

MATTER 9 – Strategy for South East Vale Sub-Area (CP15 and CP16)

9.1 Other than in connection with AONB issues (considered in Matter 6) are the Strategic Housing Allocations listed in policy CP15 soundly based and deliverable?

(c) Monks Farm (site 15)

- 9.1.1 The strategic housing allocation at Monks Farm is based on a sound strategy, and is deliverable.
- 9.1.2 The land at Monks Farm is controlled predominantly by Gallagher Gleeson and Williams Grand Prix Engineering. At the time of writing, a development framework for the site has been agreed in principle between Gallagher Gleeson and Williams Grand Prix Engineering (see Appendix 1), and with the District Council. Provision for access to the site has already been made through planning permission P12/V1545/O which is being built out by Bellway Homes.
- 9.1.3 Work relating to the development framework and preparation of a planning application on behalf of Gallagher Gleeson indicates that the site will be able to accommodate in excess of 750 new homes in addition to substantial additional employment provision.
- 9.1.4 There are a number of detailed matters relating to text supporting Core Policy 15 (CP15) that must be addressed to ensure that the Local Plan is sound.
- 9.1.5 Core Policy 15 indicates that strategic developments will need to accord with the requirements set out in the Development Site Templates in Appendix A. Gallagher Gleeson have concerns over a number of the detailed requirements set out in the Development Site Template for Monks Farm.

Use:

- 9.1.6 The Development Site Template indicates that the site at Monks Farm should deliver *around 750 homes and circa 6ha of employment land, subject to masterplanning*. It is suggested that the wording could be changed to indicate that the site should deliver *‘at least 750 homes ...’*.

Urban design principles

- 9.1.7 Many of these principles are either unnecessary, or replicate advice that is given in detail in the Residential Design Guide SPD. It would be clearer for one reference to be made within the Local Plan to the need for proposals to consider this guidance, rather than replicating parts of the guidance in relation to individual sites.
- 9.1.8 For instance, the provision of ‘perimeter blocks’ included on p43 of Appendix A replicates p59 of the design guidance, which also lists why perimeter blocks should be used.
- 9.1.9 There is no evidence presented within the consultation documentation to suggest that the provision of buildings with heights in excess of 2.5 storeys in certain areas of the site would cause a detrimental impact to any of the surrounding areas. This detail should be determined through the planning application process in consultation with Officers.
- 9.1.10 The District Council’s adopted Supplementary Planning Document (SPD): ‘Open Space, Sport and Recreation Future Provision’ provides for areas that are at risk of flooding, or

areas used for nature conservation to contribute towards the provision of recreational space (see extracts at Appendix 2). This is the case under planning application reference P14/V0576/O. It is too simplistic to remove 'odour buffers' and areas subject to noise from the provision of recreational space without first defining precisely what these impacts are. Work undertaken with Thames Water in 2013 to model odour from the Wantage Sewage Treatment Works (STW) confirms that playing fields and POS are acceptable within certain odour contours (see correspondence in Appendix 3). There is no definition of a 'noise buffer' in the site development template, nor any reference to technical guidance or policy on noise. The detail in the development template is therefore not justified by a robust evidence base and the provision of open space should be dealt with at the planning application stage with the relevant statutory bodies.

- 9.1.11 Bullet points 4 and 5 should be removed.

Utilities

- 9.1.12 A requirement to 'upgrade the sewer network' is unreasonable, and is not supported by evidence. Capacity modelling of the sewage system has been undertaken to support planning permission P12/V1545/O and application P14/V0576/O. These assessments, undertaken in consultation with Thames Water, did not find evidence that the sewage system needed upgrading. Indeed, initial consultations (see Appendix 4) have confirmed that there is no capacity issue with foul sewers. This requirement in the development brief is therefore unnecessary. Should any work to upgrade sewers be necessary, this would need to form part of any planning application in order for planning permission to be granted. This bullet point should be removed.

Access and highways

- 9.1.13 Access from the A338 is already secured through planning permission P12/V1545/O, relevant legal agreements and approval of conditions. In any event access matters such as capacity and flows will be assessed during pre-application discussions. The requirement to "investigate access arrangements" is therefore unnecessary.
- 9.1.14 It is recognised that the site will contribute towards wider infrastructure within the Science Vale, including provision of part of the Grove Northern Link Road (GNLR) itself. References to specific contributions are unnecessary as the provision of infrastructure is already referenced in the third bullet point under the heading 'Key Objectives'.
- 9.1.15 The first and second bullet points should therefore be removed.
- 9.1.16 There is a typographic error in the third bullet point relating to the delivery of the GNLR. This bullet could also be re-written for additional clarity regarding the function of the GNLR, which is currently required to be delivered through the saved Local Plan Policy that relates to Grove Airfield. The following change is therefore suggested:
- *Deliver part of the GNLR within the site boundary in an alignment and specification that is suitable for wider connection to the Grove Airfield allocation.*
- 9.1.17 Contributions through Section 106 agreements are anticipated towards the wider footpath and cycle ways, and the delivery of a network of cycleways and footpaths within the site. The delivery of any improvements or additions to the wider cycle and pedestrian network

(for instance to Grove village centre or the wider Science Vale area) is not under the control of the developer. The last bullet point should therefore be deleted.

Environmental Health

9.1.18 As described above assessments have been undertaken with Thames Water that provide evidence which recommends recreation areas and POS are acceptable within certain areas with limited / intermittent odour levels from the sewage treatment works. The policy should be re-written to indicate a need for investigation of odour issues with the relevant statutory authorities, for example:

- *Investigate potential odour issues in relation to the Grove Sewage Treatment Works, and ensure that any implications are considered in development proposals.*

Biodiversity and Green Infrastructure

9.1.19 The Letcombe Brook Project has requested a maximum of 3 crossings over the brook. This needs to be tested further in light of urban design requirements for permeability / accessibility, and the potential to mitigate any impacts. This bullet point should be modified to require a suitable balance between ecological impacts and permeability. The provision of a road bridge through Letcombe Brook (which is already a requirement of the adopted Local Plan) will give rise to some impacts to the ecological corridor. The following wording is therefore suggested: -

- *The number of crossings over the Letcombe Brook will need to be carefully considered to balance permeability and ecological requirements.*

9.1.20 These will be mitigated through the provision of ecological mitigation measures, which might include restoration of the channel and surrounding habitats, amongst other measures yet to be discussed in detail and determined through relevant consultation. The wording should reflect this, such as:

- *The main road bridge over the Letcombe Brook will need to be designed in conjunction with and consideration of mitigation measures that will reduce the ecological impact of the bridge.*

Flood Risk and Drainage

9.1.21 As stated above, the Council's SPD 'Open Space, Sport and Recreation Future Provision' allows for MFGS within areas within the flood plain, as incorporated into the open space provision for application P14/V1545/O. The first bullet point should be amended to clarify that the restriction refers to 'built' development.

9.2 Are there other sites which would more appropriately meet the identified need for new housing?

9.1.1 The site at north Grove / Monks Farm is within very close proximity to facilities and services provided in Grove, and within 3km of the centre of Wantage. New residents would be in very close proximity to shops, jobs and leisure, with the potential to reduce trips made by car for shopping, work and entertainment. Development in this location is therefore sustainable, and appropriate.

APPENDIX 1: Draft Development Framework



- KEY
- Local Plan 2031 Monks Farm Submission Draft Allocation
 - Local Plan 2011 Policy H5 Allocation
 - Link road associated with allocations
 - Tree lined boulevard (Primary Movement Route)
 - Secondary movement route
 - Tertiary movement route
 - Public Right of Way (PROW)
 - Main access
 - Pedestrian/ cycle access
 - Residential frontage
 - Employment
 - Primary school (required if expansion of Grove Primary is not feasible)
 - Land reserved for expansion of Grove Primary School
 - Locally Equipped Area for Play (LEAP)
 - Multi Use Games Area (MUGA)
 - 2 x Tennis courts
 - SuDS features shown indicatively
 - Allotments
 - Public open space
 - Letcombe Brook corridor retained as semi-natural open space
 - Retained hedgerow and trees
 - Proposed planting of hedgerow and trees (structure planting)

Grove Strategic Site
on behalf of Gallagher Estates and Gleeson Strategic Limited

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drawing no.	SK41	drawing	Masterplan Framework
rev	G		
scale at A1	1:2500	job no.	OXPL 226417
drawn by	NT	date	5 January 2016
checked by	AR		



APPENDIX 2: extracts from Open Space SPD



Help us Shape the Future

Supplementary Planning Document Open Space, Sport and Recreation Future Provision

Adopted July 2008

Appendix A: Provision Standards

Introduction

This appendix summarises the accessibility, quantity and quality provision standards the Council requires developers to follow and that it will use when assessing application for planning permission. Its Development Control Model is based primarily on the accessibility and quantity standards set out below.

The quality standards set out below are no less important but the extent to which development proposals conform to them is more a matter of judgement in the light of specific development proposals. However, they set out the Council's requirements as a guide for developers on the quality of provision the Council will expect them either to provide or fund. The Council will take them into account when appraising planning applications that incorporate open space or sport and recreation provision. In this context, quality standards are a **requirement**, although they must obviously be applied in a way which is reasonable given the specific circumstances of a proposed development.

The forms of open space, sport and recreation provision for which the Council has adopted provision standards are:

Multi-functional Greenspaces (MFGS)

- Amenity greenspaces
- Natural greenspaces
- Parks and gardens

Other public spaces

- Green corridors
- Civic spaces

setting for adjoining buildings

- Clear definition between public and semi-private areas for residents and private spaces (eg domestic gardens)
- Views out of or across the space, ideally to local landmarks
- Designed and constructed in such a way as to ensure that the space does not become waterlogged after normal levels of rainfall this may require field drains or field drains plus soil amelioration

Planting and biodiversity

- Good balance of mown grassed areas, in varying widths or sizes (large enough for informal recreation such as kickabouts or mini-soccer where appropriate) and mixed indigenous and ornamental species and ages of trees or shrubs, but with a predominantly open character
- Range of habitat types eg woodland, ponds, grasslands, hedgerows
- Buffer or shelter planting as necessary

Facilities and Features

- Should incorporate informal provision for children and young people (eg spaces for a “kickabout”, quiet places to meet with informal seating and natural play features such as boulders, logs and hollows)
- Adequate litter bins
- May incorporate public art or heritage features (eg statues)
- Seats, in both sunny and shaded areas
- Adequate safety measures adjacent to potentially dangerous areas of water (eg rivers, canals)
- Path lighting where appropriate

MFGS: Natural Greenspace

Definition

- Publicly accessible natural and semi-natural urban greenspaces – including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits)

Accessibility Standard

Walking 15 minutes/900 m

Quantity Standard

There are no specific quantity standards for natural greenspace; instead, they are subsumed into general standards for multi-functional greenspace, covering amenity greenspaces, natural greenspaces and parks and gardens, of:

Rural areas of the Vale	6.5 sq m per person
Urban areas of the Vale	13 sq m per person

For the purposes of this standard, the Council defines the urban areas of the Vale as Abingdon, Cumnor, Faringdon, Grove and Wantage. It will determine the most appropriate mix of amenity greenspace, natural greenspace and parks and gardens in the context of specific development proposals.

Minimum Size

- 1,000 sq m (0.1 ha)

General Characteristics

- Naturalistic appearance which incorporates an appropriate range of wildlife habitats

Accessibility

- Entrances or access points and internal paths linked to rights of way, bridlepaths, quiet lanes and cycling routes and water courses to create wildlife corridors and a network of greenspaces

Planting and Biodiversity

- Good mix of native species and habitats, depending on site characteristics
- Wildlife protection areas
- Clearings or gaps in tree crowns to allow light penetration to woodland floor, where appropriate
- Well developed shrub, field and ground layers and wide, species rich edge, where appropriate

- The promotion of nature conservation within or adjacent to Oxfordshire County Council's Conservation Target Areas

Facilities and Features

- Clear and coherent signage to and throughout the site as appropriate
- Built heritage structures and natural features conserved
- Interpretation of flora and fauna as appropriate
- Litter bins and seats at key points
- Signs requiring dogs to be kept under control and fouling disposed of to "pooper" bins
- Adequate safety measures adjacent to areas of water (will depend on size, depth and current, if any)
- "Way marked" routes, where appropriate

Management and Maintenance

- Managed primarily for wildlife and nature conservation

MFGS: Parks and Gardens

Definition

- Urban and country parks and formal gardens

Accessibility Standard

Walking 15 minutes/900 m

Cycling 15 minutes/2250 m

Driving 15 minutes/5625 m

As parks and gardens should be within walking distance of most potential users, the primary accessibility standard, and therefore the standard used in the Council's Development Control Model, relates to walking. The cycling and driving accessibility standards will apply in the rural areas of the District where it would not be sensible to have a park or garden within walking distance of all residents.

Quantity Standard

There are no specific quantity standards for parks and gardens; instead, they are subsumed into general

APPENDIX 3: correspondence with Thames Water in relation to odour

Andrew Raven

From: Dawson, Mark [mdawson@wardell-armstrong.com]
Sent: 19 February 2013 14:43
To: Stephen Jay; David Keyse; SChamberlin@mjgleeson.com; ahorwood@mjgleeson.com; Andrew Raven
Subject: FW: Odour; Grove, Wantage.

Dear All,

Please find below a two stage email from Mark Matthews, Town Planning Manager for Thames Water, confirming that residential development is acceptable up to the 1.5 ou/m3 odour contour, and that playing fields and POS are acceptable within the area where the 1.5 ou/m3 contour is exceeded.

The Odournet report contains two odour contour plans; one using meteorological data from Fairford, and the other using data from Brize Norton. The Fairford meteorological data is better for our development, as it results in the 1.5 ou/m3 contour crossing a smaller part of the site. Mark Matthews also confirms that the meteorological data from Fairford is the more representative of the Grove area.

Best regards,

Mark.

Mark Dawson
Technical Director
Wardell Armstrong LLP
2 The Avenue
Leigh
Greater Manchester
WN7 1ES

Tel: 01942 260 101
Fax: 01942 261 754
www.wardell-armstrong.com

From: Mark.Matthews@thameswater.co.uk [<mailto:Mark.Matthews@thameswater.co.uk>]
Sent: 11 February 2013 12:57
To: Dawson, Mark
Subject: RE: Odour; Grove, Wantage.

Mark,

Using the Fairford dataset odour contour is fine.

Cheers

Mark

MARK MATHEWS
Town Planning Manager
Thames Water
Desk phone: 0203 577 9077

Mobile phone: 07747 647 862

From: "Dawson, Mark" <mdawson@wardell-armstrong.com>
To: <Mark.Mathews@thameswater.co.uk>
Date: 11/02/2013 12:52
Subject: RE: Odour; Grove, Wantage.

Many thanks Mark.

I meant to ask about the Fairford / Brize Norton meteorological data. The Odournet report confirms that the Fairford station is the most representative of conditions at Wantage STW; are you able to confirm that Thames Water are happy to adopt the contour plan based on the Fairford data?

Best regards,

Mark.

Mark Dawson
Technical Director
Wardell Armstrong LLP
2 The Avenue
Leigh
Greater Manchester
WN7 1ES

Tel: 01942 260 101
Fax: 01942 261 754
www.wardell-armstrong.com

From: Mark.Mathews@thameswater.co.uk [<mailto:Mark.Mathews@thameswater.co.uk>]
Sent: 11 February 2013 11:37
To: Dawson, Mark
Subject: Re: Odour; Grove, Wantage.

Hi Mark,

Yes, that's correct for this particular site, based on the odour assessment modelled findings.

Cheers

Mark

MARK MATHEWS
Town Planning Manager
Thames Water
Desk phone: 0203 577 9077

Mobile phone: 07747 647 862

From: "Dawson, Mark" <mdawson@wardell-armstrong.com>
To: <Mark.Mathews@thameswater.co.uk>
Date: 11/02/2013 11:27
Subject: Odour; Grove, Wantage.

Hi Mark,

At our meeting on 30th October 2012, my recollection is that we agreed that residential development is acceptable up to the 1.5 ou/m3 contour, and that POS and playing fields are acceptable within the area above 1.5 ou/m3.

Could you please confirm whether my understanding is correct?

Many thanks,

Best regards,

Mark.

Mark Dawson
Technical Director
Wardell Armstrong LLP
2 The Avenue
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Fax: 01942 261 754
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APPENDIX 4: correspondence with Thames Water in relation to sewer capacity



SEWER IMPACT STUDY

X4503 – 485

SMG 1218

**PROPOSED CONNECTION AT
MONKS FARM, GROVE**

FOUL WATER SYSTEM

v1.0 Apr 2013

Prepared by:
Reviewed by:
Approved by:

Graham Moralee
Tyrone Parkinson
John Potts



**Network & Process Modelling Group
Thames Water Utilities Ltd
Power House, Island Road
Reading, Berkshire
RG2 0RP**

Table 1: Foul Proposed Development Connection Details

Connection	Manhole	Diameter of Outgoing Sewer
Development Site	SU40911101	675 mm

5.1.3 Foul System Improvement Works

The hydraulic model predicts that there is sufficient capacity in the foul sewers in the catchment area during the 1 in 20 year return period storm to accept the additional flows. The additional flow does not cause any significant increases in predicted flooding or surcharge on the sewer network.

The model predicts that the total volume spilled over the weirs at the Wantage STW inlet sewage pumping station into the storm tanks increases during the 1 in 20 year return period event. The increase on existing spill volume during the critical duration events is approximately 2.7% and 8.2% respectively for the two phases of connection.

As the hydraulic model did not predict significant detriment on the existing sewer network, improvements to the network will not be required.

6.0 Risks and Issues

Current understanding of the hydrology of urban environments recognises that the effective pervious area (the pervious proportion of the catchment that produces surface runoff and generates flow in the sewer) is likely to exhibit a dynamic nature in relation to increasing volumes of rainfall, i.e. the more rainfall the greater the resulting effective pervious area is likely to be.

Whilst the hydrological models deployed attempt to simulate this dynamic behaviour, there is a risk that the model, when extrapolated to the 1 in 20 year standard, will not accurately predict the flows in the system. Therefore, any potential error is multiplied when the system is tested against a large design storm.

7.0 Conclusions

The desktop study has successfully investigated and identified the implications of the proposed new development on a Greenfield site at Monks Farm, Grove to the foul water network.

The hydraulic model predicts that the foul sewers in the downstream catchment area are predicted to experience surcharge during the 1 in 20 year return period storm. The Wantage STW inlet sewage pumping station has insufficient capacity to cope with the flows generated during the 1 in 20 year return period event.

The additional flow does not cause any significant increases in predicted flooding or surcharge on the sewer network with the first 150 dwellings, as well as the full 900 dwellings connected. Therefore, improvements to the network will not be required.

The above are recommendations to Thames Water Utilities and may be altered or added to based on local operational knowledge of the system.