

<b>APPLICATION NO.</b>	<a href="#">P23/V0134/O</a>
<b>SITE</b>	Land at Crab Hill Land north of A417 and east of A338 Wantage, OX12 7GQ
<b>PARISH</b>	WANTAGE
<b>PROPOSAL</b>	Outline application for a phased development for up to 669 residential units and Neighbourhood Centre (Use Class E and Sui Generis) with associated infrastructure and open space which is capable of coming forward in distinct and separate phases in a severable way.
<b>WARD MEMBER(S)</b>	Amos Duveen Jenny Hannaby Andy Crawford Patrick O'Leary
<b>APPLICANT OFFICER</b>	St Modwen Developments & Bare Trustees Stuart Walker

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#### **RECOMMENDATION**

**To grant outline planning permission subject to:**

**S106 agreement securing affordable housing provision and financial contributions; and**

**The following planning conditions:**

- 1. Reserved Matters to be approved**
- 2. Reserved Matters time limit for submission**
- 3. Time limit for implementation**
- 4. Approved plans**
- 5. Masterplan**
- 6. Construction Environment Management Plan (CEMP) and Landscape and Ecology Management Plan (LEMP)**
- 7. Updated Housing Delivery Document with each Reserved Matters**
- 8. Energy Strategy with each Reserved Matters**
- 9. Energy efficiency 10% above current building regulations**
- 10. Lighting details with each Reserved Matters**
- 11. CEMP details with each Reserved Matters**
- 12. LEMP details with each Reserved Matters**
- 13. No more than 669 dwellings**
- 14. Environmental Statement**
- 15. Market housing mix**
- 16. Accessible dwellings**
- 17. Development brief compliance**
- 18. Site design guide compliance**
- 19. Phasing plan compliance**
- 20. Construction hours**

21. Landscaping detail to be submitted
22. Landscape management plan
23. Landscape replacement
24. Tree protection
25. Woodland management
26. Noise impact assessment
27. Noise mitigation
28. Noise attenuation – neighbourhood centre
29. Hours of operation detail for commercial uses
30. Archaeology
31. Contamination
32. Surface water drainage
33. SUDs compliance report
34. Foul water strategy
35. Foul drainage details
36. Refuse / recycling provision prior to occupation
37. Boundary treatment installed prior to occupation
38. Roads and footways prior to occupation
39. Access and parking spaces prior to occupation
40. Final unit within a development parcel not to be occupied until all connecting roads and paths are complete
41. Materials
42. Cycle parking
43. Gates onto highway
44. Broadband provision in accordance with approved strategy
45. Withdrawal of PD rights for satellite dishes on apartment blocks
46. Community Employment Plan
47. Superseded development

### Informative

1. Rights of way
2. Rights of way
3. Planning Obligation

#### 1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to planning committee as it is a large-scale major application. Wantage Town Council also object to the proposal.
- 1.2 The application site constitutes undeveloped land extending to 26.27ha within the Crab Hill development to the north/north-east of the market town of Wantage and is an allocated site in the adopted Local Plan 2031, part 1. A site location plan is **attached** at Appendix 1.
- 1.3 Outline planning permission (P13/V1764/O) was granted for the Crab Hill development of 1500 dwellings in 2015 and has been amended via three applications under S73 of the Town and County Planning Act 1990, with the most recent consent approved in January 2022 (P21/V2544/FUL). In total 865 dwelling of the 1500 have received detailed consent or are pending approval, with a balance of 635 yet to be submitted under Reserved Matters.

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- 1.4 The original permission in 2015 and the extant permission in 2022 requires applications for the approval of all remaining Reserved Matters to be made no later than 13 July 2023. The applicant has advised it is not feasible to submit Reserved Matters applications for all remaining development within the extant permission deadline. This application is therefore seeking a new consent for the delivery of the remaining 635 dwellings, as well as the remaining non-residential development within the neighbourhood centre (nursery, food retail and pub) alongside associated infrastructure and open space.
- 1.5 The application also proposes to optimise the remaining parcels and seeks to deliver an additional 34 dwellings to the 1500 dwellings consented, resulting in a total of 669 dwellings (635 carried over and 34 new).
- 1.6 The application is supported by the same parameter plans agreed under the extant outline permission with a small amendment to the landscape parameter plan to align with approved Reserved Matter plans for advanced infrastructure works 6. An updated phasing plan is also provided which confirms the proposal will deliver:
- 635 residential dwellings to a housing mix (including private/affordable split) in accordance with the terms of the extant outline permission.
  - An additional 34 dwellings to a housing mix (including private/affordable split) in accordance with the provisions of the adopted Development Plan.
- 1.7 The proposed parameter plans are **attached** at Appendix 2. Where relevant, documents and plans approved under the extant outline permission have also been submitted for approval with this application. These documents contain relevant information to the delivery of the proposed development and are proposed to be secured by condition akin to the extant permission. All documents can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

### 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

A summary of the responses received is below. Full comments can be viewed in full online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

Wantage Town Council	Objection: <ul style="list-style-type: none"><li>• Concerns that the increase of units will impact on local amenities, infrastructure, green spaces, and car parking that is required to provide a quality development. If the application is approved, we would hope to see a 2.25% increase in developer contributions.</li></ul>
Grove Parish Council	No response.
Ardington & Lockinge Parish Council	No response.

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Residents	<p>Seven letters of objection have been received which raise the following points:</p> <ul style="list-style-type: none"> <li>• Concern over distance of new homes to existing properties</li> <li>• Loss of privacy from change in levels</li> <li>• Surface water runoff / flood risk</li> <li>• Noise / dust pollution during construction</li> <li>• Additional 34 dwellings will increase the strain on local infrastructure</li> <li>• Impact on wildlife</li> <li>• More properties will mean less green space and we would rather houses were given larger gardens instead</li> </ul>
Wantage & Grove Campaign Group	<p>Objection:</p> <ul style="list-style-type: none"> <li>• We object to this application on the grounds that it supersedes approved application P21/V2546/RM and therefore the reprofiling of land for development, Sustainable Drainage System (SuDS) swales and associated earthworks approved in that application would no longer be required.</li> <li>• The need for the heights, drainage and associated details included in the approved application was to protect the existing residents of Charlton Heights from overlooking and runoff from the new development and the plans shown in this application do not include those details.</li> <li>• We request that the plans approved in application P21/V2546/RM be included in this application prior to approval.</li> </ul>
Oxfordshire County Council – Transport	<p>No objection, subject to condition and S106:</p> <ul style="list-style-type: none"> <li>• It is requested that the conditions stipulated within the original outline application ref, P13/V1764/O and subsequent amendments be reviewed and carried over.</li> <li>• Contributions sought for public transport, travel planning and rights of way.</li> <li>• The triggers set out in the S106 agreement are still expected to be met ahead of the original horizon year of 2026 which formed the basis of the Transport Assessment submitted as part of the original outline application. Additional traffic movements associated with the uplift proposals would be readily absorbed within the wider highway network.</li> </ul>

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Oxfordshire County Council – Education	<p>No objection subject to S106 for secondary and special education contributions:</p> <ul style="list-style-type: none"> <li>• This site is already covered by an extant S106 agreement, which would apply to this reapplication (this includes the already completed direct delivery of a 2form entry primary school, as well as contributions towards secondary and SEND infrastructure).</li> <li>• Contributions sought therefore apply solely to the uplift of 34 dwellings. Contributions towards primary school capacity are not requested due to the already provided provision.</li> </ul>
Oxfordshire County Council – Archaeology	<p>No objection subject to condition:</p> <ul style="list-style-type: none"> <li>• Previous planning consent P13/V1764/O for the application site was granted with conditions attached that required a phase of archaeological mitigation in advance of development. The applicant has undertaken a programme of archaeological investigation in line with an agreed written scheme of investigation (WSI) as submitted. No further archaeological excavation is required but a programme of post excavation analysis will be required, and the results will require publication. This can be ensured through the attachment of a suitable negative condition.</li> </ul>
Oxfordshire County Council – Lead Local Flood Authority	No objection.
Drainage Engineer	<p>No objection:</p> <ul style="list-style-type: none"> <li>• The drainage strategy demonstrates that a strategy is feasible in line with the original approved Flood Risk Assessment for the site. Given the history of the site and recent reserved matters applications for some areas associated with this outline application, we are satisfied that the provision of further information can be controlled by conditions.</li> </ul>
Thames Water	No response.
SGN Networks	Draw attention to utility infrastructure in locality.
North Wessex Downs AONB Board	No response.

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Countryside Officer	<p>No objection:</p> <ul style="list-style-type: none"> <li>subject to the same ecological conditions being applied to the decision notice as included on decision notice P21/V/2544/FUL (CEMP, LEMP).</li> </ul>
Landscape Architect	<p>No objection.</p>
Forestry Officer	<p>No objection:</p> <ul style="list-style-type: none"> <li>The applicant has submitted an Arboricultural Report dated January 2023.</li> <li>As shown on the Arboricultural Impact Assessment plans found within the arboricultural report, most arboricultural features relating to this site are found around the site boundaries, with most of the trees being located adjacent to the South boundary. The parameter plans show most of the existing trees being retained.</li> <li>I have no objections to the proposed development from an arboricultural perspective. Conditions should be attached to secure Tree Protection Plans (in accordance with BS 5837:2012) to ensure the protection of retained trees during construction. The conditions should require Tree Protection Plans to be submitted to and approved in writing by the local planning authority prior to the commencement of any site development works.</li> </ul>
Air Quality	<p>No objection, subject to condition:</p> <ul style="list-style-type: none"> <li>I do not foresee that the addition of 34 properties will make any significant impact upon air quality. In the light of this knowledge and the air quality assessment submitted, I have no objection to the proposed development. Subject to adhering to dust mitigation measures in the site-wide dust management plan and the provision of EV charging infrastructure.</li> </ul>
Contaminated Land	<p>No objection:</p> <ul style="list-style-type: none"> <li>Potential for land contamination at the application site was previously investigated and no significant contamination identified.</li> </ul>
Environmental Protection Team	<p>No objection, subject to condition:</p> <ul style="list-style-type: none"> <li>I have no objection to planning permission being granted, however, I am mindful that the proposal has proximity to existing dwellings. I recommend</li> </ul>

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	the conditions in relation to noise, dust, hours of operation and artificial lighting, are added should planning be mindful to grant permission.
Housing Development Team	No objection: <ul style="list-style-type: none"> <li>An uplift of 34 units will equate to an additional 12 affordable homes.</li> </ul>
Sport England	No objection: <ul style="list-style-type: none"> <li>Given the sports facilities were secured via the original S106 agreement, we withdraw the holding objection submitted 8 February 2023.</li> </ul>
Leisure Team	No objection: <ul style="list-style-type: none"> <li>Leisure has no objections to P23/V0134/O subject to the previously agreed contributions coming to fruition.</li> </ul>
NHS Integrated Care Board	Seek infrastructure funding towards health facilities for Wantage.
Thames Valley Police Design Advisor	No objection. <ul style="list-style-type: none"> <li>Provide general comments to ensure any forthcoming detailed applications meet design requirements to minimise risk of crime.</li> </ul>
Urban Design	Support: <ul style="list-style-type: none"> <li>From design perspective the masterplan and supporting details (including the site wide design code) provided as part of this outline application follow the same design approach and principles as established under P13/V1764/O.</li> <li>There are no fundamental changes to the masterplan its layout and or intended design which would result in the scheme being materially diminished or altering its design concepts / principles.</li> </ul>
Waste Management Team	No objection.
Infrastructure Team	No objection.
Wilts & Berks Canal Trust	Seek funding towards restoration of the canal.

### 3.0 RELEVANT PLANNING HISTORY

3.1 There are numerous planning applications for this site, including Reserved Matters and partial discharge of conditions for some phases. The most relevant planning history for this application is set out below.

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[P21/V2546/RM](#) - Approved (27/06/2022)

Construction of new road carriageways (Grove Road Loop Road and Major Access Road), footways, cycleways; Reprofilng of land for development, Sustainable Drainage System (SuDS) swales and associated earthworks, and Hard and soft landscaping throughout the site, particularly within the Country Park (northern area of the site) and the park within the Grove Road Loop Road (as amended by plans received 30 November 2021, 17 December 2021 and amended by plans and information received 17 March 2022 and 25 April 2022).

Discharge of conditions 8 & 17 (CEMP), 8 & 31 (LEMP), 21 (Landscape Details), 23 (Tree Protection), 24 (Landscape Maintenance), 37 (Surface Water Drainage) and 45 & 48 (Highway Design) on planning permission P21/V2544/FUL.

[P19/V2997/MPO](#) - Approved (12/05/2022)

Modification to the s.106 in respect of the development at Crab Hill as approved under permission P19/V1269/FUL for review and agreement.

[P21/V2544/FUL](#) - Approved (14/01/2022)

Variation of condition 1 (Specified Layout & Form) in application P19/V1269/FUL. There is a need to change the parameter plans and thus condition 1 is required to be amended.

[P19/V3181/RM](#) - Approved (03/07/2020)

Erection of sub-station south of community building and associated access road, landscaping around WELR roundabout on A417 and balancing pond on western and northern boundary and partial discharge of conditions 8 and 17 (CEMP), 8 and 31 (LEMP), 21 (Landscape details), 23 (Tree Protection), 24 (Landscape Maintenance), 33 (contamination in respect of the western balancing pond only), 37 (Surface water drainage), 38 (Surface water drainage) and 45 and 48 (highway design) of permission ref. P19/V1269/FUL in relation to these works.

[P19/V1269/FUL](#) - Approved (22/08/2019)

Variation of conditions 1 (approved plans), 7 (Housing Delivery Document), and 17 (phasing plan) of planning permission P17/V0652/FUL

[P18/V2787/RM](#) - Approved (28/02/2019)

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. As amended by plans received 6 February 2019.

[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).



[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).

[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**

[P21/V3187/PEJ](#) - Advice provided (23/02/2022)

Erection of dwellings at the Crab Hill site. The proposed circa 650-680 units (exact number to be confirmed) will exceed the Local Plan allocation of 1500 dwellings by circa 50 dwellings (exact numbers to be confirmed). The additional dwellings would be accommodated in the remaining phases which do not have reserved matters permission under permission (P19/V1269/FUL) which are generally located in the north and west of the site.

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The 2015 outline application was EIA development. The following areas of potential impact were assessed: traffic and transportation; noise and vibration; air quality and dust; landscape and visual impact; archaeology and cultural heritage; ecology and nature conservation; flooding hydrology and water resources; ground conditions, hydrology; agriculture; waste; artificial lighting; socio-economic impacts; cumulative impacts.

4.2 The assessment in the original Environmental Statement remains valid and is not materially affected by this application to require an update.

### 5.0 **MAIN ISSUES**

5.1 The main issues are:

- The principle of development
- Amount of housing
- Affordable housing and housing mix
  - Affordable housing
  - Market housing
  - Accommodating needs of an ageing population
  - Space standards
- Urban Design

- Density
- Open space
- Residential amenity
- Landscape and visual impact
- Flood risk and drainage
- Traffic and highway safety
  - Access
  - Traffic generation
  - Public transport
  - Rights of way
- Air Quality
- Historic environment
  - Archaeology
- Biodiversity
- Other considerations
  - Contaminated land
  - Community employment plan
  - Public art
  - Trees
- Financial contribution requests
  - Community Infrastructure Levy
  - S106 legal agreement

## 5.2 **The principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan for this proposal comprises the adopted Local Plan 2031 Part 1 (LPP1) and the adopted Local Plan 2031 Part 2 (LPP2). There is currently no neighbourhood plan covering this site.

- 5.3 The site is allocated for development in LPP1 and outline permission for a housing led mixed use development, was granted in July 2015 with variations to parameter plans permitted in November 2017, August 2019, and January 2022. There are no material changes in planning policy and the established principle of the proposal remains acceptable.

## 5.4 **Amount of Housing**

Objections have been raised citing that the amount of housing exceeds that envisaged by the adopted local plan. Policies CP4 and CP15 allocate the site for around 1500 dwellings. Housing allocation figures are only approximate as the final figure will always depend on the more detailed information and assessment that is entailed with a full planning application.

5.5 In meeting our housing need there is a presumption in favour of sustainable development under policy CP1 of LPP1. The National Planning Policy Framework (NPPF) also expects allocated sites to make optimal use of their potential to achieve efficient use of land. As set out below, 669 units have been assessed against all relevant planning considerations and no technical objections have been raised regarding the quantum of development. Therefore, officers consider an increase of 34 dwellings is, in principle, reasonable provided they can be accommodated to accord with established site wide design guidance and master plan principles, and social and physical infrastructure impact arising from the increase in units is mitigated through additional financial contributions.

5.6 **Affordable housing and housing mix**

*Affordable housing*

Policy CP24 of LPP1 requires development to provide 35% affordable housing with a tenure split of 25% first homes, 56% affordable rented and 19% shared ownership. The original 2015 application was subject to viability whereby 32% provision (against a policy requirement of 40% at the time) was secured. It has been agreed by the Housing Development Team to carry over the existing agreed affordable provision into a new agreement, and to apply policy CP24 solely to the uplift of 34 dwellings. This will provide 12 additional affordable dwellings (3 first homes, 7 affordable rent and 2 shared ownership) to the 480 affordable dwellings (450 rented, 30 shared ownership) already secured. The proposal complies with policy CP24.

5.7 *Market housing*

Policy CP22 of LPP1 expects a mix of house types that is in accordance with the Strategic Housing Market Assessment (SHMA) unless an alternative approach is proven to be necessary due to viability constraints. A range of dwelling sizes are proposed within the application to accord with SHMA, and this can be secured by condition should permission be granted. The proposal complies with policy CP22.

5.8 *Accommodating needs of an ageing population*

Policy CP26 of LPP1 expects strategic site allocations to provide residential units for older people (with or without extra care). The original proposal includes a 72-bed care home (Use Class C2) which is now under construction (ref P21/V2040/RM) and a mix of house sizes which may be attractive to people wishing to downsize which meets the requirements of this policy.

5.9 *Space standards*

Policy DP2 of LPP2 sets out space standards for new residential development along with policy requirements for Category 2 – Accessible and adaptable dwellings and Category 3 – Wheelchair user dwellings. These can be secured through a planning condition. The proposal therefore complies with policy DP2.

5.10 **Urban Design**

Policy CP37 of LPP1 states that new development must demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape and landscaping

that physically and visually integrates with its surroundings. It sets out further design criterion for streets and movement, green infrastructure, social inclusion and safe communities, climate change resilience and that development must be visually attractive, with scale, height, massing, and materials appropriate to the site and surrounding area. Policy CP38 of LPP1 sets out more detailed design criterion required for strategic and major development sites.

- 5.11 This proposal is an outline submission with only access into the site for consideration. Details concerning layout, scale, appearance, and landscaping of the development are therefore Reserved Matters to be considered at a later stage. However, in support of the application parameter plans on land use, density, heights, access and movement and landscape framework have been submitted, along with a Design and Access statement and the previously approved site wide development delivery strategy, masterplan, site design guide and neighbourhood centre and community building development briefs.
- 5.12 Officers are confident that the site has the capacity to accommodate the quantum of development intended with sufficient land set aside without compromising layout and design quality of dwellings, amenity, and parking provision. The parameter plans are acceptable to inform delivery of a high quality and integrated sustainable development at Reserved Matters stage to accord with policies CP37 and CP38 and the site development template.
- 5.13 *Density*  
Policy CP23 of LPP1 requires a minimum net density of 30 dwellings per hectare (dph) unless local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours. The density parameter plan shows density ranges from 32.5dph to around 55dph. Officers consider the proposal is compliant with policy CP23.
- 5.14 *Open space*  
Policy DP33 of LPP2 requires major development to provide 15% of the site as public open space. The landscape framework parameter plan indicates the provision of public open space across the site allocation will exceed this requirement and this provision (controlled and managed by a management company) can be secured through a legal agreement. The proposal complies with policy DP33.
- 5.15 **Residential Amenity**  
Reserved Matters will be the opportunity to fully consider any impact on amenity for existing residents. Officers consider, based on the indicative plans, it should be possible to provide a housing development to accord with policy DP23 of LPP2 and design guide principles in respect of residential amenity for both new and existing dwellings. Furthermore, in response to concerns from residents and the campaign group, infrastructure works approved under application P21/V2546/RM to reprofile land for development, sustainable drainage, swales, and associated earthworks are already underway and will be retained for future residential development parcels. Conditions on hours, noise mitigation and construction environment management plans were imposed on the original consent and are to be carried over to any new permission.

5.16 **Landscape and Visual Impact**

Policy CP44 of LPP1 confirms that key features that contribute to the nature and quality of the district's landscape will be protected from harmful development, and where possible enhanced. Where development is acceptable in principle, proposals will need to demonstrate how they have responded to landscape character and incorporate appropriate landscape proposals.

5.17 As the site is allocated for housing development in the local plan, the loss of this site to housing should have no unreasonable impact on the surrounding landscape. The applicant has provided an updated landscape visual appraisal to assess the new proposal. The appraisal concludes the findings of previous assessments remain unchanged through the continuity of the parameter plans. The proposal will therefore accord with policy CP44.

5.18 **Flood Risk and drainage**

Core Policy 42 of LLP1 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings.

5.19 The Flood Risk Assessment (FRA) submitted with the application confirms that the site lies within Flood Zone 1 and is at a low risk of flooding from rivers or sea as well as from other potential sources of flood risk. The drainage strategy for the site (SUDs with attenuation and infiltration basins, swales and permeable paving) follows the existing drainage regime and accounts for flood risk considerations to ensure surface water management and potential flooding is appropriately managed.

5.20 The council's drainage team raise no objection subject to drainage related conditions being imposed. A sustainable drainage scheme can therefore be agreed to accord with policy CP42 in respect of flood risk and surface water management.

5.21 **Traffic and highway safety**

Policy CP33 of LPP1 actively seeks to ensure that the impacts of new development on the strategic and local road network are minimised, to ensure that developments are designed in a way to promote sustainable transport access and to promote and support improvements to the network that increase safety and improve air quality. Policy CP35 of LPP1 promotes public transport, cycling and walking and together with policy DP17 of LPP2 requires proposals for major developments to be supported by a Transport Assessment in accordance with OCC guidance. Policy DP16 of LPP2 requires evidence to demonstrate that acceptable off-site improvements to highway infrastructure can be secured where these are not adequate to service the development.

5.22 The 2015 application for 1500 units was supported by a detailed transport assessment and the associated S106 agreement secured numerous highway improvements, including the provision of the Wantage Eastern Link Road (WELR). Whilst the current application seeks permission for 669 units, the

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proposal only seeks a net difference of 34 units to that approved. It has therefore been agreed by OCC Highways that a transport statement is sufficient in this instance to assess traffic impacts from this proposal.

### 5.23 *Access*

Access into the site is acceptable and required visibility can be achieved.

### 5.24 *Traffic generation*

The proposed 34 units would generate in the region of 168 two-way movements per day with 17 two-way movements during the AM peak hour (8am-9am) and 18 two-way movements during the PM peak hour (5pm-6pm). The transport statement has further set out that there will be some internalisation of trips, particularly to the primary school being located within the wider Crab Hill development as well as a secondary school being located within a 2km walking distance of the development site, which is accepted. The Highway Authority therefore considers additional traffic movements are acceptable and would be readily absorbed within the wider highway network.

### 5.25 *Public transport*

Financial contributions in respect of the current development fund the X36 service, which provides a 30min frequency to the town centre on Monday through Saturday. Further contributions from the uplift in dwellings are therefore sought. These can be secured through a S106 legal agreement.

### 5.26 *Rights of way*

OCC has requested the need for additional funds to complete the missing bridleway link to the south of the south of the site that will link through to Charlton Village. This is acceptable to assist in promoting active travel and can be secured through a S106 legal agreement.

5.27 Based on the above, officers consider the proposal is acceptable in terms of traffic generation and highway safety.

### 5.28 **Air Quality**

Policy DP26 of LPP2 confirms that development proposals that are likely to have an impact on local air quality, including those within relative proximity to existing air quality management areas (AQMAs) will need to demonstrate measures / mitigation to minimise any impacts associated with air quality.

5.29 The air quality officer has assessed the proposal and raises no objection.

### 5.30 **Historic Environment**

Policies CP39 of LPP1 and DP36 of LPP2 state that proposals for new development that may affect heritage assets must demonstrate that they conserve and enhance the special interest or significance of the heritage asset and its setting.

5.31 There are no designated assets within the application site and the site does not affect the setting of any listed building or the Charlton village conservation area.

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### 5.32 *Archaeology*

DP39 of LPP2 states that development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments or nationally important designated or non-designated archaeological remains.

5.33 Archaeological investigation for the original 2015 application revealed two areas of archaeological significance and that permission was granted subject to conditions requiring a phase of archaeological mitigation in advance of development. The applicant has since undertaken a programme of investigation in line with an agreed written scheme and no further archaeological excavation is required. The county archaeologist therefore raises no objection to this current proposal but requests a condition securing a programme of post excavation analysis. This is accepted to ensure compliance with policy CP39.

### 5.34 **Biodiversity**

Policy CP46 of LPP1 requires development to avoid losses in biodiversity and actively seeks net gains. The site is not covered by statutory or non-statutory designations and comprises arable land.

5.35 The countryside officer raises no objection to the application, subject to previous conditions for construction environmental management (CEMP) and landscape ecology management (LEMP) being reapplied. This is accepted to ensure the proposal complies with CP46.

### **Other considerations**

#### 5.36 *Contaminated land*

Policy DP27 of LPP2 requires proposals for the development, redevelopment or re-use of land known, or suspected, to be contaminated, to submit a Contaminated Land Preliminary Risk Consultant Report. Potential for land contamination at the application site was previously investigated and no significant contamination identified.

#### 5.37 *Community Employment Plan*

Policy DP11 of LPP2 states all new development should demonstrate how opportunities for local employment, apprenticeships and training can be created. A Community Employment Plan has been submitted to accord with policy DP11.

#### 5.38 *Public art*

Policy DP20 of LPP2 requires proposals for all major development to provide public art that makes a significant contribution towards the appearance of the scheme or character of the area, or which benefits the local community. The original 2015 application secured onsite public art which to date has been well received. Officers are confident the site can continue to successfully accommodate public art to accord with policy DP20, and further detail can be determined at Reserved Matters stage and through the approved public art strategy secured by a S106 legal agreement.

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### 5.39 *Trees*

An arboricultural report has been submitted with the application. The report confirms trees are predominantly found along the boundaries of the site. The forestry officer has assessed the proposal and raises no objection, subject to a tree protection condition. This is acceptable.

### 5.40 **Financial contribution requests**

Paragraph 57 of the NPPF advises that planning obligations should only be sought where they meet all of the following tests:

- I. Necessary to make the development acceptable in planning terms
- II. Directly related to the development
- III. Fairly and reasonably related in scale and kind to the development

5.41 Policy CP7 of LPP1 provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured.

### 5.42 *Community Infrastructure Levy*

The Community Infrastructure Levy (CIL) was adopted in September 2017 and implemented in November 2017. CIL is a levy charged on new development in the district; the money raised will be used to fund infrastructure and support growth. The site is not CIL liable.

### 5.43 *S106 Legal Agreement*

In accordance with the Developers Contributions SPD if permission were to be granted, a s106 legal agreement would be required to secure affordable housing, on site infrastructure, public art and financial contributions towards traffic impact mitigation, public transport, travel plan monitoring, street naming, waste bin provision, education and the management of public open spaces, sport and play areas.

5.44 The 2015 application was permitted with a comprehensive package of S106 obligations and contributions. In summary this includes:

- On site infrastructure, including new primary school (now delivered)
- Delivery of WELR (under construction)
- Sum towards the completion of a footpath link towards Sainsbury along the Letcombe Brook
- Provision of the community building (reserved matters application pending)
- Funding for a community development officer for up to 5 years
- Contribution towards local youth facilities, including the Scout building and Sweat Box project in Wantage
- Sum for Thames Valley Police
- Public art strategy (now implemented)
- Sum to provide refuse and other bins
- Outdoor sports



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- Provision of a skateboard area on site
- Contributions for offsite sports and leisure
- Green infrastructure, including a community orchard on site
- Contribution towards the Betjeman Park
- Ecological mitigation
- Contribution for additional cemetery provision in Wantage
- Contribution towards Wantage Town Centre Manager (town council)
- Contribution towards Wantage street pastors
- Contribution towards the Wantage Independent Advice Centre
- Sum towards a new community bus (town council)
- Contribution towards public transport services
- Travel plan monitoring
- Education contributions
- Contribution towards development monitoring costs

5.45 It is proposed to simply carry forward the remaining obligations, together with a pro-rata uplift on contributions yet to be paid to account for the additional 34 units. A heads of terms document setting out more detail is **attached** at Appendix 3.

5.46 Should planning permission be granted this authority would expect the following on-site infrastructure and contributions (all indexed linked) to also be secured which are considered fair and proportionate to mitigate the impact of the additional 34 units:

<b>District Council</b>	<b>Amount (£)</b>	<b>Trigger</b>	<b>Towards (details)</b>	<b>CIL tests compliance</b>
Affordable housing	35%	Commencement	25% First 56% Rented 19% Shared ownership	Yes
Health care provision	£32,076	Commencement	Mably Way Health Centre	Yes
Canal Trust	Not specified	Not specified	Canal restoration	No – this contribution request is not justified.
<b>County Council</b>	<b>Amount (£)</b>	<b>Trigger</b>	<b>Towards (details)</b>	<b>CIL tests compliance</b>
<b>Transport</b>				
Public transport services	£32,640.00	Occupation	Towards bus services in the vicinity of the site.	Yes
Science Vale Active Travel Network	£11,448.14	Occupation	Provision / Improvement of cycle path between Wantage and Rowstock	Yes

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			and / or an alternative route selected by the County Council.	
Rights of Way	£25,000	Commencement	Mitigation / improvement measures to the byway / bridleway south of the wider Crab Hill site	Yes
<b>Education</b>				
Secondary	£233,928	Instalment starting 1 <sup>st</sup> occupation	Secondary education capacity serving the development	Yes
Secondary Land	£21,204	Instalment starting 1 <sup>st</sup> occupation	Secondary education capacity serving the development	Yes
SEN	£17,948	Instalment starting 1 <sup>st</sup> occupation	Special school education capacity serving the development	Yes
<b>Waste management</b>				
Household waste recycling centres	£3,195	1 <sup>st</sup> occupation	Towards expansion of household waste recycling centre	Yes

### 6.0 CONCLUSION

- 6.1 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1 and Part 2 and the National Planning Policy Framework. All relevant consultations have been undertaken and all responses received have been fully considered.
- 6.2 The application site is a strategic housing allocation in the council's adopted Local Plan to contribute towards the sustainable planned growth of the district. The application could support an economic and social objective through construction employment, increased investment in the local economy and providing additional market and affordable housing. The application could also make contributions towards local infrastructure.

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- 6.3 The scheme is of an acceptable design with no unreasonable impacts on existing residents. Suitable vehicular access can be provided without detriment to highway safety or severe impacts on the road network.
- 6.4 The site is in flood zone 1 which is the preferred location for housing development in terms of fluvial flooding. An appropriate drainage scheme can be delivered on the site.
- 6.5 There are no technical concerns with the application, subject to the recommended conditions. The original Environmental Statement is still considered robust and fit for purpose. Appropriate financial contributions can be sought to offset the impact of this development on the town's infrastructure. Contributions can also be sought for education, bus service infrastructure and waste provision.
- 6.6 In conclusion, subject to the recommended conditions and completion of a S106 legal agreement, the proposal is considered to accord with the development plan and should be approved.

The following planning policies have been considered:

### **Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies**

- 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
- CP17 - Delivery of Strategic Highway Improvements within 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
- 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
- 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
- CP47 - Delivery and Contingency

A Regulation 10A review for Local Plan Part 1 (LPP1) has been completed, evaluating LPP1's policies for their consistency with national policy, considering current evidence and any relevant changes in local circumstances. The review shows that five years on, LPP1 (together with LPP2) continues to provide a

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suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

### **Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies**

CP47A - Delivery and Contingency  
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  
DP30 - Watercourses  
DP34 - Leisure and Sports Facilities  
DP36 - Heritage Assets  
DP39 - Archaeology and Scheduled Monuments

### **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.

### **Adopted guidance**

Joint Design Guide SPD 2022: The Joint Design Guide sets out design principles to guide future development and encourage a design-led approach to development.

Developer Contributions – Delivering Infrastructure to Support Development SPD 2017: The Developer Contributions SPD was adopted on 30 June 2017 and provides guidance on how planning obligations will work alongside CIL to deliver the infrastructure needed to support development in the Vale.

### **National Planning Policy Framework and Planning Practice Guidance**

#### **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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- Environment Act 1995

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