24. Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are

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shown to be retained, and the trees shall be protected in accordance with a scheme, including a Tree Protection Plan, which complies with the current edition of BS 5837 "Trees in Relation to Design, Demolition and Construction" and shall have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire phase/course of development.

Reason: To safeguard trees which are visually important in accordance with policy DC6 of the adopted Local Plan.

25. Concurrent with the submission of comprehensive details of the proposed landscape works (as approved under condition 22), a maintenance schedule and a 15 year term management plan for the soft landscaping works shall be submitted to and approved in writing by the local planning authority. The schedule and plan shall be implemented in accordance with the agreed programme.

Reason : To help to assimilate the development into its surroundings in accordance with policy DC6 of the adopted Local Plan.

26. Prior to the commencement of development, a 25 year term woodland management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be carried out as approved, unless otherwise agreed in writing by the local planning authority.

Reason: To make appropriate provision for the sustainable retention and management of the woodland area within the approved development and to provide a reliable process for implementation and aftercare.

27. Works to construct the formal sport pitches shall not commence until a scheme for the management and maintenance of playing fields has been submitted to and approved in writing by the Local Planning Authority. The development shall be maintained in accordance with the approved scheme.

Reason: To ensure that the new facilities are managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with policy CP7 of the adopted local plan.

28. No development hereby approved, shall commence in relation to any phase or sub-phase incorporating uses other than residential dwellings, until a noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) and associated plant / equipment, and / or noise mitigation measures to minimise the level of noise emanating from the said building(s) or use(s) has been submitted to and approved in writing by the local planning authority. The approved scheme of insulation / mitigation shall be fully implemented before the relevant use(s), building(s) or plant / equipment are

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commenced (in relation to uses), occupied (in relation to buildings) or used (in relation to plant / equipment) and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with policy in accordance with Policy DC10 of the adopted Local Plan.

29. Each and any reserved matters application for any enabling works or phase or sub-phase of the development hereby approved shall include where necessary and appropriate the noise mitigation/insulation measures identified in the Environmental statement pursuant to those enabling works or the development in the relevant phase or sub-phase (having regard to the building fabric, glazing and mechanical ventilation requirements). The noise insulation measures shall demonstrate that the 'good' external and internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved and shall include a timescale for phased implementation, as necessary. The scheme(s) as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter and not altered without prior approval of the local planning authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of internal site traffic noise and safeguard the amenity and health of future residents in accordance with Policy DC9 of the adopted Local Plan.

30. The development within the Neighbourhood Centre, as identified by the relevant Development Brief, shall be designed and/or insulated in accordance with a mitigation scheme so as to provide attenuation against externally generated noise the details of which shall be submitted to and approved in writing by the local planning authority. The mitigation scheme shall ensure that the internal ambient noise levels for habitable rooms (i.e. bedrooms and living rooms) within dwellings shall meet the 'good' internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded). The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter and not altered without prior approval of the local planning authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of noise generated by the neighbourhood centre and safeguard the amenity and health of future residents in accordance with Policy DC9 of the adopted Local Plan.

31. Prior to the occupation of any non-residential development the details of the hours of operation of those premises shall be submitted to and approved in

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writing by the local planning authority. The development shall be operated in accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with policy in accordance with Policy DC10 of the adopted Local Plan.

32. The Landscape and Ecological Management Plans (LEMP) required by condition 9 shall include:

a) details of biodiversity enhancements and future management of habitats throughout the development site to achieve a net gain in biodiversity across the

site when compared to the pre development site; and
 b) details of the provision to be made for 10 bird boxes and 10 bat boxes (per phase (30 of each in total). A minimum of 50% of the bird and bat boxes should be integrated as permanent features within the new buildings in appropriate locations.

c) Details of location, design and construction of the wet features (ponds and SuDS)

- d) Details on the purpose and function of the ponds and other SuDS features
- e) Connectivity of wet features throughout the Site
- f) Details of the maintenance regimes for the landscape and ponds
- g) Details of any new habitat created on Site (i.e. pond, ditch, wet features and animal refugia etc)
- h) Details of areas of habitat mitigation & enhancement
- i) Details of treatment of buffer zones around the ponds
- j) Details of any footpaths, fencing and lighting etc.

Thereafter all development shall be carried out in accordance with the approved LEMP to which they relate.

- Reason: To ensure that the proposals accord with paragraph 109 of the NPPF and policy CP46 of the adopted local plan
33. Prior to any demolition, enabling works or the development of an individual phase or sub-phase which includes the land shown hatched on drawing 170222, a professional archaeological organisation acceptable to the local planning authority shall prepare an Archaeological Written Scheme of Investigation, relating to those works or that phase or sub-phase, which shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF.

34. Following the approval of the Written Scheme of Investigation referred to in condition 33, and prior to any demolition on the site and the commencement of the development in the relevant phase or sub-phase (other than in accordance

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with the agreed Written Scheme of Investigation) a staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF.

35. No enabling works or phase or sub-phase of the development hereby approved shall commence until:

The land required for enabling works or for the development of a particular phase or sub-phase has been subject to the supplementary investigation and

recording of contamination as recommended in the Environmental Statement and final remediation objectives have been determined through risk assessment and agreed in writing by the local planning authority.

Detailed proposals for the removal, containment or otherwise rendering harmless any contamination in the land required for enabling works or for the development of a particular phase or sub-phase have been submitted to and approved in writing by the local planning authority.

If during remediation works, any contamination is identified that has not been considered in the Remediation Method Statement, then remediation proposals for this contamination should be agreed in writing by the local planning authority and additional works that may be required pursuant to the remediation proposals shall be completed.

No development shall be brought into use or occupied in relation to each and any enabling works or phase or sub-phase until:

The works specified in an approved Remediation Method Statement and where appropriate any additional remediation works associated with contamination not identified in the Remediation Method Statement or any other measures to demonstrate that the land is suitable for the proposed end use, have been completed in relation to those enabling works or that phase or sub-phase.

A verification report has been submitted to and approved in writing by the local planning authority, in accordance with the approved Remediation Method Statement and where appropriate any additional remediation works associated with contamination not identified in the Remediation Method Statement or any other measures to demonstrate that the land is suitable for the proposed end

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use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

36. Within each reserved matters application for any phase or sub-phase the reserved matters details shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenity of the nearby residential properties and the North Wessex Downs AONB in accordance with Policies CP7, DC9, DC20 and NE6 of the adopted Local Plan.

37. Any reserved matters application for a phase or sub-phase shall be accompanied by a Waste Management & Minimisation Strategy (WMMS), addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place in relation to that phase or sub-phase until the strategy has been approved in writing by the local planning authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by

the local planning.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed and the principals of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households, commercial properties and public buildings contributing to sustainable development. The WMMS should include:

A Waste Management Strategy and supporting reference material

A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development

Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles

Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling

Proposals for the design and provision of temporary and permanent community recycling (bring) facilities, including installation, ownership, on-going

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management and maintenance arrangements

Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority

A timetable for implementing all proposals

Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that waste is managed sustainably during the occupation of the development (policy DC7 of the adopted local plan).

38. All dwellings shall incorporate internal and external spaces for the storage of domestic refuse and recyclable materials and this shall be demonstrated at reserved matters application stage. Thereafter, the approved refuse and recycling materials storage facilities shall be permanently retained.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with policy DC7 of the adopted Local Plan.

39. No development shall commence in any phase or sub-phase until a surface water drainage scheme for that phase or sub-phase based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, as set out in the agreed Flood Risk Assessment ref 50600394 (WSP, 25 July 2013) has been submitted to and approved in writing by the local planning authority. The scheme shall be in accordance with requirements of the Sustainable Drainage Design Code (agreed with Oxfordshire County Council) and the site wide drainage strategy under condition 6 and shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity, in accordance with Paragraph 103 and 109 of the National Planning Policy Framework and policy CP42 of the adopted local plan.

40. No development shall commence in any phase or sub-phase until a drainage strategy detailing any on and/or off-site drainage works, has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted in to the public system until the drainage works referred to in the strategy have been completed.

Reason: To ensure there is sufficient capacity within the foul drainage network,

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ensuring there is no detrimental impact on surface and groundwater quality in accordance with Paragraph 109 of the National Planning Policy Framework and policy CP42 of the adopted local plan.

41. No dwelling shall be occupied until its respective means of enclosure and boundary treatment approved in connection with condition 22 (landscaping) has been implemented in accordance with the agreed details.

Reason: In the interests of visual and residential amenity (policy DC9 of the adopted local plan).

42. No residential accommodation shall be occupied within a phase of development until that part of the roads, footways and street lighting which is to serve that dwelling (apart from the wearing course) have been constructed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and convenience in accordance with Policy DC5 of the adopted local plan.

43. No residential accommodation within any phase of development or any part of the neighbourhood centre and primary school shall be occupied until all proposed vehicular accesses, driveways, parking and turning areas serving it have been laid out, surfaced and drained in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience in accordance with Policy DC5 of the adopted local plan.

44. The final unit of residential accommodation within each sub-phase of development shall not be occupied until all links to existing on and off site infrastructure estate roads and footpaths within that sub-phase have been constructed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, residential amenity and convenience in accordance with Policy DC5 and DC9 of the adopted local plan.

45. Before development within any sub-phase begins, samples and details of the materials to be used in the construction of the external surfaces of buildings

consistent with the approved development brief for that sub-phase shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality development (policy CP37 of the adopted local plan).

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46. Notwithstanding the provisions of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose. All garages to be provided shall have minimum internal dimensions of 3 x 6m.

Reason: To retain adequate on-site parking provision in the interest of highway safety (Policy DC5 of the adopted local plan).

47. No road or footway shall be constructed as part of the development that is to be public highway without first having entered into an agreement with the local highway authority pursuant to section 38 and/or 278 of the Highways Act 1980 in respect of that road or footway.

Reason: In the interests of highway safety and convenience in accordance with Policy DC5 of the adopted local plan.

48. No means of access shall be formed between the site and the highway until the detailed access design (including but not limited to construction drainage and vision splay) has been submitted for approval to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience in accordance with Policy DC5 of the adopted local plan.

49. Before development within any sub-phase begins, details of bus access, egress and turning areas and bus stops required for that phase shall be submitted to and approved in writing by the Local Planning Authority. No part of the development within that phase shall be occupied until those works have been constructed and completed in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Policy DC5 of the adopted local plan.

50. Prior to first occupation of any dwelling in each phase or sub-phase cycle parking shall be provided in accordance with details submitted to and approved in writing by the local planning authority. All dwellings shall provide space for the storage of bicycles unless it can be demonstrated that it is not practicable. The neighbourhood centre will incorporate cycle racks. This provision must be demonstrated at the reserved matters application stage.

Reason: To ensure that adequate parking facilities are provided and to support sustainable transport in accordance with Policy DC5 of the adopted local plan.

51. Prior to the first occupation of any dwelling within each phase or sub-phase

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areas designated for parking and turning shall be laid out, surfaced and drained in accordance with details previously agreed in writing by the local planning authority and shall be maintained unobstructed, except for the parking of vehicles, at all times thereafter.

Reason: To safeguard the safety and operation of the highway network.

52. The permanent site access (including its vision splays) serving any phase or sub-phase shall be laid out and drained in accordance with details previously agreed in writing by the local planning authority prior to the first occupation of any dwelling forming part of that phase or sub-phase.

Reason: To safeguard the safety and operation of the highway network.

53. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way (s) that may obstruct or dissuade the public from using the public right of way whilst development takes place.

Reason: To ensure that the public rights of way remains available and convenient for public use.

54. No construction / demolition vehicles access may be taken along or across a public right of way without prior permission and appropriate safety / mitigation measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants of their contractors to put right / make good to a standard required by the Countryside Access team.

Reason: To ensure the public right of way remains available and convenient for public use.

55. No vehicles access may be taken along or across a public right of way to residential or commercial sites without prior permission and appropriate safety and surfacing measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants of their contractors to put right / make good to a standard required by the Countryside Access team.

Reason: To ensure the public right of way remains available and convenient for public use.

56. Any gates provided shall be set back from any public right of way or shall not open outwards from the site across the public right of way.

Reason: To ensure that gates are opened or closed in the interests of public right of way user safety.

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57. Prior to the completion of phase 1 (as described in the approved Phasing Plan) a pedestrian link shall be provided from the application site up to the boundary with the existing play area in Whitehorns Farm Road.

Reason: To ensure permeability and convenience for public use.

58. All non-residential buildings shall be designed to achieve BREEAM 'very good' certification or such standard that shall operate at the time of construction of that building. Details of the pre assessment shall be submitted with the detailed planning and application and upon completion and post assessment the final certificate shall be provided to the Local Planning Authority.

Reason: To ensure a sustainable form of development in accordance with the NPPF and policies CP40 and CP41 of the adopted local plan.

59. Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To facilitate connectivity for all future residents and occupiers in the proposed development.

60. Notwithstanding the provisions of Class H of Part 1 and Classes A, B and C of Part 16 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no satellite dish or external aerial shall be erected on any blocks of flats or terraced dwellings hereby permitted without the prior grant of planning permission.

Reason: In the interest of visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance (Policy CP37 of the adopted Local Plan).

NB: Public rights of way

A public footpath or bridleway is affected by the proposed development. This planning permission does not authorise the stopping up, diversion or temporary obstruction of any public footpath/bridleway. A separate legal process needs to

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be undertaken to stop up or divert the footpath/bridleway.

NB: Public rights of way

Public rights of way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. Improvements may only be implemented with the prior approval of the Countryside Access Team.

NB: Ecology

The applicant's attention is drawn to the need to obtain a European protected Species (EPS) Licence before any development or demolition can proceed. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.

NB: Bird nesting season

All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act of 1981 which makes it illegal to intentionally take damage or destroy the nest of any wild bird while it is use or being built. It is therefore important to avoid impacts on nesting birds during the breeding season which runs from 1 March until the 31 July.

NB: Drainage

There is historical evidence of sewer flooding due to hydraulic overload of the foul drainage network in the vicinity of the proposed development as stated within Sewer Impact Study undertaken by Thames Water dated March 2013, ref SMG 1206 F4004. The hydraulic model has also confirmed that there is no spare capacity within the existing foul drainage network. The applicant has proposed 6 connection scenarios to the foul drainage network relating to proposed phases of development, all of which would require upgrades to the current network. In order to discharge condition 40, the following details are required to be submitted:

1. confirmation of the finalised foul network connection and the infrastructure upgrades required for that connection
2. confirmation from Thames Water that there would be sufficient capacity within the foul drainage network to convey foul flows from the development to the sewage treatment works using the connection and infrastructure upgrades proposed within point 1.

NB: Planning obligation

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

NB: Hydrants

The county council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire fighting purposes. Therefore there will be a

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requirement to affix fire hydrants within the development site. The applicant is requested to contact the county council to ensure the requirements of the Fire and Rescue service are met within the development.

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

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

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

Key Policies

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| CF1 | Protection of Existing Services and Facilities |
| CF2 | Provision of New Community Services and Facilities |

CP01	Presumption in Favour of Sustainable Development
CP03	Settlement Hierarchy
CP04	Meeting Our Housing Needs
CP05	Housing Supply Ring-Fence
CP07	Providing Supporting Infrastructure and Services
CP15	Spatial Strategy for South East Vale Sub-Area
CP17	Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area
CP18	Safeguarding of Land for Transport Schemes in the South East Vale Sub- Area
CP22	Housing Mix
CP23	Housing Density
CP24	Affordable Housing
CP26	Accommodating Current and Future Needs of the Ageing Population
CP32	Retail Development and other Main Town Centre Uses
CP33	Promoting Sustainable Transport and Accessibility
CP34	A34 Strategy
CP35	Promoting Public Transport, Cycling and Walking
CP36	Electronic communications
CP37	Design and Local Distinctiveness
CP38	Design Strategies for Strategic and Major Development Sites
CP39	The Historic Environment
CP40	Sustainable Design and Construction
CP41	
CP42	Flood Risk
CP43	Natural Resources
CP44	Landscape
CP45	Green Infrastructure
CP46	Conservation and Improvement of Biodiversity
DC3	Design against crime
DC4	Public Art
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC9	The Impact of Development on Neighbouring Uses
DC10	The Effect of Neighbouring or Previous Uses on New Development
DC12	Water Quality and Resources
DC20	External Lighting
H23	Open Space in New Housing Development
HE1	Preservation and Enhancement: Implications for Development
HE4	Development within setting of listed building

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HE8	Historic Parks and Gardens
HE9	Archaeology
HE10	Archaeology
NE9	The Lowland Vale
TR5	The National Cycle Network

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

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STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
 Customer Support Unit
 Temple Quay House
 2 The Square
 Temple Quay
 Bristol
 BS1 6PN
 Telephone : 0303 444 5000
www.planningportal.gov.uk
 email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

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(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

