

<b>APPLICATION NO.</b>	<a href="#">P17/V2479/RM</a>
<b>SITE</b>	King Alfred School East Springfield Road WANTAGE, OX12 8ET
<b>PARISH</b>	WANTAGE
<b>PROPOSAL</b>	Matters seeking approval are appearance, landscaping, layout and scale. The outline planning application was not an EIA application (as amended by plans submitted on 10 January 2018 and 12 April 2018).
<b>WARD MEMBER(S)</b>	Charlotte Dickson St John Dickson
<b>APPLICANT OFFICER</b>	Bovis Homes Limited Holly Bates

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## **RECOMMENDATION**

It is recommended that reserved matters approval is granted subject to the following conditions:

### **Standard**

1. Approved plans.

### **Pre-commencement**

2. Material details to be agreed.
3. Boundary details to be agreed.
4. Traffic calming details to be agreed.
5. Details of play area to be agreed including boundary fencing.
6. Landscape details – including additional planting and replacement planting to be agreed.
7. Sustainable drainage scheme in accordance with updated flood risk assessment to be agreed.
8. Slab level details to be agreed.
9. Street lighting details to be agreed.

### **Pre-occupation**

10. Parking and turning areas in accordance with plans.

### **Compliance**

11. Hours of construction work.
12. Obscure glazing to upper floor side-facing bathroom windows where necessary.

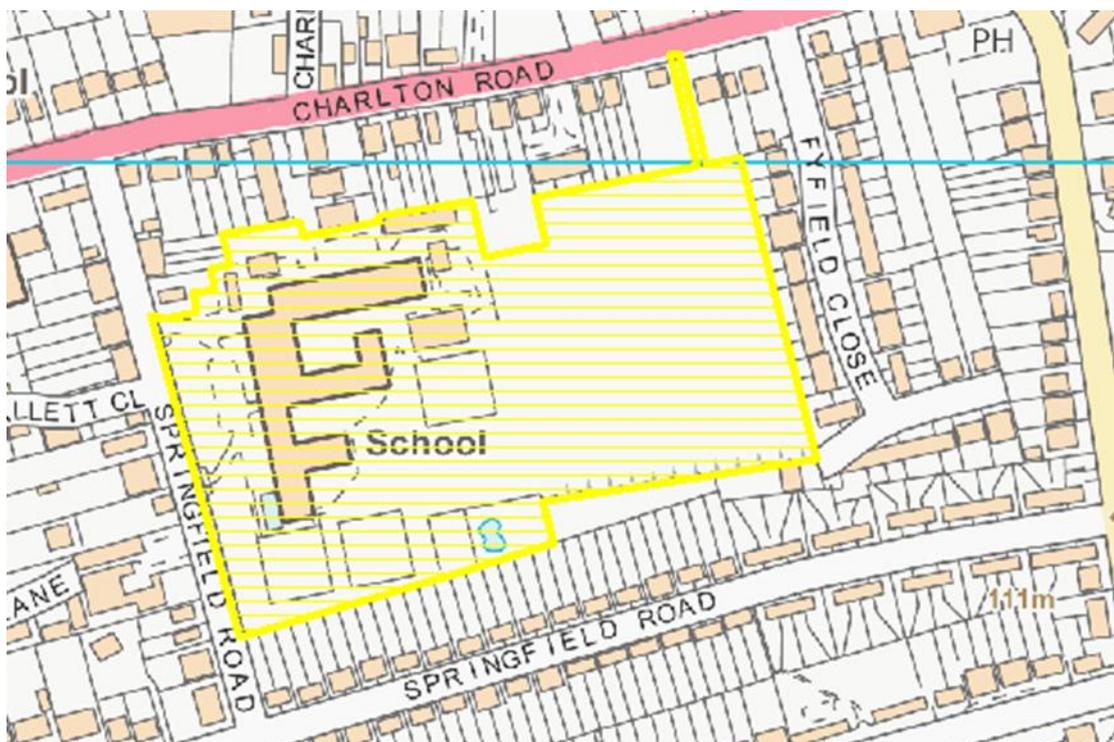
## **1.0 INTRODUCTION AND PROPOSAL**

1.1 This application comes to planning committee as it is a major application and an objection has been received from Wantage Town Council.

1.2 This application was deferred at planning committee on 28 March 2018 for the following three reasons:

- (i) seek amendments to the layout to address the relationship with 36 Fyfield Close;
- (ii) query with Oxfordshire County Council the visitor parking requirements; and;
- (iii) allow the committee members to visit the site.

- 1.3 Amended plans have been submitted to address the first and second item, a further consultation response has been sought from Oxfordshire County Council and a committee site visit will be scheduled to take place before the committee meeting.
- 1.4 These matters will therefore be addressed in this report.
- 1.5 This application relates to the former King Alfred's Academy East site school campus. The site, approximately 4.9 hectares in size, is broadly rectangular and is located within the built-up area of Wantage. Outline consent for the erection of up to 150 dwellings on the site was approved in August 2016. Access was the only matter considered as part of the outline consent.
- 1.6 A site plan can be seen below:



- 1.7 This current application seeks reserved matters approval for the layout, scale, appearance and landscaping of the site. In line with the outline application, 150 dwellings are proposed to be erected on the site in a mix of one, two, three, four and five bedroom properties. 40% affordable housing is being provided in line with the S106 legal agreement signed at the outline stage, which was completed prior to the adoption of the new Local Plan 2031 Part 1.

1.8 The previous committee report containing the full assessment of the application from the 28 March committee is **attached** at Appendix 1. Extracts from the application plans are **attached** at Appendix 2.

1.9 This report should be read in conjunction with the previous committee report at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 The full summary of all consultations and representations is contained at paragraph 2.2 of the original committee report at appendix 1. A full copy of all the comments made can be seen online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

2.2 The following representations have been submitted since the publication of the 4 October committee report:

<b>Consultee</b>	<b>Response</b>
<b>Wantage Town Council</b>	<p>No response has been received at the time of writing this report. Any response received will be verbally updated to committee. The comments received to the previous scheme are:</p> <p>Object.</p> <ul style="list-style-type: none"> <li>• Loss of green buffer;</li> <li>• Significant impacts on Harecourt and Fyfield Close;</li> <li>• Dwellings close to 8 and 10 Fyfield Close are in unacceptably close proximity;</li> <li>• Loss of open space;</li> <li>• Will a children’s play area be provided?</li> <li>• Parking shown is insufficient;</li> <li>• Additional parking could be designed into the green spaces;</li> <li>• A roundabout should be considered onto A417;</li> <li>• CTMP required;</li> <li>• Contributions requested;</li> <li>• Request that the development be called “Scholars Field”</li> <li>• Insufficient information in relation to trees;</li> <li>• Waste management officer requires more details;</li> <li>• Ask to be informed of any amendments to layout;</li> <li>• Layout is far less appealing than the illustrative layout.</li> </ul>
<b>Oxfordshire County Council – Transport</b>	No objections, subject to conditions.
<b>Neighbour comment – 36 Fyfield Close</b>	We are now happy with latest plan revision of 04.18 relating to the corner next to our house. The 8m distance from our border to new house, the garden to boundary scheme and leaving the gradient bank untouched and landscaped is far more satisfactory, thank you. It has also been confirmed in writing that;

	<p>The new plots will now not need elevating in anyway and will stay at the current playing field level. The new plot 80 does not have any windows on the south side of the building. The close board fence will be erected along the entire length of my boundary into the far south east corner unlike the sketch and plan. Can we have a street lighting plan when you have it please as this is the only aspect of the plan that will have an impact on us and is still unclear. And can the selection of any structural tree planting not exceed the height of our beech hedge once trees are fully mature.</p>
<p><b>Neighbour objections (3)</b></p>	<p>Three additional objections have been received to the amended plans. The objections can be summarised as:</p> <ul style="list-style-type: none"> <li>• 5 metre landscape buffer zone should be reinstated around the site;</li> <li>• Concerns over sewerage and drainage; further evidence needed that this will not be a serious environmental concern;</li> <li>• Development is too close to the properties in Lyneham Court;</li> <li>• Loss of privacy and security;</li> <li>• Development too close to properties in Fyfield Close;</li> <li>• Light reduction;</li> <li>• Landscape drawing is confusing;</li> <li>• Loss of view (n.b. this is not a material planning consideration);</li> <li>• Potential loss of saleable value of our property (n.b. this is not a material planning consideration);</li> </ul>

### 3.0 **RELEVANT PLANNING HISTORY**

#### 3.1 [P15/V2952/O](#) - Approved (05/08/2016)

Residential development for up to 150 dwellings with associated access, new footpath link, areas of public open space and landscaping.

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

##### [P17/V0060/PEJ](#) - Response (12/04/2017)

Reserved matters pursuant to outline planning permission P15/V2952/O Residential development for up to 150 Dwellings \*MEETING IN OFFICE & LETTER\*

##### [P15/V0674/PEJ](#) - Response (17/11/2016)

Proposed residential development of 140 dwellings (approx) associated means of access, open space and landscaping (outline)\*OFFICE MEETING\*

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

#### 4.1 The outline consent confirmed that the proposal is not EIA development. A reserved matters application is considered to be a new application for planning

permission under the 2017 Environmental Impact Assessment Regulations. It is considered that this reserved matters application falls within the ambit of the principles established by the outline application and that this reserved matters application is not EIA development and therefore does not require an Environmental Statement to be submitted.

5.0 **MAIN ISSUES**

5.1 The main issues to consider are the amendments that have been submitted to address the deferral reasons from the 28 March committee:

- (i) seek amendments to the layout to address the relationship with 36 Fyfield Close;
- (ii) query with Oxfordshire County Council the visitor parking requirements; and;
- (iii) allow the committee members to visit the site.

5.2 **Amended plans to address the relationship with 36 Fyfield Close**

At the 28 March planning committee, members expressed concern about the close proximity of the proposed dwellings on plots 81 and 82 to 36 Fyfield Close. In particular, concerns were raised about the proposed dwellings appearing dominant to no.36 Fyfield Close and potential noise disturbance from the close proximity of the new driveways created.

5.3 In response to this, the applicant has relocated plots 81 and 82 within the site. They have been removed from their original location adjacent to 36 Fyfield Close and relocated to an alternative perimeter block further west closer to the centre of the site.

5.4 The two dwellings closest to 36 Fyfield Close are now therefore 8 metres away from the boundary, an increase of 4 metres from the previous scheme.

5.5 In addition, the driveways are no longer located on the southern side of the dwellings, the parking provision for the properties would be located at the front of the dwellings, away from 36 Fyfield Close.

5.6 The areas vacated by the relocation of the two dwellings would form garden areas and therefore there would be no public access through. Additional planting is proposed at the end of the road where it forms a turning area.

5.7 Members also raised concerns about the location of potential street lighting columns and how close these would be to 36 Fyfield Close. As these details are not yet known, a condition is recommended to require the details of the street lighting to be submitted for approval.

5.8 The resident of 36 Fyfield Close has submitted a consultation response to the amended plans which confirms that they have addressed previous comments and are satisfactory. The resident requests a street lighting plan. As indicated above, a condition is recommended to secure these details.

5.9 The illustrative landscape plan shows proposed hedge planting along the southern boundary with 36 Fyfield Close. The details and maintenance schedule for the landscaping scheme for the site are also recommended to be secured by condition.

5.10 Officers therefore are of the opinion that the amended plans have addressed the concerns raised at the previous committee in relation to amending the layout to address the relationship with 36 Fyfield Close.

5.11 **Visitor parking**

At 28 March planning committee, members raised concerns regarding the level of visitor parking and asked that officers queried this with Oxfordshire County Council as Local Highway Authority.

5.12 In response to this, the amended plans submitted by the applicant also increased the number of visitor parking spaces being provided.

5.13 The scheme would now provide: 347 allocated spaces for the dwellings and 27 visitor spaces (374 total). This is an increase in visitor spaces from the previous scheme of 12.

5.14 OCC have been consulted on the amendments and raise no objections. They acknowledge the additional visitor spaces.

5.15 The highway engineer comments:

“While this number of spaces continues to fall short of the local authorities’ standards, it is recognised that the site is in a sustainable location and there is an ample provision of on-plot parking. It is probable that there would be some opportunity within the development for casual parking beyond the visitor spaces that have been identified. Overall, therefore, it is considered that the proposals are acceptable.”

5.16 OCC’s maximum parking standards would require 352 spaces (290 allocated and 62 visitor). The total number of allocated and unallocated spaces being provided for the whole development is 374 – this therefore exceeds the requirement.

5.17 The guidance states: “It is recommended that the number of allocated spaces is chosen first, followed by the additional number of unallocated spaces. An iterative process can be used to get the most appropriate total number of spaces to suit the development. The design of the road and housing layout should also be part of this process.”

5.18 While the number of visitor spaces is below the requirement, the number of allocated spaces exceeds standards. The majority of the three bed dwellings have three allocated car parking spaces, whether in garages or on driveways.

5.19 As the highway engineer notes, the site is in a highly sustainable location. Wantage is the market town within the South-East Vale Sub-Area as identified

in the adopted Local Plan 2031 Part 1. There is an over-provision of allocated spaces, and there would likely be opportunities to be able to safely park on-street within the development.

5.20 Therefore, Officers are of the opinion that the level of parking provided for the development is acceptable and this reason for deferral has been satisfactorily addressed.

5.21 **Committee site visit**

A committee site visit will be organised to provide the opportunity for members to view the site and the neighbouring property 36 Fyfield Close. At the time of writing this report, the date has not yet been fixed but verbal confirmation of the visit will be provided at the committee meeting.

5.22 **Other matters**

At the time of writing this report, an additional three letters of objection have been received to the amended plans. The majority of the points raise issues that were addressed in the previous committee report, **attached** at appendix 1. However, the following new point was raised and is therefore addressed here.

5.23 **Drainage scheme**

The drainage engineer raised no objections to the proposal subject to conditions. His comments noted a potential conflict between the use of the open space area to the north-west of the site as both a SUDS attenuation feature and as formal open space. It was not a comment on the technical acceptability of the proposed drainage scheme, which the drainage engineer accepted the principles of but requested further detail by way of conditions.

5.24 The issue of open space is addressed from paragraph 5.33 of the original committee report **attached** at appendix 1; and the drainage of the site is addressed from paragraph 5.53. In addition, the applicant confirmed at the previous committee meeting that this area of SUDS would only be wet in a 1 in 30-year storm event and therefore would contribute to the open space provision for the vast majority of the time. Therefore, Officers are satisfied with the drainage scheme proposed and the open space provision for the site, subject to conditions.

6.0 **CONCLUSION**

6.1 Officers consider that the amended plans that have been submitted satisfactorily resolve the relationship of the development with 36 Fyfield Close and have clarified the position regarding visitor parking arrangements. A committee members site visit is also to be arranged.

6.2 This application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1, saved policies of the adopted Local Plan 2011 and the National Planning Policy Framework.

6.3 The principle of development, means of access to the site, affordable housing and financial contributions have been assessed and secured via the extant outline consent ref P15/V2952/O.

- 6.4 The reserved matters – appearance, scale, layout and landscaping – have all been assessed and these detailed elements of the scheme are considered to be acceptable.
- 6.5 The development would provide 150 new dwellings for the area, including 60 affordable dwellings. The scale, design, materials and layout of the scheme respond to the character and appearance of the local area. The scheme has been amended to address committee concerns regarding both the relationship of the development with the neighbouring property at 36 Fyfield Close and visitor parking.
- 6.6 Limited harm has been identified in the loss of four mature black pines trees and under-provision of fully usable open space at all times due to the dual-use of SUDS areas within some of the green space. Mitigation is proposed in terms of a replacement planting scheme and a large accessible central area of useable open space with play area, as well as the site being highly sustainably located to access the town and alternative recreation areas.
- 6.7 Overall and in the planning balance, the benefits of the scheme particularly in providing housing towards the District’s sustainable growth strategy, particularly a high number of affordable units and smaller sized units, and provision of contributions towards local infrastructure secured via the outline consent which will have local and wider benefits, are considered to outweigh the limited harm that has been identified. Consequently, the application is recommended for approval subject to conditions.

The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2031 Part 1**

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- 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
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP42 - Flood Risk
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity
- CP47 - Delivery and Contingency

## **Vale of White Horse Local Plan 2011 saved policies**

DC3 - Design Against Crime  
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  
H23 - Open Space in New Housing Development  
HE10 – Archaeology

## **Emerging 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:

DP16 - Access  
DP21 - External Lighting  
DP23 - Impact of Development on Amenity  
DP24 - Effect of Neighbouring or Previous Uses on New Developments  
DP28 – Waste Collection and Recycling  
DP33 - Open Space  
DP39 - Archaeology and Scheduled Monuments  
DP47a – Delivery and Contingency

## **Neighbourhood Plan**

Wantage Town Council are working on a 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, at this time no weight can be given to this plan.

## **Vale of White Horse Design Guide SPD 2015**

## **National Planning Policy Framework**

## **National Planning Policy Guidance**

## **Equality Act 2010 (Section 149)**

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

Author: Holly Bates – Major Applications Officer  
Email: holly.bates@southandvale.gov.uk  
Tel: 01235 422600