

Agenda



Contact Officer: Emily Barry, Democratic Services Officer

Tel: 07717 272442

E-mail: emily.barry@southandvale.gov.uk

Date: 09 October 2023

Website: www.whitehorsedc.gov.uk

A MEETING OF THE

Planning Committee

WILL BE HELD ON WEDNESDAY 18 OCTOBER 2023 AT 7.00 PM

MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14 3JE

You can watch this meeting [the council's YouTube channel](#).

Members of the Committee:

Max Thompson (Chair)

Val Shaw (Vice-Chair)

Ron Batstone

Cheryl Briggs

Jenny Hannaby

Vacancy

Robert Maddison

Mike Pighills

Jill Rayner

Substitutes Councillors

Paul Barrow, Dr

Andy Cooke

Hayleigh Gascoigne

Emily Smith

Robert Clegg

Vacancy

Oliver Forder

Katherine Foxhall

Scott Houghton

Sarah James

Viral Patel

Alternative formats of this publication are available on request. These include large print, Braille, audio, email and easy read. For this or any other special requirements (such as access facilities) please contact the officer named on this agenda. Please give as much notice as possible before the meeting.

Patrick Arran
Head of Legal and Democratic

1. Chair's announcements

To receive any announcements from the chair, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (Pages 4 - 9)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 27 September 2023.

4. Declarations of interest

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chair determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abbey Close, Abingdon, OX14 3JE) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

Site Address	Proposal	Application No	Page.
7. P23/V1358/RM - Land north of Rutherford Road Crab Hill Wantage, OX12 7FY	Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the erection of a children's day nursery (Use Class E[f]); a convenience store (Use Class E); and 3No. retail units (Use Class E / Sui Generis) alongside landscaping and associated car parking pursuant to planning permission ref: P21/V2544/FUL, along with details to discharge conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 47 and 53 (as amended by plans received 31 August 2023).	P23/V1358/RM	10 - 24

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 27 September 2023 at 7.00 pm in Meeting Room 1, Abbey House, Abbey Close, Abingdon, OX14 3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Paul Barrow, Cheryl Briggs, Jenny Hannaby, Diana Lugova, Mike Pighills and Jill Rayner
Officers: Adrian Butler (Planning Officer), Emily Hamerton (Development Manager) and Emily Barry (Democratic Services Officer)
Guests: Councillor Debra Dewhurst

Remote attendance:

Officers: Susie Royce (Broadcasting Officer)

41 Chair's announcements

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

42 Apologies for absence

Apologies for absence were received from Councillors Val Shaw and Ron Batstone who was substituted by Councillor Paul Barrow.

43 Minutes

RESOLVED: to approve the minutes of the meeting held on 16 August 2023 as a correct record and agree that the Chair sign these as such.

44 Declarations of interest

There were no declarations of interest.

45 Urgent business

There was no urgent business.

46 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting.

47 P23/V1093/HH - 39 Wootton Village, Boars Hill, Oxford, OX1 5HP

The committee considered planning application P23/V1093/HH for proposed driveway/dropped kerb (as amplified by additional information received 22 June 2023), on land at 39 Wootton Village, Boars Hill, Oxford, OX1 5HP.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The development manager introduced the report and highlighted that the application sought permission for a new access and dropped kerb. The application had been deferred from an earlier meeting in order that a site visit could be carried out with the local highways authority in attendance to allow them to address any questions from the committee. The development manager confirmed that the construction of two houses on the plot was underway and that one access had been granted permission under the original application for these dwellings. The development manager advised that the proposed access and dropped kerb before the committee was to create a separate access for plot two on the site. She also highlighted that whilst there were currently high hoardings around the site this would be replaced with a 1 metre high stone wall.

The development manager concluded that the application was not harmful to highway safety or convenience or the character or appearance of the area and was therefore recommended for approval.

Gerardine Quaghebeur spoke on behalf of Wootton Parish Council, objecting to the application.

Tom Balance, the applicant, spoke in support of the application.

As councillor Val Shaw the local ward member was unable to attend the meeting due to illness, a statement objecting to the application was read out on her behalf by the democratic services officer.

The committee had conducted a site visit prior to the meeting. The committee asked for clarification as to whether the highways authority had revised their view on the application. The development manager confirmed that originally the local highways authority had objected to the application but following the submission of further information they had removed their objection. At the site visit the highways officer had confirmed that they had no highway safety or amenity concerns in relation to this application.

The committee enquired if there had been any indication that the bench which had been removed would be replaced. The development manager advised that the land where the bench had been situated remain in the ownership of Oxfordshire County Council and that an easement would be granted to allow access to the proposed drive from the highway. She went on to advise that in order for a bench to be placed on the land a license would be required.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

The committee reflected that they had previously been inclined to refuse the application based on the plans and photos when the application was discussed at a previous meeting. However, having visited the site the committee had seen that many houses in the area had driveways and as such, this challenged the concerns it had had around highway safety and also the potential for harm to the character of the area. The committee went on to note that it was a shame to lose the amenity space but that this was not a reason for refusal.

RESOLVED: to approve planning application P23/V1093/HH, subject to the following conditions:

Standard:

1. Commencement within three years
2. Approved plans list

Compliance:

3. Access, parking and turning in accordance with approved plan

Informative:

4. Works within the Highway
5. Works within the vicinity of the Highway Tree
6. Neighbourhood Plan policies

48 P23/V0667/RM - Parcel 1P, Land to the west of Great Western Park (Valley Park), Didcot

The committee considered planning application P23/V0667/RM for Reserved Matters submission relating to phase 1P pursuant to outline planning permission P14/V2873/O, comprising 172 dwellings with associated infrastructure and landscaping. (Outline planning application for a residential development of up to 4,254 dwellings, mixed use local centres, primary schools, sports pitches, community and leisure facilities, special needs school, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, diversions to public rights of way, pedestrian and vehicular access and associated works), on land at Parcel 1P, Land to the west of Great Western Park (Valley Park), Didcot.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application came before the committee as when the application was submitted it fell within the boundary of Harwell Parish Council who objected to the application. Since then there had been a boundary revision and the application site now fell within Western Valley Parish. The planning officer confirmed that Western Valley Parish Council did not object to the application.

The planning officer informed the committee that outline consent had been granted for up to 4,254 dwellings on the site and the reserved matters application before them was located at the north of the site. The planning officer went on to advise that the outline application was subject to a Section 106 agreement which secured various infrastructure such as schools and pitches and that these matters were not open for discussion as part of the reserved matters application. The planning officer also confirmed that the access from the A4130 had

been granted permission under the outline consent and that delivery of the development was not reliant on Housing Infrastructure Fund (HIF1) road and bridges scheme being in place.

The planning officer informed the committee that the application had been reduced from 179 dwellings to 172. Access to the site was via a signalised junction from the A4130 with a main road serving the site and secondary roads coming off of the main road. He confirmed that the scheme had been designed in line with the agreed site design code. The planning officer went on to highlight that this included the widths of the secondary roads, noting a particular road which would be built at a width of 7.5 metres. Despite the fact that the local highway authority had agreed the site design code for the development it had since requested that the road be built to a width of 8.3 metres and advised that it may not adopt the road in question should it not be built to this width.

The planning officer went on to confirm that a protected tree would be retained to the north of the site and the landscape officer's comments had been addressed. He confirmed that parking provision was in line with adopted standards and all properties would be built with an EV charging point. The planning officer also confirmed that no gas boilers would be installed on the development.

The planning officer advised the committee that an assessment had been made of the noise impact for future residents. The assessment had looked at the noise impact with the A4130 as is, but modelling had also been done to take account of the potential impact should the A4130 become dualled in the future. Officers were satisfied that with appropriate ventilation and glazing this would not be an issue for future residents.

The officer concluded that the application accorded with Local Plan policies, the council's design guide and the development design code and was therefore recommended for approval subject to suggested conditions.

Daniel Millward (Persimmon Homes), the applicant, spoke in support of the application.

Councillor Debra Dewhurst, a local ward councillor, spoke objecting to the application.

The committee asked if the planning officer was satisfied with the housing mix as it noted that the application did not accord with the Strategic Housing Market Assessment (SHMA). The officer advised that they were satisfied that the correct mix of housing would be delivered across the site as a whole, acknowledging that this meant some parcels would be compliant whilst others would not.

The committee enquired as to whether the signalised crossing from the A4130 would be complete prior to first occupation as there was no proposed condition relating to this. The planning officer advised that this was secured under condition 32 of the outline consent and it was required to be built in accordance with the approved plans which should also secure this.

The committee asked for clarification as to which roads would be adopted by the local highway authority. The planning officer advised that their understanding was all of the roads were of an adoptable standard. He advised that the issue with adoption related to a specific road due to its width but that this had only recently been raised by the highway authority despite it having agreed to the design code for the development with which the roads complied. The additional width that had been requested by the local highway authority was to secure service strips.

The committee enquired as to whether the drainage system would be designed as the development was built out. The planning officer informed the committee that Thames Water had confirmed there was network capacity for the development but he went on to advise that the surface and foul water drainage systems were secured by condition. The officer confirmed a new foul water pumping station to the east of the site was under consideration but that there was no indication there would be a need to stage occupation of the development in order for Thames Water to have network capacity.

The committee asked if HIF1 had been taken into account when assessing the noise levels. The planning officer confirmed that both the current arrangement of the A4130 and the potential for extra traffic should the A4130 become a dual carriageway had been considered. The planning officer advised that the maximum levels found to be acceptable in gardens on the frontage was 50 decibels and therefore some gardens would have 2 metre high walls. The planning officer confirmed that the council's environmental health team had assessed the application and were satisfied with the provisions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

The committee looked forward to seeing the development and associated infrastructure being delivered. It noted that the infrastructure was key to the site. The committee were pleased to see the site had no gas boilers and that the balance of affordable housing made provision for single people with smaller properties available.

RESOLVED: to approve planning application P23/V0667/RM, subject to the following conditions:

1. Approved plans

Pre Commencement Conditions

2. Provision of tree and Moor Ditch protective fencing
3. Update the submitted Ecological Construction Management Plan to add the construction clerk/management contact details

Pre-Occupancy or Other Stage Conditions

4. Noise mitigation - Passive ventilation systems and double glazing providing 31dB and 25dB attenuation for those residential properties fronting the A4130 and northern plots along the spine road respectively. Two metre wall on the east boundary of plot 19 and on west boundaries of plots 16 and 23, as per the fences & enclosures plan
5. Noise mitigation implementation verification report
6. Details of proposed materials
7. Boundary treatments in accordance with approved plans
8. Vision splays to be provided in accordance with the approved plan and thereafter maintained with no structure or vegetation except for trees, above 0.9m in height
9. Cycle parking for each dwelling to be provided prior to occupation of each plot
10. Electric vehicle charging points in accordance with approved plan

Post Occupancy Monitoring and Management Conditions

11. Permitted development rights removal – extensions, dormer windows, outbuildings
12. Retention of garages for parking

Informatives

1. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved by Thames Water.
2. Interference with a water main may be an offence under s174 of the Water Industry Act 1991. Any work that may require diversion of a water main, works within 5m of a strategic water main or piling within 15m of a water main could need the approval of Thames Water.
3. Bird nesting
4. Broadband provision
5. Need for a S278 agreement under the Highways Act
6. It is an offence under S151 of the Highways Act for vehicles to carry mud onto roads
7. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes.

The meeting closed at 8.01 pm

APPLICATION NO.	P23/V1358/RM
SITE	Land north of Rutherford Road Crab Hill Wantage, OX12 7FY
PARISH	WANTAGE
PROPOSAL	Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the erection of a children's day nursery (Use Class E[f]); a convenience store (Use Class E); and 3No. retail units (Use Class E / Sui Generis) alongside landscaping and associated car parking pursuant to planning permission ref: P21/V2544/FUL, along with details to discharge conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 47 and 53 (as amended by plans received 31 August 2023).
WARD MEMBER(S)	Andy Crawford Patrick O'Leary
APPLICANT OFFICER	LSP Developments Ltd Stuart Walker

RECOMMENDATION

To approve the Reserved Matters, subject to the following:

Condition

1. Approved plans
2. Boundary treatments prior to occupation.
3. External lighting installed prior to occupation.
4. Car parking provided prior to first occupation.
5. Cycle parking provided prior to first occupation.
6. Prior to the first use of each building, a statement of compliance shall be submitted to confirm that the noise associated with the uses is addressed by the proposed mitigation as set out in the approved Sol Acoustics Report (4th May 2023) and if not, an amended report to address the required mitigation shall be submitted to and approved by the Local Planning Authority.
7. Prior to the occupation of the development hereby approved, a servicing management plan identifying and confirming servicing requirements of each unit shall be submitted to and approved in writing by the Local Planning Authority.
8. Travel plan to be agreed prior to occupation.

Informative

1. Details pursuant to conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 33, 34, 35, 37, 38, 47 and 53 of outline planning permission P21/V2544/FUL are agreed for this phase through the approval of the Reserved Matters application.

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 & LEMP implementation, noise mitigation measures and tree protection)

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to Planning Committee as Wantage Town Council object to the proposal.
- 1.2 The application seeks Reserved Matters approval of layout, scale, appearance, access, and landscaping for a nursery and retail units in the neighbourhood centre on the Crab Hill strategic site. The application also seeks to partially discharge numerous outline conditions (where relevant to the proposal). The site is located to the north of the public square and is bounded by residential development (NE phase) to the north and east, and the primary school to the west. A location plan is **attached** at Appendix 1.
- 1.3 The proposal is to provide a convenience food store on the east side of the development parcel, a terrace of three retail units fronting the major access road to the south, with the nursery use adjacent to the existing primary school to the west. Vehicle access into the site is from the east side leading to a rear car parking area of 49 spaces (14 allocated for nursery use, 35 for retail) with seven spaces dedicated for electric vehicle charging. In addition, two spaces are provided for motorcycle parking. Pedestrian access is provided between the three buildings, along with cycle parking provision.
- 1.4 The principles for the location and character of the neighbourhood centre were established through the outline planning application and the proposed development has been designed and developed to accord with the approved masterplan, site wide strategy and design guidance documents. The proposal has been amended to address comments from the Highway Authority, ecology officer and landscape architect. All plans and supporting documents accompanying the application are available to view online at www.whitehorsedc.gov.uk. The layout plan and elevations are **attached** at Appendix 2.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 A summary of the responses received is set out below. Comments made can be viewed in full online at www.whitehorsedc.gov.uk.

Wantage Town Council	<p>Amended plans – response awaited.</p> <p>Original submission – Objection:</p> <ul style="list-style-type: none"> • Would like to see some additional disabled bays nearer to the site of the nursery. • Disappointed that the design of the buildings is not aesthetically exciting.
Residents	No comments received.

Oxfordshire County Council - Transport	<p>Amended plans – response awaited.</p> <p>Original submission – No objection subject to conditions:</p> <ul style="list-style-type: none"> • Site access has previously been established is currently being built out. • Adequate vehicle parking is provided to serve the site. • A service management plan to identify servicing requirements for all retail units within the site is required (by condition). • Minor amendment to secondary service bay adjacent to unit 2 to avoid extended reversing manoeuvres. • Additional cycle parking (8 spaces) and details of covered cycle parking is required (by condition).
Oxfordshire County Council – Lead Local Flood Authority	<p>Comment:</p> <ul style="list-style-type: none"> • The proposed layout includes permeable paving for all parking spaces in line with LLFA’s requirements.
Drainage Engineer	<p>Amended plans – No objection:</p> <ul style="list-style-type: none"> • The revised detail is considered acceptable, and we would have no objection to the part discharge of the associated outline drainage conditions for this phase. <p>Original submission – No objection:</p> <ul style="list-style-type: none"> • The proposed drainage strategy is considered to accord with the wider strategy for the outline application, but further detail is required for condition discharge.
Thames Water	No comment to make.
Air Quality Officer	No objection.
Environmental Health – Contamination	No observations to make.
Environmental Health – Protection	<p>Amended plans – No objection.</p> <p>Original submission - No objection, subject to condition:</p> <ul style="list-style-type: none"> • The noise assessment submitted in support of the application concludes it is feasible to mitigate noise effectively. No objection subject to details of HGV noise mitigation implementation and noise insulation of buildings being submitted once this detail is finalised. (<i>There are conditions on the outline consent requiring this</i>). • The submitted lighting scheme has insufficient detail to discharge condition 34 at this time.

Landscape Architect	<p>Amended plans - No objection.</p> <p>Original submission - Holding objection:</p> <ul style="list-style-type: none"> • No in principle objection. • Tree rooting volumes, the trees in hard surfaces need to illustrate that sufficient rooting volume has been provided and the location of this rooting volume. While the detail of how the rooting area is to be provided is acceptable it does not indicate where and how much rooting volume is being provided this should be marked on the plan. • There is no detail of the benches being provided. It may be appropriate to echo the benches provided in the civic space opposite. • We would usually expect walling adjacent to publicly accessible spaces, it may be more appropriate to use walling rather than fencing on the northern boundary of the nursery. • The planting on the northern boundary of the nursery has not been altered to reflect aspect. This area will be shady, and the plant species should reflect this. • The mixed native hedgerow towards the north of the site would be better located at the back of the planting bed rather than the front. This would allow the more ornamental planting to be seen rather than be screened by the hedgerow. • How is the area of land on the 1 in 3 slope sandwiched between the school and nursery boundary but within the redline area going to be treated and maintained?
Forestry Officer	No objection.
Ecology Officer	<p>Amended plans – No objection.</p> <p>Original Submission – No objection:</p> <ul style="list-style-type: none"> • No objections to the proposed layout • The LEMP states that a single bat box and single bird box will be integrated into buildings. No further details are provided. It is recommended that the number of features is increased to two bat boxes and two bird boxes, and that the specification and position of those features is shown on a supplemental plan.
Urban Design Officer	<p>No objection:</p> <ul style="list-style-type: none"> • The architectural and site design are consistent with the character areas and vernacular shown within the site wide design code.

Thames Valley Police – Crime Prevention Officer	<p>Comment:</p> <ul style="list-style-type: none"> Recommend applicant incorporates the general principles of Secured by Design commercial 2015.
Oxfordshire County Council – Archaeology	No objection.
Equalities Officer	<p>Amended plans – comment:</p> <ul style="list-style-type: none"> Need to ensure that refuse vehicles collecting bins by unit 4 will not cause any obstructions to the vehicles accessing the blue badge bays. <p>Original plans – comment:</p> <ul style="list-style-type: none"> Query how far disabled bays are from nursery entrance and whether this is acceptable.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P22/V1910/RM](#) - Approved (22/06/2023)

Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the construction of 145 dwellings with associated car parking, landscaping and highways infrastructure, in relation to the North East parcel, pursuant to permission ref. P21/V2544/FUL; along with details to discharge conditions 8, 13, 17, 19, 20, 21, 23, 24, 28, 31, 35, 36 and 37 of P21/V2544/FUL. The outline planning application was an environmental impact assessment application, and an environmental statement was submitted to the planning authority at that time (as amended by plans and information received 27 October 2022, plans and information received 8 March 2023, additional drainage information received 3 April 2023 and plans received 19 May 2023).

[P22/V2970/PEJ](#) - Advice provided (30/01/2023)

Reserved matters application for the neighbourhood centre at Crab Hill.

[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/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

[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.

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 issues in this case are:

1. The principle of development
2. Layout
 - Residential amenity
3. Appearance and Scale
4. Landscaping
5. Access
6. Technical matters
 - Parking
 - Flood risk and drainage
 - Ecology
 - Conditions

5.2 **The principle of development**

The site is allocated for development in the Vale of White Horse Local Plan 2031, Part 1 and outline permission 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.

5.3 **Layout**

The layout is acceptable and accords with the approved neighbourhood development brief. The buildings have been designed / positioned to front the

street to provide a coherent environment for all users and a sense of enclosure to the car park to the rear. The layout responds positively to principles of site design guidance and is fully accessible, complying with current building regulations. The proposal accords with policy CP38.

5.4 Residential amenity

The layout provides an appropriate design response to dwellings on adjoining phases. Following amendment, proposed boundary treatments and external lighting details are acceptable. Noise mitigation is secured via conditions imposed on the outline consent. It is however necessary to impose a new compliance condition to ensure the mitigation set out in the supporting acoustic report for this application is achieved. Subject to this condition, the impact on neighbours is acceptable and the proposal accords with policy CP23.

5.5 Overall, the proposal is considered compliant with the site wide design strategy, the council's adopted joint design guide principles and policy CP37.

5.6 Appearance and Scale

Notwithstanding the Town Council's concerns, the proposed development is acceptable. Buildings are single storey with shop front glazing, gables and traditional pitched roofs in brick and slate materials and grey timber cladding on gables, reflecting the material palette of the approved care home on the southwest corner of this site. The massing of the three buildings is appropriate and gable fronts align with entrances into units. Service plant and bin areas are suitably screened to provide a cohesive design and hard surfaces are consistent with those in the public square and parking and servicing areas are located to the north, out of sight from the square.

5.7 The design of all the external elements of the proposal is considered to make a positive contribution to its appearance, with attractive design, form, and scale, together with the proposed materials, landscape treatment and the relationship of the buildings within their environment. Officers consider there is no reason to withhold permission on design grounds.

5.8 Landscaping

A detailed landscaping scheme is submitted with the planning application. The content of the scheme, which includes proposed tree and hedgerow planting within the car park and pedestrian areas, is acceptable. The landscape officer has no objection. The proposal accords with policy CP44.

5.9 Access

The Highway Authority has assessed the proposal and raises no objection in respect of highway safety and vehicle ingress / egress or vehicle circulation within the site. The proposal accords with policy DP16.

5.10 Technical Matters

Parking

Parking is provided immediately to the north with provision for 49 spaces (14 nursery, 35 retail), which includes seven active electric vehicle charging spaces, four parent drop off spaces and three accessible spaces. Two

motorcycle spaces are also included. The Highway Authority has assessed the proposal and raises no objection to the layout or level of parking provision but requested 8 additional cycle spaces and details of shelter design. These have since been provided within the amended plans to provide stands for 48 cycles (up from 40 in the original submission). Furthermore, in response to equality officer comments, planning officers consider the location of accessible spaces within the parking layout is acceptable to serve all uses and note this has not been raised as a concern by the Highway Authority. The level and layout of parking is acceptable.

5.11 *Flood Risk and drainage*

A sustainable drainage scheme has been submitted which is acceptable. The drainage engineer has no objection to the partial discharge of condition 37 of the outline permission for this phase. The level of information provided for this Reserved Matters application is acceptable and the proposal is compliant with policy CP42.

5.12 *Ecology*

The ecology officer raises no objection to the proposal, but comments additional bird and bat boxes should be required. Provision for 5 x integrated bat boxes and 5 x integrated bird boxes was established under the sitewide LEMP for the 'Neighbourhood Centre' phase, which also includes the Care Home and Community Building. Taking account of delivery on the Care Home and Community Building leaves a residual requirement of 1 x bat box and 1 x bird box for this development. These will be positioned on the northern and western elevations of the nursery unit, to accord with policy CP46.

5.13 *Conditions*

The application seeks to partially discharge numerous conditions on the outline permission that are directly related to this phase of development. The details submitted pursuant to conditions 17 (Construction Environmental Management Plan), 19 (Energy strategy), 20 (Energy efficiency), 21 (landscaping), 24 (landscape management), 27 and 29 (noise mitigation), 30 (hours of use), 31 (Landscape and Ecological Management Plan), 33 (contamination), 34 (lighting), 35 (waste management), 37 and 38 (drainage), 47 (cycle parking) and 53 (BREEAM certification) of P21/V2544/FUL are acceptable.

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. In considering the application, due regard has been given to the representations received from statutory and other consultees. These have been considered in assessing the overall scheme.

6.2 The site is allocated in the adopted local plan and there is an extant outline planning permission on the site for a mixed-use development of up to 1500 dwellings with associated uses and which requires provision of the development which is the subject of this Reserved Matters application. Reserved Matters have also been previously approved for adjoining parcels of development and are under construction.

- 6.3 The Reserved Matters details submitted in this application are acceptable. Subject to the recommended conditions, the application 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
- CP32 - Retail Development and other Main Town Centre Uses
- 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

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 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

- 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
- DP28 - Waste Collection and Recycling
- 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.

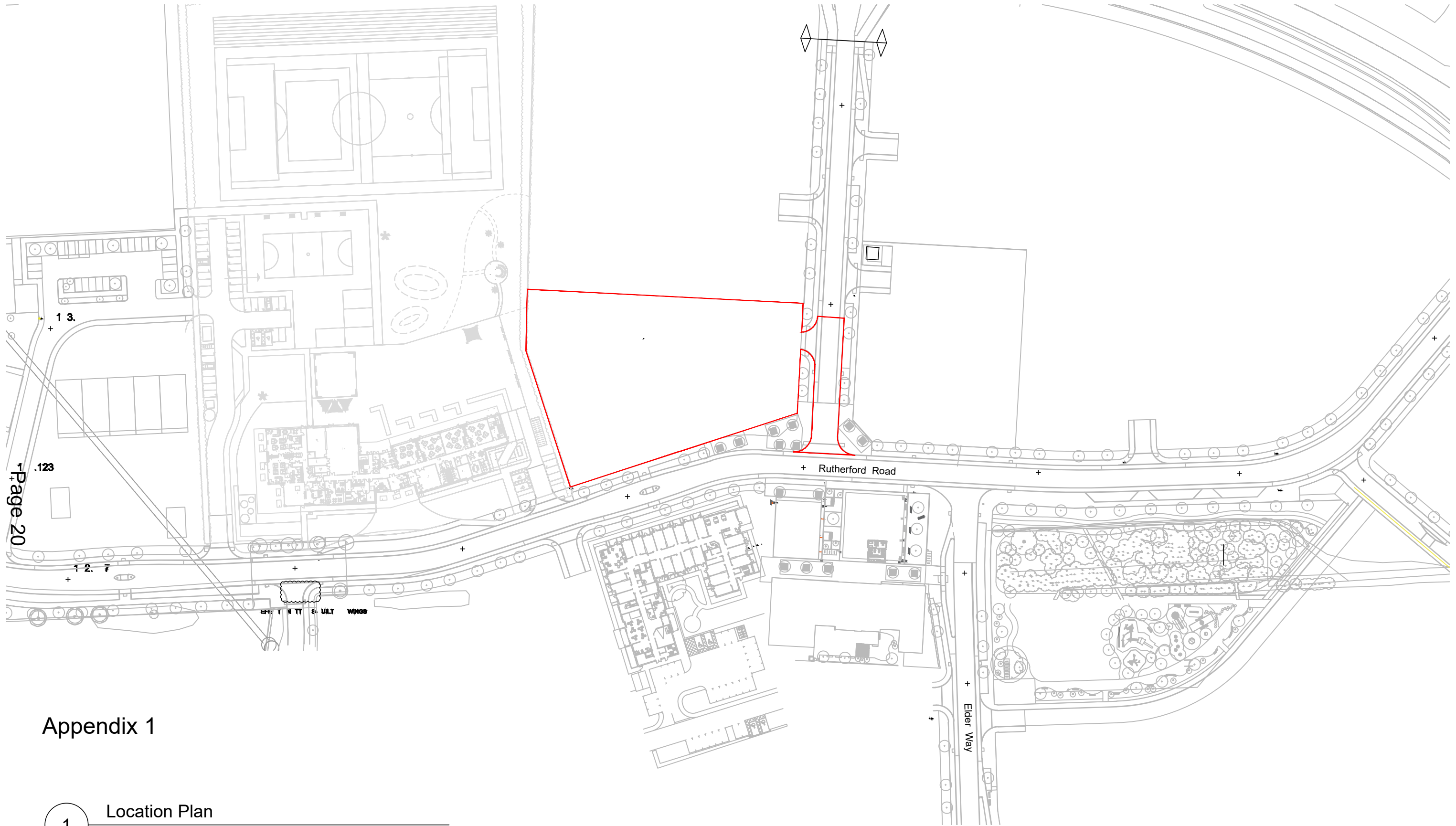
Developer Contributions – Delivering Infrastructure to Support Development SPD 2017: The Developer Contributions SPD was adopted on 30 June 2017 and provides guidance on how planning obligations will work alongside CIL to deliver the infrastructure needed to support development in the Vale.

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
- Environment Act 1995

Author: Stuart Walker
Contact No: 01235 422600
Email: planning@whitehorsedc.gov.uk



Appendix 1

1 Location Plan
1:1250

The copyright of this drawing is vested with Corstorphine & Wright Ltd and must not be copied or reproduced without the consent of the company.

P-00	Planning issue	10.05.23	IH	LC
Rev.	Description	Date	Drw.	Chk.

Base plan based on information provided by St Mowden's.

Client
LSP Developments Ltd.

Project
New Local Centre
Kingsgrove, Wantage

Drawing Title
Location Plan

Drawing Status
PLANNING

Corstorphine & Wright

Tamworth Studio
5 Aldergate, Tamworth, B79 7DJ
01827 671 23
corstorphine-wright.com

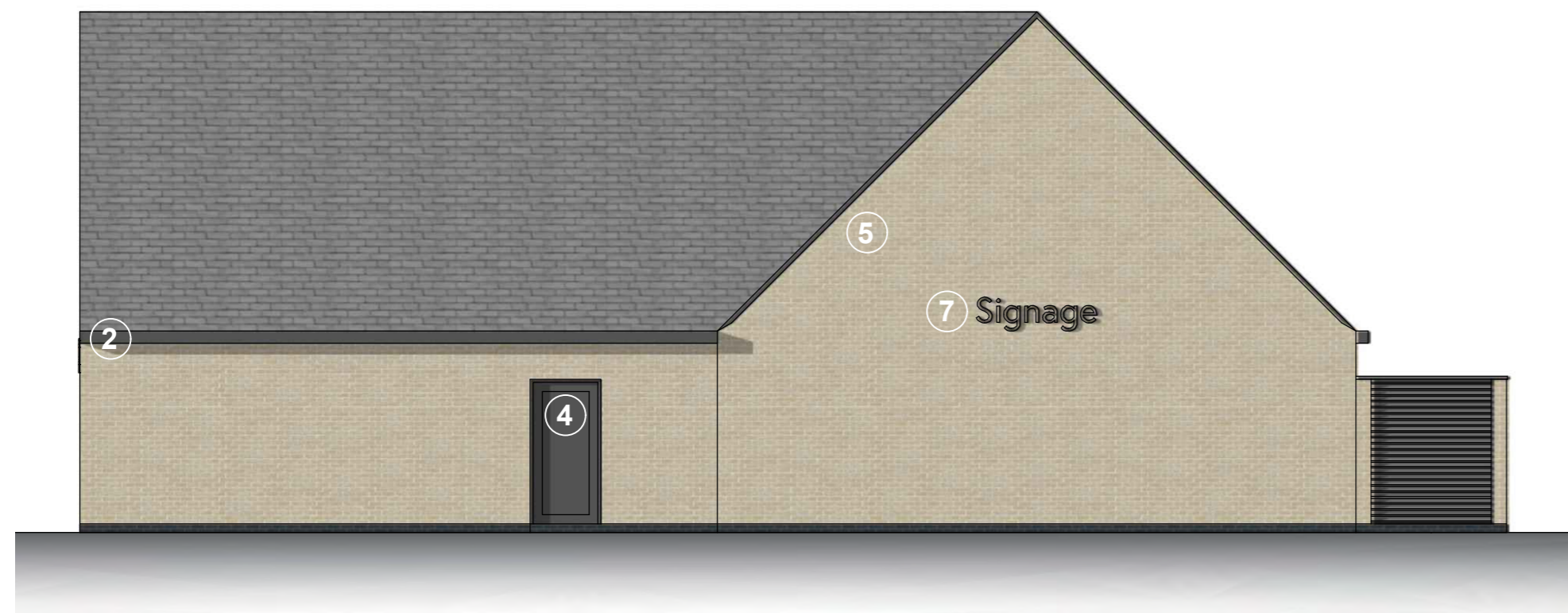
Drawing No. 22616-0201			Revision P-00
Drawn NM	Checked LC	Paper Size A3	Scale 1:1250
		Date 20.03.23	



1 South Elevation
1:100



2 East Elevation
1:100



3 North Elevation
1:100

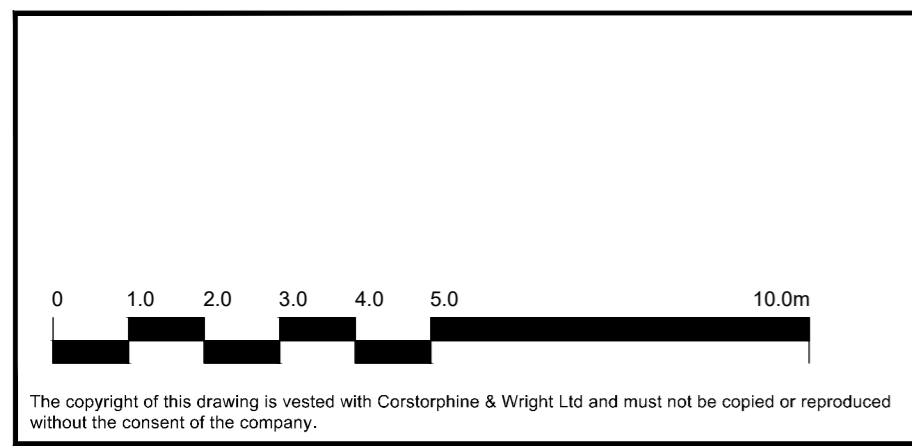


4 West Elevation
1:100

Key	
1	SLATE EFFECT TILED PITCHED ROOF, COLOUR TBC
2	RAINWATER GOODS SQUARE SECTION POLYESTER POWDER COATED ALUMINIUM, (RAL 7016).
3	POLYESTER POWDER COATED ALUMINIUM FRAME GLAZED SHOP FRONT, (RAL 7043).
4	POLYESTER POWDER COATED ALUMINIUM SERVICE DOORS, (RAL 7043).
5	FACING BRICKWORK
6	INDICATIVE SIGNAGE ZONE ON TIMBER EFFECT CLADDING
7	INDICATIVE SIGNAGE
8	LOUVRE FENCE
9	INDICATIVE PV PANEL LAYOUT

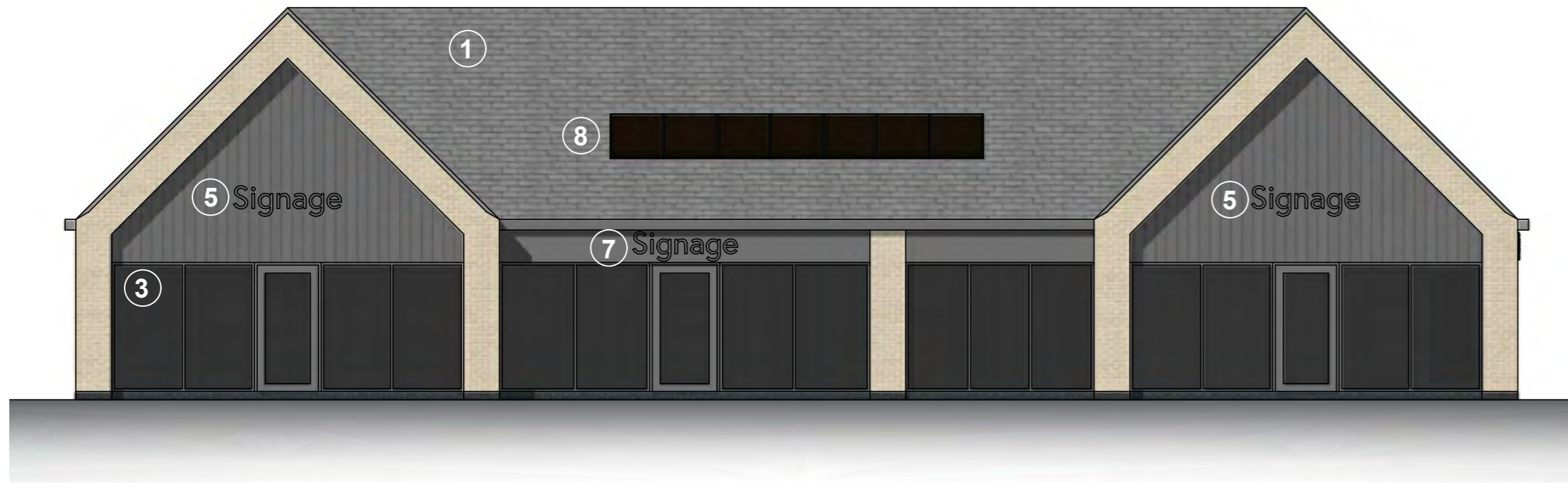
Page 21

Appendix 2



Rev.	Description	Date	Drw.	Chk.
P-01	Convenience Store access revised based on end user comments	17.07.23	LC	IH
P-00	Planning issue	10.05.23	IH	LC

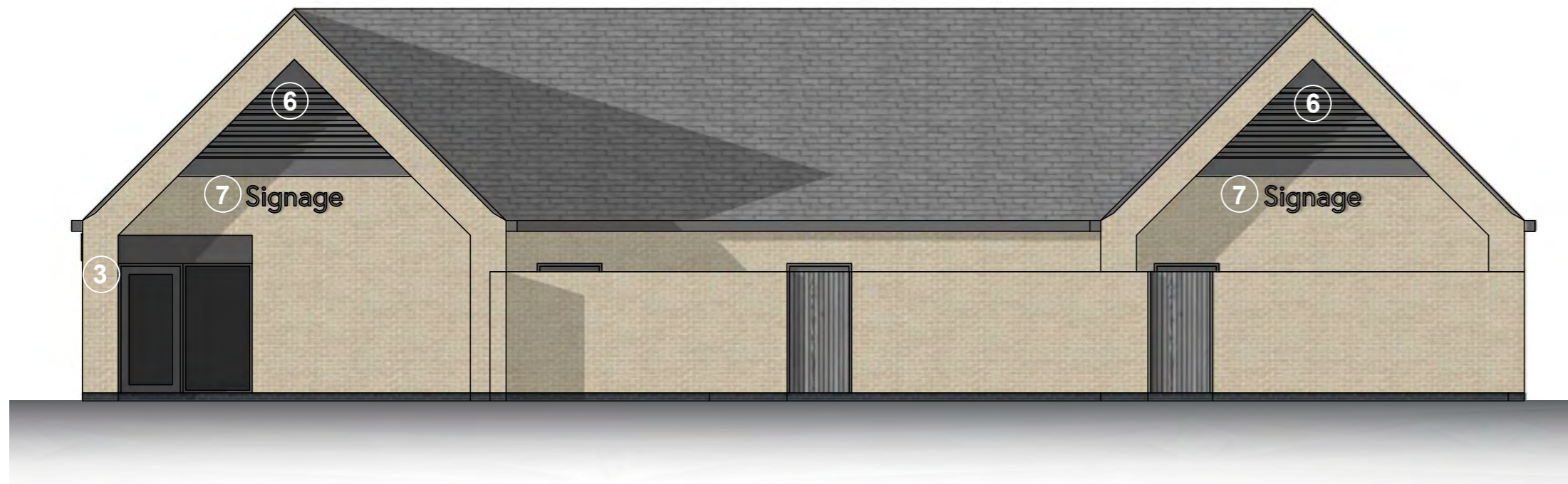
Client LSP Developments Ltd.		Corstorphine & Wright	
Project New Local Centre. Kingsgrove, Wantage			
Drawing Title Proposed Elevations Retail Unit 4 Convenience Store		Tamworth Studio 5 Aldergate, Tamworth, B79 7DJ 01827 671 23 corstorphine-wright.com	
Drawing Status Planning		Drawing No. 22616-0410	
Drawn NM	Checked LC	Paper Size A2	Scale 1:100
			Revision P-01
			Date 20.03.23



1 South Elevation
1:100



2 East Elevation
1:100



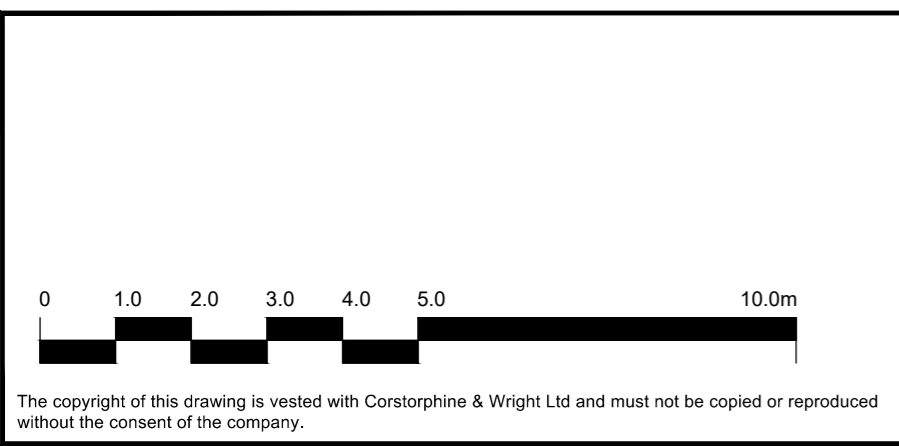
3 North Elevation
1:100



4 West Elevation
1:100

Page 22

Key	
1	SLATE EFFECT TILED PITCHED ROOF, COLOUR TBC
2	RAINWATER GOODS SQUARE SECTION POLYESTER POWDER COATED ALUMINIUM, (RAL 7016).
3	POLYESTER POWDER COATED ALUMINIUM FRAME GLAZED SHOP FRONT, (RAL 7043).
4	FACING BRICKWORK TO LPA APPROVAL
5	INDICATIVE SIGNAGE ZONE ON TIMBER EFFECT CLADDING
6	LOUVRES TO SERVICE AREA
7	INDICATIVE SIGNAGE ZONES
8	INDICATIVE PV PANEL LAYOUT



Rev.	Description	Date	Drw.	Chk.
P-00	Planning issue	10.05.23	IH	LC

Client
LSP Developments Ltd.

Project
New Local Centre.
Kingsgrove, Wantage

Drawing Title
Proposed Elevations
Ancillary Retail Units 2-4

Drawing Status
Planning

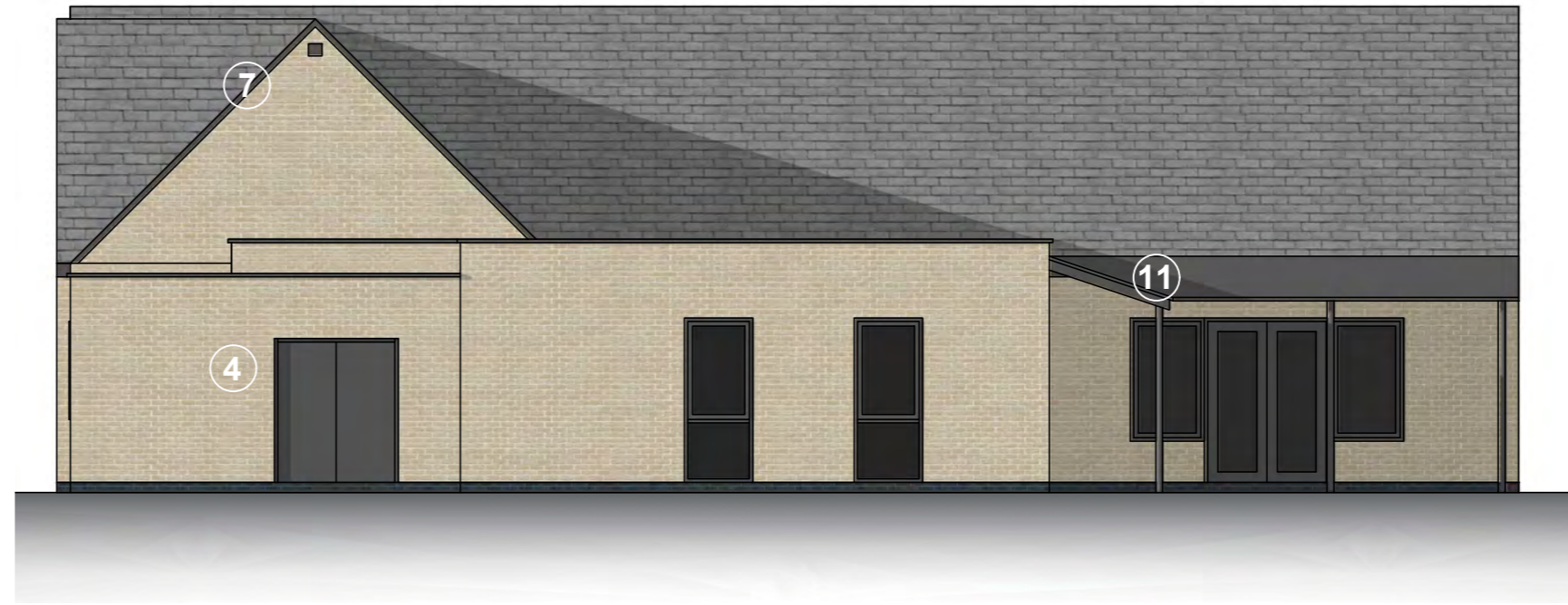
Corstorphine & Wright

Tamworth Studio
5 Aldergate, Tamworth, B79 7DJ
01827 671 23
corstorphine-wright.com

Drawing No. 22616-0420			Revision P-00
Drawn NM	Checked LC	Paper Size A2	Scale 1:100
Date 20.03.23			



1 South Elevation
1:100



2 North Elevation
1:100

Page 23



3 East Elevation
1:100



4 West Elevation
1:100

Key	
1	SLATE EFFECT TILED PITCHED ROOF, COLOUR TBC
2	RAINWATER GOODS SQUARE SECTION POLYESTER POWDER COATED ALUMINIUM, (RAL 7043).
3	POLYESTER POWDER COATED ALUMINIUM FRAME GLAZED SHOP FRONT, (RAL 7043).
4	POLYESTER POWDER COATED ALUMINIUM SERVICE DOORS, (RAL 7016).
5	FACING BRICKWORK TO LPA APPROVAL
6	INDICATIVE SIGNAGE ZONE ON TIMBER EFFECT CLADDING
7	BAT BOX AS PER THE OUTLINE LEMP
8	BIRD BOX AS PER THE OUTLINE LEMP
9	FLAT ROOF TO SERVICE AREA TO LPA APPROVAL
10	INDICATIVE PV PANEL LAYOUT
11	LEAN-TO CANOPY WITH METAL ROOF PANELS

The copyright of this drawing is vested with Corstorphine & Wright Ltd and must not be copied or reproduced without the consent of the company.

P-00 Planning issue		10.05.23	IH	LC
Rev.	Description	Date	Drw.	Chk.

Client
LSP Developments Ltd.

Project
New Local Centre.
Kingsgrove, Wantage

Drawing Title
Proposed Elevations
Nursery

Drawing Status
PLANNING

Corstorphine & Wright

Tamworth Studio
5 Aldergate, Tamworth, B79 7DJ
01827 671 23
corstorphine-wright.com

Drawing No. 22616-0430			Revision P-00
Drawn NM	Checked LC	Paper Size A2	Scale 1:100
Date 23.03.23			



Key

- Pedestrian Block Paving
- Vehicular Grade Block Paving
- Vehicular grade tarmac surface
- Soft Landscaping Works to LA Approval - see landscape architect proposals for details
- 2.0m close boarded timber fence
- Timber knee rail
- Existing weldmesh fence
- 1.8 m brick boundary wall as part of adjacent housing development
- Retaining wall to engineers details with 2m close boarded timber fence on top

1 Proposed Site Plan
1:200

0 2.0 4.0 6.0 8.0 10.0 20.0m

Rev	Description	Date	Drw	Chk
P-05	Additional cycle stands added	14.08.23	LC	IH
P-04	Retaining wall with close boarded timber fence shown to Nursery garden	21.07.23	LC	IH
P-03	Convenience Store access revised based on end user comments	17.07.23	LC	IH
P-02	Plans updated based on comments from St Mowdens	18.05.23	LC	IH
P-01	Fencing types noted	11.05.23	IH	LC
P-00	Planning issue	09.05.23	IH	LC

NB. Landscaping is indicative only, please see separate landscape plans for details.

Client LSP Developments Ltd.		Corstorphine & Wright	
Project New Local Centre Kingsgrove, Wantage		Tamworth Studio 5 Aldergate, Tamworth, B79 7DJ 01827 671 23 corstorphine-wright.com	
Drawing Title Proposed Site Plan		Drawing No. 22616-2001	Revision P-05
Drawing Status Planning	Drawn LC	Checked IH	Paper Size A1
	Scale 1:200	Date 09.05.23	