

WANBOROUGH PARISH COUNCIL

Minutes of the PLANNING COMMITTEE MEETING held on 3rd August 2016 at Hooper's Field Sports Pavilion.

Present: Per-Axel Warensjo (Chairperson), Gary Sumner, Colin Offer, Colin Hayes and Angela Raymond (Clerk)

1. Apologies – Mark Simpson
2. Declaration of Interest:- None
3. Meeting will be adjourned for public questions – No Public Questions

4. To consider Planning Applications received:-

S/16/1225 Eastern Villages South , Land At And To The South Of A420 (Great Stall Middle) - Application for approval of reserved matters in relation to appearance, landscaping, layout and scale for phases 1-4 and 7 of outline planning permission S/OUT/14/0253 - Employment development including B1b (research and development/light industrial), B1c (light industrial), B2 (general industrial) and B8 (warehouse and distribution), new landscaping and junction to A420 (means of access not reserved). (Variation of condition 1 from Reserved Matters application S/RES/15/1522).

S/RES/16/1233 - Eastern Villages South , Land At And To The South Of A420 (Great Stall Middle) - Application for approval of reserved matters in relation to appearance, landscaping, layout and scale for phase 5 (Unit 1) of outline planning permission S/OUT/14/0253 - Employment development including B1b (research and development/light industrial), B1c (light industrial), B2 (general industrial) and B8 (warehouse and distribution), new landscaping and junction to A420 (means of access not reserved).

Parish Council raise the following comments in relation to the above two applications:-

- Parish Council raises concern about the additional traffic (large HGV's) that this development will create on the A420 travelling towards Oxford and also travelling towards the White Hart Junction. It is important that White Hart junction is upgraded to cope with this additional traffic prior to this development.
- Tree planting should be carried out at an early stage to protect the views from the AONB
- The application provides details of a 5 year maintenance plan for all the landscaping, five years is not very long and Parish Council would like to see a longer term management plan for this application.
- The proposed ponds need to be monitored from an early stage.

5. To consider SBC's Consultation Documents:-

New Eastern Villages (NEV) Planning Obligations – Revised Draft Supplementary Planning Document (SPD) including the Illustrative Masterplan, village proformas and infrastructure requirements (NEV IDP Update).

Parish Council made the following comments in relation to the above document.

New Eastern Villages Masterplan

- There is no cycle or footpath shown along Wanborough Road on the masterplan.
- There is not enough detail shown on masterplan for the main infrastructure junctions, just providing a circle at each junction is not sufficient to understand how for instance the Southern Connector Road will cross over the Wanborough Road.
- The masterplan should also show how the Southern Connector Road links in with Pack Hill and Commonhead Roundabout, this has been left off the map. The Southern Connector Road is a key piece of infrastructure within the NEV therefore the whole route of the road should be shown on the masterplan.
- The route of the Southern Connector Road needs to be realigned to allow connection from Redlands village.

NEV Revised Draft Village Proformas and Infrastructure requirements

- Page 24 – Redlands Village – States average density of 40 dwellings per hectare, this does not agree with the Local Plan which states that density around the outskirts of the NEV will be reduced to reduce the impact on neighbouring villages, views from the AONB and surrounding countryside.
- Page 24 – Redlands Village – Approx 300 – 400 dwellings, the percentage range is extremely high and more exact numbers need to be allocated to this area. This number is considerably higher than that recommended by the Planning Inspector.
- The map on page 24 shows a map with an access onto Wanborough Road, this is not detailed in the description under the detail for infrastructure needs.
- The sum of money to prevent rat running through neighbouring villages needs to be quantified and include the whole of Wanborough Village.
- The NEV will result in additional pressures on facilities within Wanborough village, such as the Sports Facilities, Play Areas and Open Spaces. These facilities will be used by residents moving into the NEV especially when their facilities are not yet built, therefore provision should be included within the SPD to help towards the improvement of these facilities.
- Parish Council raises concern that there will not be sufficient funding for the road connections, plus bridges needed between development islands and this could result in areas such as Redlands Village being completely disconnected from the rest of the NEV.

Sustainable Drainage Systems (SuDs) for the New Eastern Villages (NEV) draft Supplementary Planning Document (SPD)

Parish Council raised the following comments in relation to the above document.

- All Play Areas and Sports Pitches should not be allocated within flood zones and used for the purpose of SuDS.
- No SuDS features should become the responsibility of Parish Councils. There needs to be sufficient maintenance provision within the proposed development sites to ensure that all SuDS are maintained properly to prevent future flooding.

- Wanborough Road regularly floods, who will be responsible for the maintenance of the ditches along Wanborough Road once the NEV is developed?
- Point 2.5.7 Redlands – the description states that it is a “Rural Hamlet” however the proposed site of 300 houses is not a “hamlet” it is part of the urban development.

Meeting closed at 8.45pm.

Angela Raymond
Clerk to Wanborough Parish Council