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<b>APPLICATION NO.</b>	<a href="#">P17/V1499/RM</a>
<b>SITE</b>	Land north of A417 and east of Wantage Cricket Club Wantage, OX12 8PL
<b>PARISH</b>	WANTAGE
<b>PROPOSAL</b>	Reserved Matters application for Phase 1A of the Crab Hill development of 70 dwellings with associated landscaping in accordance with the approved parameter plans and outline application documents including the Environmental Statement submitted at the outline application stage (as amended by Information and drawings accompanying letter from Agent dated 22 August 2017, Protected Species Report received 28 August 2017 and revised LEMP received 19 September 2017).
<b>WARD MEMBER(S)</b>	Charlotte Dickson St John Dickson
<b>APPLICANT OFFICER</b>	St Modwen Homes Stuart Walker

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## **RECOMMENDATION**

**That Reserved Matters are approved subject to the following conditions:**

### **Standard**

**1: Approved plans**

### **Pre-occupation**

**2: Details of protective boundary treatment to cricket pitch (if required) to be agreed prior to first occupation.**

**3: Plots 1-4, 14, 16, 17, 67-70 (which front onto the A417 Reading Road) shall be constructed in accordance with the acoustic glazing measures for each respective plot and a scheme of noise mitigation for external living areas for those properties shall be submitted to and approved by the Local Planning Authority and implemented prior to first occupation.**

### **Compliance**

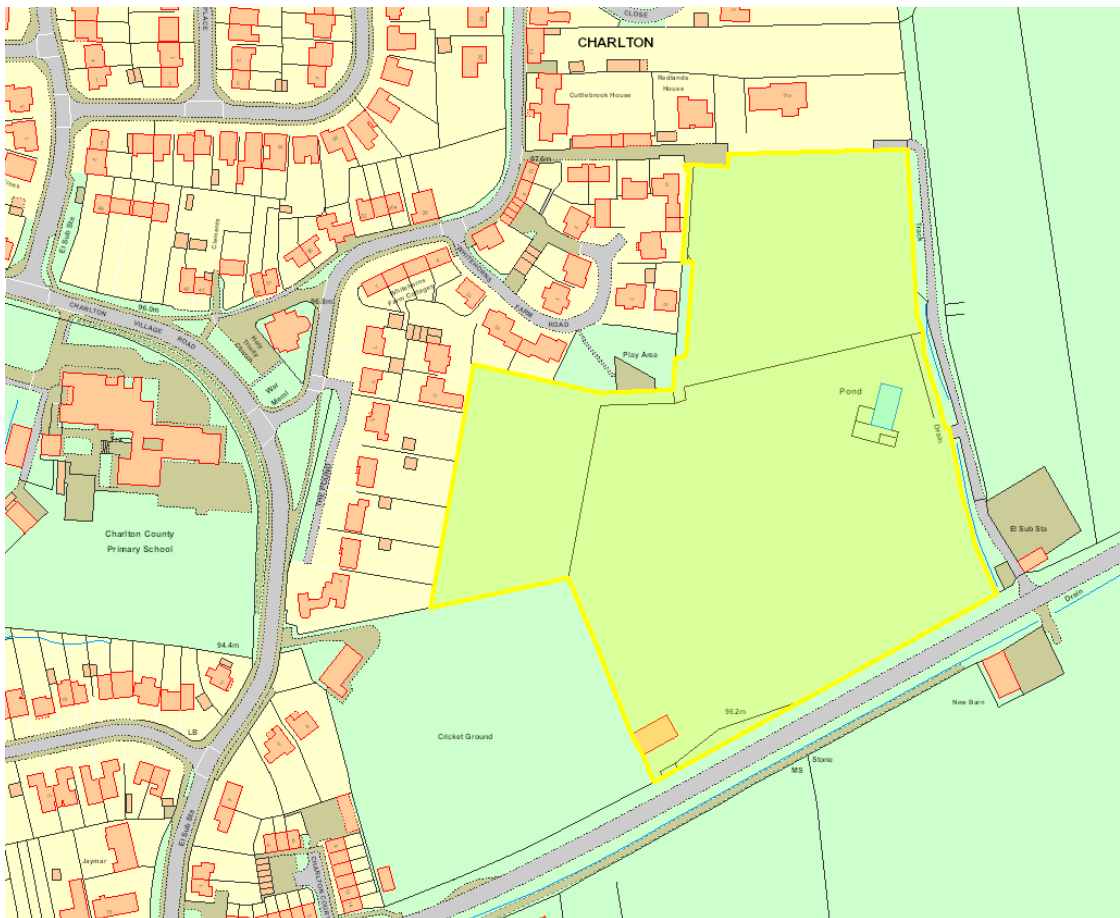
**4: Sustainable drainage system management and maintenance for phase 1a.**

**Informative:**

**1: The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this particular phase (e.g. Construction Environmental Management Plan (CEMP) and Landscape Ecology Management Plan (LEMP) implementation)**

**1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This application seeks approval of appearance, landscaping, layout and scale (the reserved matters) for the first phase of the Crab Hill strategic site. Known as phase 1a, it proposes 70 dwellings with associated landscaping.
- 1.2 The application comes to committee because Wantage Town Council objects to the proposal.
- 1.3 The 3.59 hectare greenfield site is situated on the eastern edge of Charlton village, adjacent to the cricket pitch and existing play area, and is part of the allocated housing site in the adopted local plan 2031, part 1 for up to 1500 dwellings.
- 1.4 The site will be accessed via a new junction off the A417 which was approved as part of the outline planning application.
- 1.5 A site location plan is below:



- 1.6 The proposed development has been designed and developed to accord with the approved masterplan, site wide strategy and design guidance documents approved under application P16/V2590/DIS. Dwellings are predominantly two storey in height with a mix of 2 to 5 bed units. The site will be served with a central access road off the A417 (following the easement line of an underground water main) with a secondary road running east / west leading to a series of shared surfaces and private drives. An area of open space is provided to the north of the site, with additional informal space in the south.
- 1.7 The proposal has been amended to take account of comments from the highways authority, waste management team and countryside, trees and landscape officers and the current site layout plan and typical street elevations are **attached** at Appendix 1.
- 1.8 All plans and supporting technical documents accompanying the application are available to view online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1

Wantage Town Council	<p>Objection:</p> <ul style="list-style-type: none"> <li>• We note the amended information, although it was once again very difficult to interpret the full scale of alterations made.</li> <li>• We remain concerned about disturbance to the barn owls with the proximity of the delivery area and initial access point to the barn. (<i>This has been addressed in the protected species report, Aug 17, pp 25/26</i>).</li> <li>• The loading and turning area available for vehicles is very limited and there is no mention of what should occur if there are already vehicles on site and the space is reduced further. Where will all of the construction vehicles park, particularly at the start of the works? (<i>The CEMP provides details on construction access and parking</i>).</li> <li>• Several dwellings also remain in close proximity to the cricket ground - what will be the mitigating actions for balls hit out of the grounds (and will there be a condition attached</li> </ul>
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	<p>to ensure this)? (<i>This can be secured by condition</i>).</p> <ul style="list-style-type: none"> <li>• We also reiterate our concerns regarding the limited architectural merit of the dwellings.</li> </ul>
Local residents	<p>Eight letters of objection have been received raising the following issues:</p> <ul style="list-style-type: none"> <li>• House styles are not in keeping with area.</li> <li>• Loss of trees / TPO trees.</li> <li>• Concern over how buffer landscaping will be maintained. <ul style="list-style-type: none"> <li>– It will be removed by future owners and a covenant will not be enforced</li> <li>– It should be removed from individual gardens.</li> </ul> </li> <li>• Existing play area should have more equipment.</li> <li>• Increase in use of existing play area will be disruptive to existing residents.</li> <li>• Footpath link into existing play area will be detrimental to park safety.</li> <li>• There is a lack of open space / play area within this phase.</li> <li>• Housing is too dense.</li> <li>• Loss of privacy to existing residents.</li> <li>• There are no parking restrictions in White Horns Road and new residents will park there.</li> <li>• Boundaries need to be close board fencing.</li> <li>• The number of lifetime homes is too low.</li> </ul> <p>The following issues have also been raised but were considered under the outline application:</p> <ul style="list-style-type: none"> <li>• Impact on road network</li> <li>• Link road is required and is not included on these plans.</li> </ul>

	<ul style="list-style-type: none"> <li>• Works to public sewer network will be disruptive to existing residents.</li> <li>• No recreational facilities are being provided.</li> <li>• Cycle path contributions are required.</li> </ul>
Oxfordshire County Council	<p><i>Highways</i></p> <p>Objection to original plans regarding layout, vehicle tracking and construction phasing.</p> <p>No objection to amended plans.</p>
Thames Water	No response received.
Drainage Engineer	<p>Objection to original plans requiring further detail on the surface water ditch (<i>This is shown on the S278 works drawings for the site</i>).</p> <p>No objection to amended plans, subject to the management and maintenance regime of the SUDS being implemented prior to occupation (<i>this can be secured by condition</i>).</p>
Conservation Officer	No objection.
Countryside Officer	<p>Holding objection to original plans – further detail required in the LEMP.</p> <p>No objection to amended plans.</p>
Natural England	Draw attention to standing advice.
Southern Gas Networks	Draw attention to gas pipe infrastructure within vicinity of site.
Environmental Health: Air Quality	No objection. Comments on use of sustainable transport modes.
Environmental Health: Protection Team	No objection, subject to noise mitigation measures being implemented.
Environmental Health: Contaminated Land	No objection.

Tree Officer	<p>Holding objection:</p> <p>The applicant has submitted an arboricultural method statement presented by Sylva Consulting (ref 17051/AMS Rev A and dated June 2017) that provides for the safeguarding of trees to be retained adjacent to the proposed works. In general the guidance conforms to that set out in BS5837:2012 and if the work is implemented in accordance with the recommendations set out in the report, I am satisfied that the long term retention of the trees will be secured.</p> <p>There is a discrepancy, however, between the proposed retention of trees indicated in the bulk of the information submitted as part of the RM application and those shown on the tree protection plan within the report at Appendix 2. The southern boundary has a line of significant trees, predominantly Lime, that have previously been shown as being retained. Indeed, nearly all of the submitted plans in relation to this application show these trees as being retained so I am at a loss as to why the tree protection plan indicates that they are to be removed. There is no information within the body of the report that sheds light on the reason for their removal, other than to facilitate the development. At a meeting earlier this year to discuss the access position, the applicants did not indicate that any trees, other than the single Lime (T48), would need to be lost to facilitate the access construction.</p> <p>I have revisited the earlier submissions in respect of the application process and it appears</p>

	<p>that the trees were always intended to be retained.</p> <p>I advise that the applicant be requested to amend the arboricultural method statement and accompanying tree protection plan to accord with the layout plan and the rest of the submitted information.</p> <p><i>(At the time of writing the report a revised statement has not been provided, but it is expected to be submitted ahead of the committee meeting).</i></p>
Landscape Officer	<p>Holding objection to original plans – revised tree pit details, planting details and LEMP required (see comments online)</p> <p>No objection to amended plans.</p>
Waste Management Team	<p>Objection to original plans regarding vehicle tracking.</p> <p>No objection to amended plans.</p>
Urban Design Officer	No objection.

### 3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/V0652/FUL](#) – Variation of Conditions 1 (amended parameter plans), 24 (phased tree protection works) 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 and email received 12 June 2017).

[P16/V2590/DIS](#) - Approved (05/05/2017)  
P13/V1764/O Conditions(s) 6, 7, 8, 16 and 17.

[P13/V1764/O](#) - Approved (13/07/2015)  
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.

### 3.2 **Pre-application History**

[P16/V2837/PEJ](#) - Other Outcome (16/02/2017)

St Modwen Phase 1 at Crab Hill Wantage

[P16/V0761/PEM](#) - Other Outcome (08/08/2016)

Residential development

[P13/V0812/PEJ](#) - Other Outcome (31/07/2013)

Pre application office meeting for housing development

### 3.3 **Screening Opinion requests**

[P12/V1982/SCO](#) - Approved (05/12/2012)

Scoping Report.

## 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 A Reserved Matters application is considered to be a new application for planning permission under the 2017 Environmental Impact Assessment Regulations. The outline application was EIA development and was accompanied by an Environmental Statement (ES) and an addendum update statement, and the following areas of potential impact were addressed: landscape and visual impact; transport; historic environment; ecology and nature conservation; water resources and flood risk; noise; air quality; socio-economic impacts; cumulative effects and residual effects and mitigation.

4.2 It is considered that this reserved matters application falls within the ambit of the approved ES, and a further addendum is not required for this application.

## 5.0 **MAIN ISSUES**

5.1 The relevant material planning considerations in relation to the determination of this application are:

- The principle of development
- Housing types and tenures
- Design and layout
- Residential amenity
- Open space, landscape, and trees
- Flood risk and drainage
- Traffic, parking and highway safety
- Historic Environment
- Biodiversity

### 5.2 **The principle of development**

The site is allocated in the adopted Local Plan as part of a larger site suitable for around 1500 dwellings. Outline planning permission together with means of



access was granted in July 2015. As such the principle for the development and means of access are established.

### 5.3 **Housing types and tenures**

Local Plan policy CP22 seeks to ensure the right mix of housing sizes, types and tenures are provided on all residential sites. This should be in accordance with the Council's strategic housing market assessment (SHMA) unless an alternative approach can be demonstrated to be more appropriate.

- 5.4 The wider development will deliver a SHMA compliant mix, but to enable flexibility in delivery of the site the exact mix will vary between phases (see the approved housing delivery document under application P16/V2590/DIS). In accordance with the approved S106 legal agreement, Phase 1a will provide market housing only, which was previously agreed as part of the viability assessment work on the outline permission. The following mix of market housing is proposed:

Bedrooms	1	2	3	4	5	6
Phasing strategy	0	7	36	20	5	2
Proposal	0	6	30	29	5	0

It is clear the mix deviates slightly from that set out in the approved phasing delivery document, but the document figures for each phase are estimates to allow flexibility in site delivery. Officers are confident the shortfall can be addressed in later phases (it is currently anticipated by the developer this will be addressed in phase 1b). Overall, officers consider the proposal strikes the right balance for a mix of properties in this first phase and accords with the ambit of local plan policy CP22 and see no reason to withhold permission on such grounds.

### 5.5 **Design and Layout**

Following concerns over the initial proposal in terms of design and layout, the scheme has been amended. The density of this phase is approximately 24 dwellings per hectare, which is in line with the approved parameter plan. The layout is based around a clearly defined network of informal streets and dwellings have been designed / positioned to front public space to provide a coherent environment for all users and a sense of enclosure. There is a mix of on street parking, on plot parking and garaging, private amenity space and bin storage is also provided for each dwelling. Proposed dwellings in terms of heights and mass are reflective of local architectural vernacular with traditional pitched roofs and are proportionate in scale to the existing village.

- 5.6 The town council has raised concerns over the contemporary appearance of the dwellings. Officers consider the appearance to be entirely acceptable and in keeping with the character of the existing Charlton village, whilst creating a distinctive new place identity. The proposed materials are a mix of brick, render and weatherboarding in accordance with the approved design guidance

materials palette agreed for the wider site. Overall, the proposal as amended is considered compliant with the adopted design guide and local plan policy CP37.

**5.7 Residential Amenity**

Eight letters of objection were received from local residents, who raised a range of concerns, including impact on amenity. The reserved matters proposes an appropriate design response to existing dwellings. All new dwellings are located in excess of the 21m / 12m distances between first floor habitable rooms / flank elevations as set out in figure 5.59 of the design guide. The proposed boundary treatments are acceptable. The impact on existing neighbours is therefore acceptable and the proposal accords with saved policy DC9.

- 5.8 The site is located adjacent to the A417 and road noise from traffic using this road could potentially affect residents of the proposed development. The environmental statement submitted with the outline application recommended mitigation and the environmental health protection team raise no objection to this reserved matters proposal, subject to the implementation of appropriate measures. Mitigation (acoustic glazing) has been incorporated into the relevant plots (1-4, 14, 16, 17 and 67-70) which overlook the A417 Reading Road) but further assessment on external living areas (rear gardens) is required and can be secured by planning condition. Overall, the proposal accords with saved policy DC10, subject to the implementation of approved mitigation.

- 5.9 The town council has raised concern over the location of new dwellings close to the existing cricket pitch. The cricket square is located approximately 40m south and 47m west of the site boundary (and is approximately 55m away from the NE corner). New dwellings are located to the north east and officers consider there is sufficient distance from the area of play that protective fencing is unlikely to be required. The nearest dwelling is plot 34, which is 4.5m inside the common boundary (and measures approximately 45m NE from the cricket square). The front elevation of the plot is also orientated to face south east, away from the square with the garden area behind the house. Notwithstanding, it has been agreed with the applicant to investigate further the need for protective boundary treatments (fencing / netting). This can be secured by condition and, if required, installed ahead of occupation.

**5.10 Open Space, landscaping and trees**

The application proposes areas of open space, located throughout the phase. In addition each dwelling has private amenity space. The proposal accords with saved policy H23.

- 5.11 Local concern has been raised on the proposed link through to the existing play area and the potential increase in its use. The provision of a link is considered beneficial by officers to integrate connectivity of the development into the existing village. Any increase in the use of the play area would not be detrimental to existing residents to withhold permission. The provision of

additional equipment is also not required for this phase. Further facilities will be provided throughout the wider development in later phases.

- 5.12 The application is supported with a detailed landscape plan and the proposed layout has sufficient space to deliver a well landscaped scheme to accord with saved policy DC6. The landscape officer raises no objection to the proposed landscape scheme.
- 5.13 The tree officer raised concern over the potential loss of trees to the southern boundary (see detailed comments in section 2). The applicant has since clarified the trees to be removed and at the time of writing this report, an amended plan to reflect this is awaited from the applicant. An update on this will be given at the meeting. Subject to it being satisfactorily resolved, officers consider the impact on trees would be acceptable.
- 5.14 Local concern has been raised regarding the long term retention of planting to the rear of plots backing onto existing dwellings, as it is currently proposed the planting will be contained within each respective plot. The applicant proposes to place a covenant on these properties to secure its long term retention. Clearly, the imposition of a covenant is not a material planning consideration, but officers are confident the original landscape conditions attached to the outline consent - which seek to retain landscaping for 15 years, will provide for the retention existing residents are seeking. As such officers consider there is no reasonable requirement to amend the scheme further to place the planting into areas maintained by the management company.
- 5.15 **Flood Risk and drainage**  
The site is within flood zone 1 which is the zone least susceptible to flooding and preferred in flood risk terms for housing development. The site is not at risk of river flooding. A sustainable drainage scheme has been designed and will be implemented through the discharge of planning conditions imposed on the outline application. The drainage engineer has no objections to the reserved matters, but has requested further information on the maintenance and management regime for the proposed SUDS. This can be secured by condition (prior to occupation). The proposal is therefore acceptable in respect of flood risk and drainage and is compliant with local plan policy CP42.
- 5.16 **Traffic, parking and highway safety**  
The proposed access connection points from the public highway were approved under the outline application. The proposed road network within the site is acceptable and the County Highways engineer raises no objections. The proposal provides sufficient levels of parking in accordance with parking standards and bin storage points to meet the needs of the development.
- 5.17 The town council raise concern over the size of the loading and turning area available for vehicles and where construction vehicles will park, particularly at the start of the works. This is addressed in the submitted CEMP (Aug 2017) through restrictive delivery times and the CEMP confirms *“All construction vehicles will physically turn on to the site in order to ensure that the public highway is kept free for general traffic.”* The highway authority has assessed

this document and raises no concerns. It would be unreasonable therefore to withhold permission on this ground. Overall, the proposal is acceptable in highway safety terms and accords with saved policy DC5.

**5.18 Historic Environment**

Officers consider that the proposal would have no adverse impact on the setting of the Charlton village conservation area (or other nearby listed buildings). The conservation officer has assessed the application and raises no objection. The proposal therefore accords with adopted local plan policy HE1 and the NPPF. In addition, there are no archaeological constraints on this part of the site and the proposal accords with saved policy HE10 and the NPPF.

**5.19 Biodiversity**

The countryside officer has assessed the application (including the impact on the barn owl residing in the existing barn, which is addressed in the protected species report) and raises no objection to the amended scheme, subject to the implementation of the LEMP. This is controlled through a condition on the outline permission. The proposal therefore would be in accordance with policy CP46 and paragraph 109 of the NPPF.

**6.0 CONCLUSION**

- 6.1 This application has been assessed against the development plan, the National Planning Policy Framework (NPPF) and all other material planning considerations.
- 6.2 The site is allocated in the adopted local plan and there is an extant outline planning permission on the site for up to 1500 dwellings.
- 6.3 The proposed reserved matters details of access, layout, appearance, landscaping and scale are acceptable. Subject to the recommended conditions, the application amounts to sustainable development and should be approved.

The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2031 part 1 policies:**

- 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
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP26 - Accommodating Current and Future Needs of the Ageing Population
- CP33 - Promoting Sustainable Transport and Accessibility
- 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 - Renewable Energy  
CP42 - Flood Risk  
CP43 - Natural Resources  
CP44 - Landscape  
CP45 - Green Infrastructure  
CP46 - Conservation and Improvement of Biodiversity

**Vale of White Horse Local Plan 2011 policies:**

DC3 - Design against crime  
DC5 - Access  
DC6 - Landscaping  
DC7 - Waste Collection and Recycling  
DC9 - The Impact of Development on Neighbouring Uses  
DC20 - External Lighting  
H23 - Open Space in New Housing Development  
HE1 - Preservation and Enhancement: Implications for Development  
HE9 - Archaeology  
HE10 - Archaeology  
HE11 - Archaeology  
NE9 - The Lowland Vale

**Vale of White Horse Local Plan 2031 part 2**

Vale of White Horse Local Plan 2031 Part 2 has been drafted and subject to public consultation. Responses are being analysed and it may be that policies change. This Local Plan is at a very early stage of preparation and accordingly its policies have limited weight at present.

**Vale Of White Horse Design Guide 2015**

**National Planning Policy Framework (NPPF)**

**Planning Practice Guidance (NPPG)**

**Neighbourhood Plan**

In 2016, the independent examiner inspecting the Wantage Neighbourhood Plan recommended that the plan shouldn't proceed to a referendum. A revised neighbourhood plan has yet to be submitted. Accordingly no weight can be given to this plan.

**Other Relevant Legislation**

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 149 of the Equality Act 2010
- Provisions of the Human Rights Act 1998
- 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)
- Section 85 of the Countryside and Rights of Way Act 2000

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