

<b>APPLICATION NO.</b>	<a href="#">P18/V2787/RM</a>
<b>SITE</b>	Land north of A417, East of Wantage Wantage, OX12 8PL
<b>PARISH</b>	GROVE & WANTAGE
<b>PROPOSAL</b>	Reserved Matters application for infrastructure works including internal roads, car parking, landscaping of open spaces and the civic square. As amended by plans received 28 January 2019.
<b>WARD MEMBER(S)</b>	Charlotte Dickson St John Dickson
<b>APPLICANT OFFICER</b>	St Modwen Developments Stuart Walker

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## **RECOMMENDATION**

It is recommended that this application for Reserved Matters is approved subject to the following conditions:

### *Standard*

1. Approved plans

### *Pre-Commencement*

- 2 Prior to commencement of any works on the Local Park (East) a woodland management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The management plan shall be prepared by a qualified and experienced forestry or arboricultural consultant and shall include the following elements:

- 1) A statement setting out the aims and objectives of the overall design vision for the woodland and for adjacent individual trees retained as part of the development – including amenity classification, nature conservation value and accessibility.
- 2) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.
- 3) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas.
- 4) Full details of all proposed tree planting, within and adjacent to the woodland edge, to include species, size, location and maintenance specifications.

- 5) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).
- 6) Special measures relating to Protected Species or habitats, e.g. intensive operations to avoid March - June nesting season or flowering period.
- 7) Inspection for pests, vermin and diseases and proposed remedial measures.
- 8) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat.
- 9) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

**Reason:** To ensure that the woodland areas within the proposal are satisfactorily safeguarded, managed and maintained in the long term in the interest of nature conservation and the visual amenity of the area and to accord with core policy 44 (i) and (viii) of the Local Plan.

***Informative:***

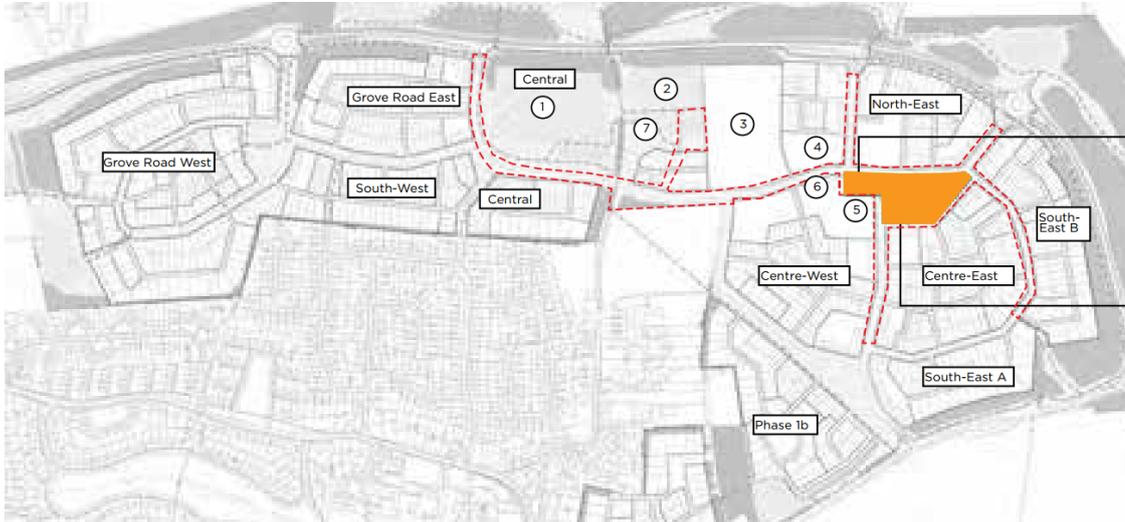
1. The following conditions attached to the outline application are partially discharged in respect of submitted details for this phase of development: 18 (CEMP), 9 and 32 (LEMP), 24 (Tree Protection), 25 (Landscape Maintenance), 36 (Lighting) and 49 (Highway Design).
2. The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this phase (e.g. CEMP and LEMP implementation)

## 1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application seeks approval of appearance, landscaping, layout and scale (the reserved matters) for further infrastructure works on the Crab Hill Strategic site. In addition, it seeks to discharge some conditions attached to the outline permission where they relate to this phase (conditions 18 (CEMP), 9 and 32 (LEMP), 24 (Tree Protection), 25 (Landscape Maintenance), 36 (Lighting), 39 (Surface water drainage) and 49 (highway design)).
- 1.2 The application comes to committee because Wantage Town Council objects to the proposal.
- 1.3 Known as Advanced Infrastructure Works Phase 4 (AIW4) the application seeks detailed consent for internal roads east of the Byway Open to All Traffic (BOAT) that remain to be built, the car park for the sports pavilion (which will be used as drop off by the Primary School), the public square in front of the community centre and the open space associated with the woodland to the south east of the neighbourhood centre.

1.4 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.

1.5 The site’s location within the development is set out below:



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AiW4 Planning Boundary

■  
Location of the Public Square and Local East Park within AiW4 boundary

1. Sport pitches, NEAP and other play provisions
2. Sports Pitches
3. School
4. Retail and nursery
5. Community Hall
6. Care Home
7. Sports pavilion, community allotment / orchard, Local Equipped Area of Play (LEAP)

1.6 The proposal has been amended to take account of comments from the Highways Authority, Tree Officer and Landscape Officer and the latest general arrangement plans are **attached** at Appendix 1.

1.7 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	Grove Parish Council	No objection.
	Wantage Town Council	Objection. <ul style="list-style-type: none"> <li>• There is insufficient car parking for facilities on Kingsgrove and not enough parking for visitors to the community hall.</li> <li>• The civic square could provide dual purpose use for overflow parking to provide more spaces for the care home and community hall.</li> </ul>

Residents	<p>Wantage and Grove Campaign Group raise the following issues:</p> <ul style="list-style-type: none"> <li>• The design includes a square suitable for use as a market or fair outside the Community Hall, why can't this be used for parking when not booked for community use in a way to the usage of the Market Place in Wantage?</li> <li>• The plans show approximately 12 car parking spaces in the Public square near the Care Home, why isn't the entire space used? This should allow space for up to 16 cars.</li> <li>• In applications relating to the Community Centre car-parking is limited to 67 spaces for a hall which can take up to 400 people, the use of the Public Square for parking and maximising the parking spaces in this application should allow the parking for the Community Centre to be increased by at least a further 20 spaces when not in use for other purposes.</li> <li>• Without this usage we object to this application.</li> </ul>
Oxfordshire County Council	<p><i>Highways</i> Amended plans – No objection.</p> <p>Original plans – The highway authority does not wish to formally object to these proposals but requests that the Planning Authority seeks amendments to address points of detail (see full comments online).</p> <p><i>Archaeology</i> No objection.</p>
Thames Water	No objection.
Drainage Engineer	No objection, but further details on surface water will be required under condition 39 of the outline prior to the phase commencing. Insufficient details have been provided to meet the requirements of this condition.
Countryside Officer	No objection.
Environmental Protection Team	No objection.
Contaminated Land Officer	No objection.
Landscape Officer	<p>Amended plans – No objection.</p> <p>Original Plans – Holding objection.</p>

	<ul style="list-style-type: none"> <li>• Further information / small revisions required (see full comments online).</li> </ul>
Tree Officer	<p>No objection, subject to condition.</p> <ul style="list-style-type: none"> <li>• The species content of the woodland is defined by its (original) design as cover for game birds but there is ample scope to manage the woodland toward an alternative use and to significantly enhance its prominence as a landscape feature. Whilst this is not achievable in the short term, an operational plan to meet the objectives of function and form could readily be produced at the outset and implemented at an early stage in the development of the site.</li> <li>• A condition should be attached to any forthcoming planning permission that requires an operational woodland management plan, inclusive of the planted margins, to be submitted and agreed to ensure the appropriate long-term management of the landscape feature.</li> </ul>
Waste Management Team	No objection.
Urban Design Officer	<p>No objection.</p> <ul style="list-style-type: none"> <li>• There are no strong concerns from an urban design perspective. The development of the Local Centre area and associated road network have not deviated from the proposals of the site wide design code with key urban design principles being fulfilled.</li> </ul>
Sport England.	Draw attention to standing design advice for new sports facilities.

### 3.0 **RELEVANT PLANNING HISTORY**

3.1 [P18/V1009/DIS](#) - Approved (25/07/2018)

Discharge of condition 35 - contamination on application ref. P17/V0652/FUL

[P18/V1106/DIS](#) - Approved (25/06/2018)

Discharge of conditions 7 - housing delivery document and 17 - phasing plan on application ref. P17/V0652/FUL

[P18/V1022/DIS](#) - Approved (08/06/2018)

Discharge of condition 5 - submission of foul water strategy on application ref. P17/V0652/FUL

[P18/V0385/DIS](#) - Approved (11/05/2018)

Discharge of conditions 15 - development brief and 48 - access design on application on P13/V1764/O / P17/V0652/FUL

[P18/V1008/DIS](#) - Approved (08/05/2018)

Discharge of condition 33 - archaeology on application ref. P17/V0652/FUL

[P17/V2674/RM](#) - Approved (04/05/2018)

Reserved Matters application for infrastructure works for Phase 1B and Centre West of the Crab Hill development (as amended by drawings and information received 22 January, 9 March and 10 April 2018).

[P17/V3248/RM](#) - Approved (02/05/2018)

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).

[P18/V0515/DIS](#) - Approved (06/04/2018)

Discharge of condition 40 - foul drainage on application ref. P13/V1764/O / P17/V0652/FUL

[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**

[P18/V1436/PEJ](#) - (23/10/2018)

Residential development of 174 dwellings including 38.5% affordable housing, (centre West parcel) details in accordance with the housing delivery document Rev 08 dated April 2018

[P18/V1523/PEJ](#) - (18/07/2018)

Erection of 82 residential dwellings – Parcel South East A

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

St Modwen Phase 1 at Crab Hill Wantage

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

Residential development

[P13/V0812/PEJ](#) - (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 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 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 main planning considerations relevant to this application are:

1. Principle of Development
2. Access
  - Parking
  - Public rights of way
3. Appearance and Scale
4. Landscaping
5. Layout
6. Technical matters
  - Flood risk and drainage
  - Historic environment
  - Biodiversity

5.2 **Principle of development**

The site is allocated in the adopted Local Plan as part of a strategic site for around 1500 dwellings. Outline planning permission together with means of access was granted in July 2015. As such the principle for the development is established.

5.3 **Access**

The proposed access connection points from the public highway were approved under the outline application. AIW4 seeks consent for three primary streets (the Major Access East Road, the Northern Link Road and the Southern Link Road) and two secondary streets (the South East Loop Road and pavilion access road) within the site. The principles for the street design and character have been established through the Site-wide Strategy, Design Guidance and Development Briefs documents. The proposed roads (as amended) are in accordance with these documents and the Highways Authority raise no objection in respect of traffic generation, highway safety and vehicle access.

5.4 *Parking*

The town council and local campaign group consider the proposal has insufficient car parking, especially to meet the need for the proposed community building. However, this Reserved Matters application is not seeking approval for the community building or its associated car park. The car parking in the application is to serve the public square, the sports pavilion and the open space, and is provided at a level that is sufficient for these uses. In respect of this application the Highway Authority raises no objection to the level of parking proposed. An application for the community building and its car parking will be submitted in due course and that application will need to ensure the level of car parking for that use is provided. It would therefore be unreasonable to withhold permission on grounds of insufficient parking provision for future development yet to be approved.

5.5 *Public Rights of Way*

The application acknowledges that Public Footpath FP 235/5 and Byway Open to All Traffic, BOAT 235/10 are directly affected by the wider development. The BOAT interacts with the Major Access East Road and has been integrated with the road design.

5.6 It is confirmed that no permanent closures or diversions of these public rights of way will be required, but it may be necessary to make temporary diversions during the construction works. Such diversions are outside the scope of this Reserved Matters application. The applicant will need to apply separately to the county council regarding the making of any order needed to enable temporary diversions to be carried out.

5.7 The submitted Construction Environment Management Plan (CEMP) is considered robust and includes procedures related to key roles and responsibilities, the development of a risk register, vehicle movements and access arrangements, delivery times and safe walking and cycling routes. Overall, the proposal is acceptable in access, parking and highway safety terms and accords with saved policy DC5.

5.8 **Appearance and Scale**

AIW4 sits alongside areas identified within the site wide strategy for commercial and public uses such as retail, community hall and areas of open space allocated for sports pitches and play areas. As part of this application two public realm spaces are proposed: The Public Square and Local Park (East). These spaces will be at the heart of the Crab Hill Neighbourhood Centre and the design principles for these spaces was established through the approved design guidance, development brief and site wide strategies.

5.9 The public square is designed as the main civic space with associated community and mixed-use functions accommodated in buildings which immediately adjoin it. The square measures approximately 30mx60m and is to contain a mixture of hard surfacing and formal lawn combined with street trees and shrub planting. Further details are set out in the design and access statement.

5.10 The local park immediately to the east of the public square (approximately 6,000sqm in area, to include retention of existing woodland and provision of a LEAP) is the softer landscape counterpart to the predominantly hard-landscape civic space.

5.11 The design of all the external elements of the proposal are considered to make a positive contribution to their surroundings, with attractive contemporary design elements, form, scale, materials and colour, together with the relationship of the public spaces within their environment. The proposed development is therefore acceptable in terms of appearance and scale.

5.12 **Landscaping**

A detailed soft and hard landscaping scheme is submitted within the planning application in respect of the civic square and the area of open space south east of the neighbourhood centre.

5.13 The content of the landscape plans (as amended) 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 (LEMP) and the landscape management proposals are appropriate and should ensure that the landscaping is properly maintained. In respect of the retained woodland, the Tree Officer has requested a woodland management is submitted for approval. This can be secured by condition. The proposal is therefore compliant with local plan saved policy DC6 and CP44.

5.14 **Layout**

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

5.15 **Technical Matters**

*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 strategy 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 this Reserved Matters application, subject to further details (see below). The proposal is therefore acceptable in respect of flood risk and drainage and is compliant with local plan policy CP42.

5.16 The applicant seeks to discharge outline condition 39 through this Reserved Matters application in relation to the proposed infrastructure works. A Drainage Design Statement (Technical Note TN2) has been submitted and a coherent layout network for surface water drainage has been indicated with four catchment areas discharging to either attenuation ponds or adjacent AiW1b drainage. A swale is included within the application site area, along the northern side of the Major Access Road East.

5.17 Whilst concept proposals for a surface water network have been submitted, at the time of writing, a fully detailed drainage scheme has not been designed or approved. Both Oxfordshire County Council as Lead Flood Authority and the Drainage Engineer consider there is insufficient detail to meet the requirements of Condition 39 for this part of the development. The condition therefore remains to be discharged ahead of work commencing.

5.18 *Historic Environment*

Conditions attached to the outline application require a phased programme of archaeological mitigation in advance of development. The County Archaeologist confirms a written scheme of investigation (WSI) has been approved in line with condition 33 and the mitigation is currently on going in line with the approved WSI as required under conditions 34 and 18(b). As such there is no necessity to attach further conditions to this reserved matter application and the proposal accords with saved policy HE10 and the NPPF.

5.19 *Biodiversity*

The countryside officer has assessed the application and raises no objection. The proposal therefore would accord with policy CP46.

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 in to account:

### **Vale of White Horse Local Plan**

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

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP15 - Spatial Strategy for South East Vale Sub-Area
- 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
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity

#### *Saved policies Local Plan 2011:*

- 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
- HE9 - Archaeology
- HE10 - Archaeology
- HE11 - Archaeology
- NE9 - The Lowland Vale

#### *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 Examination. Its policies are a material consideration although full weight cannot be given to them at present. The following policies are material to the consideration of this application:

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

DP20 - Public Art  
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  
DP28 - Waste Collection and Recycling  
DP33 - Open Space  
DP34 - Leisure and Sports Facilities  
DP36 - Heritage Assets  
DP39 - Archaeology and Scheduled Monuments

*Neighbourhood plan*

There is no neighbourhood plan for Grove parish.

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.

**Adopted Guidance**

Vale of White Horse Design Guide SPD – March 2015  
Developer Contributions SPD – June 2017

**Other Relevant Legislation and Guidance**

National Planning Policy Framework 2018  
National Planning Practice Guidance  
Planning (Listed Buildings and Conservation Areas Act) 1990  
Community & Infrastructure Levy Legislation  
Section 17 of the Crime and Disorder Act 1998  
Obligations under Section 149 of the Equalities Act 2010  
Provisions of the Human Rights 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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