

APPLICATION NO.	P13/V0161/O
APPLICATION TYPE	OUTLINE
REGISTERED	25 January 2013
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Mr & Mrs T A Gashe
SITE	Former Orchard, Land West of Manor Road Wantage OX12 8DW
PROPOSAL	Outline application for two detached dwellings
AMENDMENTS	None
GRID REFERENCE	439708/187322
OFFICER	Mark Doodes

1.0 INTRODUCTION

- 1.1 The site is a 0.18 ha field behind Manor Road, Wantage. The site abuts the “Broadwater” site to the north, and is currently undeveloped. The Broadwater site has planning permission for 14 homes which was allowed on appeal on grounds of the lack of a deliverable five year housing land supply.
- 1.2 The Broadwater permission will need to be implemented before this scheme could be built. A number of mature trees exist on the eastern half of the paddock which are in the ownership of the applicant, and smaller trees exist along the west boundary and in the north-west corner. The site is relatively flat. A few larger properties exist in the area, set within generous plots and with medium height screening to the south and more mature screening to the east.
- 1.3 The application comes to committee due to an objection from Wantage Town Council.
- 1.4 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks outline planning permission for two detached four bedroom two storey dwellings on the western part of the field. The remaining area of the field, roughly half, does not form part of the application site. Of note, is that the means of access (a dog-leg section of road from Manor Road to the site, is included in this application. Broadwater house must be demolished to proceed with this proposal. The site is outside the settlement boundary.
- 2.2 Layout, scale and access are to be considered along with the principle of the proposed development. The proposed dwellings are expected to be two storey larger family homes, although the details do not form part of this application. In terms of layout, this has been driven by the proposed access road, which leads off the Broadwater scheme, details of which are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Wantage Town Council “*Object. The proposed development is inappropriate in an area which forms part of the {AONB}. There remain issues concerning the management of sewage for the adjoining development. It is inappropriate to consider any further development in that area until such matters are resolved.*”

- 3.2 Thames Water – Concerns regarding the sewerage capacity in the area and surface water drainage. However, no objections are raised subject to conditions to pre-commencement conditions being imposed.
- 3.3 County Highways - No objections.
- 3.4 Drainage Engineer – Would prefer to see a mains drainage scheme, however it is noted that this is not proposed. A scheme of surface and foul water drainage can be controlled by condition.
- 3.5 Waste Management – Noted that a distance of over 30m will be required to transport refuse bins for collection – this matter can be controlled at the reserved matters stage.
- 3.6 One letter of objection has been received from a neighbour raising the following concerns:
Overshadowing, impact on the AONB, and general concerns about further development in the area.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V2023/RM](#) – Approved (20/12/2012)
Application for reserved matters for a residential development for the maximum of 18 units and associated works of demolition, construction of new access road and landscaping (access not reserved).
- 4.2 [P11/V2935/O](#) - Refused (01/02/2012)
Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping. (Re-submission of refused application 11/01453/OUT)
- 4.3 [P11/V1453/O](#) - Refused (14/09/2011) - Approved on appeal (21/03/2012)
Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping.
- 4.4 [P10/V0163/O](#) - Refused (13/05/2010)
Demolition of existing dwelling and erection of a new dwelling with recital hall and recording studio.

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan 2011 policies:

GS2 – Development in the countryside
H10 - Development in the five main settlements
H13 – Development Elsewhere
DC1 - Design
DC5 - Access
DC6 – Landscaping
DC7 - Waste collection and recycling
DC8 – The provision of infrastructure and services
DC9 - Impact of development on neighbouring uses
DC13 & DC 14 – Flooding and surface run-off
HE9 – Archeology
NE6 - North Wessex Downs Area of Outstanding Natural Beauty

5.2 *National Planning Policy Framework (NPPF) – March 2012*

Paragraphs 14 & 49 – presumption in favour of sustainable development

Paragraphs 34 & 37 – encourage minimised journey lengths to work, shopping, leisure and education

Paragraph 47 – five year housing land supply requirement

Paragraph 50 – create sustainable inclusive and mixed communities

5.3 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

6.1 The key issues in considering this application are:

1) The principle of the proposed development, specifically within the context of the Secretary of State's decision on the Broadwater site.

2) Site specific issues such as ecology, drainage, landscape impact, character impact, access and parking.

6.2 In terms of the principle of the proposal, the key is the recent appeal decision at Broadwater, which confirmed that the site's location within the AONB did not preclude its development. The site is located within a short distance of local schools, shops, and other services that Wantage offers. The site is considered to be in one of the more sustainable locations in the district, and is therefore considered to be compliant with policy GS1 of the local plan.

6.3 At the heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (paragraph 14). This application is considered to accord with the spirit of the NPPF, even taking into account the site's location within the AONB. This view stems from the Planning Inspectors view that the AONB should be given less weight in this location when presented with an opportunity to address five year land supply housing issues.

6.4 The current lack of a five year housing land supply is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the new local plan. The current lack of a five year housing land supply requires some flexibility in line with the NPPF in the consideration of planning applications which do not accord with current local plan policy. This approach is by necessity of a time-limited duration and is aimed at identifying suitable development sites to address the housing land shortfall whilst still meeting the relevant sustainability and design requirements as set out in the NPPF.

6.5 These factors, particularly the prevailing lack of a five year housing land supply, mean that the principle of the proposed development is considered to be acceptable.

6.6 Moving on to the site specific issues, a number of trees on the site are worthy of preservation. The prime concern is that of landscaping. The Planning Inspectors recent decision on the Broadwater site made a clear distinction between the open rolling countryside of the AONB countryside proper and that on the fringes of a large town. It is considered that the proposed development of two homes would be seen clearly within the context of the built form which will envelope it (Broadwater) rather than the open countryside to which the AONB designation suggests. To this end, the Inspector

recently noted of the site that contains many characteristics of “*urban fringe*” and the “...*synthesis between town and country.*” The layout submitted with the application shows that only a few of these trees will need to be removed. This matter can be addressed by imposing a condition on the permission.

- 6.7 Local concerns have been raised about the local drainage infrastructure and sewerage and surface water drainage issues. However, no holding objection has been raised by Thames Water or the council’s drainage engineer, and conditions covering these matters can be imposed on the permission. The applicants have stated their desire to use subterranean sewage storage on-site rather than connecting to public sewers. Thames Water appear to prefer a mains solution, however. In any event, these matters can be dealt with by appropriately worded conditions, which will ensure that suitable and satisfactory arrangements are made to *the satisfaction of Thames Water and the council’s drainage engineer.* Therefore the application is considered to accord with policies DC13 and DC14 by the use of appropriate pre-commencement conditions.
- 6.8 In terms of deliverability of the wider Broadwater site, it is noted that works on the demolition of Broadwater have commenced. Despite this application being dependent on the completion of a third party scheme, granting this permission is not considered to be premature. This is due to the requirement that water, sewerage and drainage infrastructure must be in place before development can be commenced. These works could either be provided by the Broadwater scheme, the applicants or Thames Water (though its investment programme), therefore this development could not proceed without, firstly, reserved matters being granted and, secondly, such infrastructure having been delivered. These matters are clearly fundamental to the scheme’s overall viability and, therefore, it is in both the applicants’ and the third party’s interests that such pre-commencement matters are properly dealt with. In addition, access to this site can only be gained through the Broadwater site, so the risk that this development may be delivered in isolation from the Broadwater scheme is negligible.
- 6.9 Given that the application seeks to exploit the current five year land supply shortage, standard conditions imposed on all such permissions are recommended. The works must be commenced within one year from the date of the outline permission and reserved matters must be submitted within 3 months. Clearly pre-commencement conditions must also be discharged prior to the commencement of development.
- 6.10 The application meets the required standards for parking, turning and other highways requirements. Oxfordshire County Highways have raised no objections, subject to conditions. The scale and layout of the scheme appear to reflect the density, scale etc that one would expect in such a location. The separation from surrounding dwellings, including those proposed at Broadwater, are considered acceptable in every regard (privacy, sense of enclosure etc). As such the proposals are considered to accord with policies DC1 and DC9 of the local plan.
- 6.11 An ecology survey has been submitted with the application. No protected species exist on the site. No archaeology exists on the site.

7.0 CONCLUSION

- 7.1 The proposal does not accord with the development plan and has been publicised as a departure. However, in light of the recent appeal decision at the adjoining site (Broadwater) and the current shortfall in the five year housing land supply, the proposal is considered acceptable on the basis of the following:
- Character & Landscape - the site is within the AONB, however will be seen as part of a larger scheme for 14 homes, as a result, there will only be a limited

landscape impact.

- Sustainability – The site is within the vicinity of Wantage/Grove with a range of access to roads, public transport, schooling, sports facilities and shops all within a reasonable distance.
- New homes – Two new family homes will be delivered.

8.0 RECOMMENDATION

Grant outline planning permission subject to the following conditions:

1 : Approved plans

2 : Commencement – One year from outline planning permission or 3 months from the grant of final reserved matter, which must be submitted within 6 months from outline.

3 : Surface water details prior to commencement

4. Drainage and sewage strategy details to be submitted prior to commencement

5. Parking, means of access, visibility splays to be approved by OCC highways.

6. Boundary details to be approved

Author: Mark Doodes
Contact number: 01235 540519
Email: mark.doodes@southandvale.gov.uk