
APPLICATION NO.	P17/V3248/RM
SITE	Land north of A417, East of Wantage Wantage, OX12 8PL
PARISH	WANTAGE
PROPOSAL	Reserved Matters application for infrastructure works including ground levelling, internal access road, service diversions and landscaping (as amended by plans and information received 20 March 2018).
WARD MEMBER(S)	Jenny Hannaby Julia Reynolds Charlotte Dickson St John Dickson Michael Murray
APPLICANT OFFICER	St Modwen Developments Stuart Walker

RECOMMENDATION

It is recommended that Reserved Matters are approved subject to the following conditions:

- 1 : Time limit - Reserved Matters**
- 2 : Approved plans**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application comes to committee because Ardington & Lockinge Parish Council objects to the proposal.
- 1.2 The application seeks approval of Reserved Matters for advanced infrastructure works including ground levelling, an internal access road, service diversions and landscaping (known as Advanced Infrastructure Works Phase 2).
- 1.3 This is not an opportunity to reconsider the principle of this development which is established through the extant outline planning permission. The outline permission also established the means of access to the site and the first phase is under construction. The site is also allocated for development in the adopted Local Plan 2031 Part 1 which is part of the Development Plan.
- 1.4 The application seeks detailed consent for utilities diversions, levels and structural landscaping, the construction of a sub-station and an access road within the site for the southeast phase. The proposed development has been designed and developed to accord with the approved masterplan, site wide

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2.1 A summary of the responses received to both the original plans and the amendments is below. Comments made can be viewed in full online at www.whitehorsedc.gov.uk.

<p>Grove Parish Council</p>	<p><u>Amended plans</u> No objection.</p> <p><u>Original plans</u> Objection for the following reasons:</p> <ul style="list-style-type: none"> • The amount of surface water run off coming down the link road in an extreme weather scenario would be too much for the surface drains to cope with; • Suds maintenance is described in detail but no reference is made to monitoring water quality of discharges or rate of discharge controls
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	<p>which both potentially impact receiving water courses including the chalk streams;</p> <ul style="list-style-type: none"> • The alignment of new/upgraded foul sewerage between the new development and the STW is potentially damaging to areas of Grove and the Letcombe Brook corridor. We would ask for a meeting with the system designers to clarify how access to the routes of the new network will be made, what restoration to the ground and ecology is proposed and details of any above ground structures including pumping and storage facilities; • Cycle paths etc. must comply with Oxfordshire County Council standards.
Wantage Town Council	<p><u>Amended plans</u> No objection.</p> <p><u>Original plans</u> We have no objection to the majority of the works proposed. There are no details relating to the bus shelters nor has the responsibility for the maintenance of these yet been established, hence we would wish to reserve the right to comment on these where available. We would also ask that priorities are considered where cyclists cross pedestrian routes i.e. some form of signage or road treatment, particularly to slow the movement of cyclists (whilst remaining suitable for access by all).</p>
Ardington & Lockinge Parish Council	<p><u>Amended Plans</u> No response received.</p> <p><u>Original Plans</u> Objection. Their full response is <u>attached</u> at Appendix 2.</p>
Neighbours	No responses have been received.
Oxfordshire County Council	<p><u>Highways</u></p> <ul style="list-style-type: none"> • No objection. <p><u>Archaeology</u></p> <ul style="list-style-type: none"> • No objection.
Thames Water	No objection.
Drainage Engineer	<p><u>Amended Plans</u> No objection. The amended drawings are acceptable.</p>

	<p><u>Original Plans</u> The outfall locations into existing watercourses are indicated on submitted drawings. The relative levels of these outfalls, compared to those of the receiving watercourses, should be confirmed at this stage, plus the strategy to ensure that these watercourses are adequately inspected / maintained in the future to ensure that the new drainage systems are not obstructed.</p>
Southern Gas Network	<p>Comment.</p> <ul style="list-style-type: none"> • Draw attention to the location of off-site gas network infrastructure in locality.
Countryside Officer	No objection.
Landscape Officer	<p><u>Amended Plans</u> No objection.</p> <p><u>Original Plans</u> Additional planting is required north of the western most SUDS basin adjacent to the retained woodland.</p>
Environmental Health – Contamination	No objection.
Environmental Health – Protection	No objection.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/V0652/FUL](#) - Approved (27/11/2017)

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).

[P17/V1447/DIS](#) - Approved (18/10/2017)

Discharge of condition(s) 26 (landscaping), 48, (highways) and 59 (broadband) of planning permission P13/V1764/O

[P17/V1922/DIS](#) - Approved (06/09/2017)

Discharge of condition 35 on application ref. P13/V1764/O

[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**

None relevant to this RM application.

3.3 **Screening Opinion requests**

None relevant to this RM application.

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:

- Design and layout
- Highways
- Landscaping and trees
- Biodiversity
- Flood risk and drainage

5.2 **Design and Layout**

The design and layout of the proposed advanced works are acceptable. They have been designed to accord with the approved masterplan and site wide strategies for delivery of the development. The proposal is compliant with local plan policy CP37.

5.3 **Highways**

A small section of new highway off the Southern Access Road, forming the western section of the Southeast Loop Road, is proposed in the southern part of the application site. This secondary road connects with that part of the Southern Access Road that is included within the Reserved Matters application P17/V2674/RM. The location and alignment of the road are consistent with the

Outline approved plans and it is confirmed the secondary road has been designed in accordance with the Site Wide Strategy. The proposal is therefore acceptable and compliant with local plan saved policy DC5.

5.4 Landscaping and trees

The content of the landscape plans is acceptable and will enable structural planting to be undertaken ahead of further reserved matters proposals. The Landscape Officer has no objection to the proposal. The applicant has submitted a Landscape and Ecology Management Plan and the landscape management proposals are appropriate and should ensure that the structural landscaping is properly maintained. The proposal is compliant with local plan saved policy DC6.

5.5 Biodiversity

The applicant has submitted a Construction Ecological Management Plan which includes details of update surveys for habitats and protected species. The surveys are acceptable and do not show any significant changes on site since the grant of outline permission. No populations of protected species were found during the surveys and no specific mitigation is required for this phase. The ecological content of the CEMP is in accordance with the requirements for condition 18 on the outline permission. Consequently, the Countryside Officer has no objection to the proposal and the proposal complies with local plan policy CP46.

5.6 Flood Risk and drainage

The Advance Infrastructure Works essentially comprise the provisions for the utility services and the foul and surface water 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 and Thames Water have no objections to this proposal. The proposal is therefore acceptable in respect of flood risk and drainage and is compliant with local plan policy CP42.

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. The principle of development has been accepted and is not a matter for consideration now.
- 6.3 The proposed reserved matters details submitted under this application are acceptable. 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:

A publication draft of the Vale of White Horse Local Plan 2031 Part 2 has been subject to public consultation, and will likely be examined in the Summer. Until examination, this Local Plan remains at an early stage of preparation and accordingly its policies have limited weight at present. Notwithstanding, the following policies are material to the consideration of this application:

- DP8 - Community Services and Facilities
- DP16 - Access
- DP17 - Transport Assessments and Travel Plans
- DP21 - External Lighting

DP23 - Impact of Development on Amenity
DP24 - Effect of Neighbouring or Previous Uses on New Developments
DP25 - Noise Pollution
DP26 - Air Quality
DP27 - Land Affected By Contamination
DP31 - Protection of Public Rights of Way, National Trails and Open Access Areas
DP33 - Open Space
DP36 - Heritage Assets
DP39 - Archaeology and Scheduled Monuments

Adopted guidance

Vale of White Horse Design Guide SPD – March 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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