

APPLICATION NO.	P17/S3564/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.10.2017
PARISH	WALLINGFORD
WARD MEMBER(S)	Elaine Hornsby Imran Lokhon
APPLICANT	Frontier Estates (Wal) Ltd, Mrs H Anderson and Mr G Snook
SITE	Land at Wallingford Road/Reading Road Wallingford, OX10 9EG
PROPOSAL	Erection of a 70 bed care home (within Use Class C2), access, parking, landscaping and other associated works.
OFFICER	Lloyd Jones

1.0 INTRODUCTION

- 1.1 The application site (which is shown on the OS extract **attached** as Appendix A) is positioned to the south of Wallingford. The site comprises a relatively level area of land equating to 0.46 hectares that is bounded by Reading Road to the east and Wallingford Road to the west. The A4130 forms the southern boundary of the site. A wooded area falls to the north of the site, while trees form the eastern and southern boundaries.
- 1.2 Wallingford Road is subject to a Traffic Regulation Order. A gated barrier prevents vehicular access into the site. There is currently no footway along the eastern edge of Wallingford Road.

2.0 PROPOSAL

- 2.1 Full planning permission is sought for the development of a 70 bed care home (Use Class C2). The development will be located centrally within the application site and comprise 2.5 storeys of accommodation. The building would be of a traditional design with differing ridge heights. The plans for the proposed development are **attached** as Appendix B.
- 2.2 The proposed accommodation would be arranged over three floors including 25 rooms at ground and first floor and 20 rooms within the roof. The proposed building has been designed over 3 floors to provide for the differing needs of future occupants. All floors would be accessible via a lift. The internal accommodation would also include rooms for day space, dining space, cinema activity space, gym, café and hair salon.
- 2.3 The supporting documentation describes that the proposed facility allows individual residents to receive varying degrees of support and care. The care would be provided from the on-site care team that will be present 24-hours a day (the work will comprise shift patterns and the care team will not sleep on site). It is anticipated the proposal will employ circa 70 staff (equating to 55 FTE positions).
- 2.4 The Care Home would be accessed via the existing site entrance on to Wallingford Road to the south west. 22 on-site parking spaces as well as a drop off/pick up area is proposed.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Wallingford Town Council** – Object for the following reasons:

- Although Councillors liked the design of the building they were extremely concerned by the lack of medical facilities and the impact this would have on the medical practice in Wallingford.
- Parking could be an issue.

Cholsey Parish Council – Object for the following reasons:

- Concerns about access and parking in view of the restricted nature of the site and the visual impact of the building in such a prominent site.
- An inappropriate site for a care home situated next to a busy road and roundabout.

Oxfordshire County Council Highways – No objections subject to conditions and obligations.

Oxfordshire County Council Archaeologist – No objection.

Wallingford Historical & Archaeological Society - a full copy of the evaluation report on archaeology of the site should be made available before this application is decided.

Natural England – Response summarised below:

- Statutory nature conservation sites – no objection Based upon the information provided;
- Protected landscapes - The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose.
- Protected species - We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species.

CPRE -N J Moon (Rights of Way) - We are concerned that a conflict may arise between vehicles entering and leaving the development and cyclists or pedestrians emerging from Cholsey BR29, especially as hedge growth tends to limit visibility at this point. way.

Thames Water Development Control - No objection subject to conditions.

Oxfordshire Primary Care (South Oxfordshire DC) – The CCG are happy with the contribution of £25,200 to support the Wallingford Practice.

We would like to see the exact wording of the Section 106 as soon as this is available, especially around release dates of the funds.

However, in the meantime please remove our objection to the plans

Drainage Engineer (South Oxfordshire - MONSON) - No objection subject to conditions.

Health & Housing - Env. Protection Team - No objection subject to conditions.

Health & Housing - Air Quality – No objection subject to conditions.

Health & Housing – Contaminated Land – No objection.

Countryside Officer(South Oxfordshire & Vale of White Horse) - No objection subject to conditions.

Forestry Officer (South Oxfordshire District Council) - No objection subject to conditions.

Neighbour Representations

3.2 3 responses objecting to the application. The issues are summarised below.

- too large for the site , both size and three stories high.
- alter the view and character of the entrance to Winterbrook.
- design and size not in keeping with the surrounding area and properties.
- un-sightly building on one of the main approaches to Wallingford.
- insufficient car parking for the staff and visitors.
- significant increase in traffic to and from the site.
- the proposed access road, given current parking usage, would prevent reliable access for emergency vehicles such as ambulances and fire services.
- the proposed access road is continually used by cyclists and walkers
- is there a need for another care home in Winterbrook given the existing Winterbrook nursing home and approval to build another as part of the housing estate at Site E.
- we live in the closest property to the proposed site and have not been correctly notified of this application to allow a full objection.
- living in the closest property to the care home we will be directly affected by the noise and odours from the kitchen, extractors, laundry, pumping station and plant machinery which is currently proposed to be sited closest to our property.
- the proposed refuse storage and collection point is directly opposite our property.
- the property, at three stories high is too large for the site and will cut light access to our property in the mornings.
- the proposed access is via a closed off section of the Wallingford Road. This is closed off by a gate covered by a traffic regulation initiated by us. The removal of this will require our consultation as well.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S2234/PEJ](#) - Other Outcome (26/07/2017)
Proposed 67 bed care home. **OFFICE MEETING**

[P17/S0312/PEM](#) - Other Outcome (22/02/2017)
To build open barn gymnasium, to include parking.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework Planning Practice Guidance (NPPG)

5.2 **South Oxfordshire Core Strategy (SOCS) Policies**

CS1 - Presumption in favour of sustainable development
CSB1 - Conservation and improvement of biodiversity

CSEN1 - Landscape protection
CSH4 - Meeting housing needs
CSI1 - Infrastructure provision
CSM1 - Transport
CSM2 - Transport Assessments and Travel Plans
CSQ3 - Design
CSS1 - The Overall Strategy
CSWAL1 - The Strategy for Wallingford

5.3 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

C4 - Landscape setting of settlements
C6 - Maintain & enhance biodiversity
C8 - Adverse affect on protected species
CON12 - Archaeological field evaluation
CON13 - Archaeological investigation recording & publication
CON14 - Building record survey
D1 - Principles of good design
D10 - Waste Management
D2 - Safe and secure parking for vehicles and cycles
D4 - Reasonable level of privacy for occupiers
D6 - Community safety
D7 - Access for all
EP2 - Adverse affect by noise or vibration
EP6 - Sustainable drainage
G4 - Protection of Countryside
G5 - Best use of land/buildings in built up areas
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

5.4 Emerging South Oxfordshire Local Plan 2033 - The council has recently completed the Publication version of the Local Plan. The objective of the Local Plan is to support the settlement hierarchy, the growth and development of Didcot Garden Town, the delivery of new development in the heart of the district, the growth of market towns and the vitality of villages.

5.5 Emerging Wallingford Neighbourhood Plan

5.6 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations in the determination of this application are:

- The principle of the development, including:
 - how the development of the site fits with the council's spatial strategy,
 - the council's housing land supply position,
 - the level of compliance with the emerging Local Plan, and
 - the level of compliance with the emerging Neighbourhood Plan,
- Matters of detail / technical issues, including:
 - highway safety, traffic impact and parking
 - design and layout
 - landscape impact,

- trees and ecology,
 - neighbour amenity
 - flood risk and surface / foul drainage,
 - environmental matters (air quality, noise and contamination), and
 - heritage impact
- Infrastructure requirements, including:
 - on-site infrastructure to be secured under a legal agreement,
 - contributions pooled under the Community Infrastructure Levy.

The principle of the development

How the development of the site fits with the Council's spatial strategy

- 6.2 Policy CSS1 of the South Oxfordshire Core Strategy (SOCS) provides the overall strategy for the district. It directs new development to the growth town of Didcot, the market towns of Henley, Thame and Wallingford and twelve larger villages in varying proportions. Policy CSWAL1 relates to the strategy for Wallingford, which allows housing on suitable infill and redevelopment sites. Policy CSH4 refers specifically to the provision of meeting housing needs and that specialist accommodation for older people should be provided in new greenfield neighbourhood's identified in the strategy and will be permitted at other suitable sites. The explanation to the policy describes that such suitable sites include sites in or adjacent to the towns or within the larger villages.
- 6.3 The proposed site lies on the very edge of Wallingford and is bounded by the A4139 to the south, Wallingford Road to the west and Reading Road to the east. There is some existing development to the north and east. There was recently a resolution to grant planning permission (planning reference: P16/S4275/O) for the development of the site to the west for the provision of up to 550 dwellings (including an extra care facility), and a primary school. The site is not allocated for development in the Development Plan.
- 6.4 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. One such important consideration is the National Planning Policy Framework (NPPF).

The Council's housing land supply

- 6.5 To significantly boost the supply of housing, the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The supply should include an additional buffer of 5% to ensure choice and competition in market for land. Alternatively, where there has been persistent under delivery of housing, the buffer should increase to 20% to provide a realistic prospect of achieving the planned supply.
- 6.6 The most recent evidence base that informs the council's housing requirements is the 2014 Strategic Housing Market Assessment (SHMA). To meet the housing needs for the district, the SHMA mid-point is 755 homes per annum. This is a sizeable uplift from the requirement for 547 homes per annum set in the SOCS.
- 6.7 Based on the evidence in the SHMA and past delivery, the council has a housing land supply of 4.1 years (including the 20% buffer for under delivery). The council cannot therefore currently demonstrate a five year supply of deliverable housing sites.

- 6.8 Paragraph 49 of the NPPF specifies that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Paragraph 14 highlights that where relevant policies are out of date, planning permission should be granted unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the Framework indicate development should be restricted.

- 6.9 This means that the policies for the supply of housing in the SOCS are given significantly less weight. Applications for housing should now be considered in the context of the presumption in favour of sustainable development and should be permitted unless there is planning harm that outweighs the benefit of providing new housing.

The level of compliance with the emerging Local Plan (2033)

- 6.10 The emerging local plan identifies that new housing development (including use class C2) will be permitted at Strategic Allocations, smaller sites allocated or carried forward in this plan and on sites that are allocated by Neighbourhood Development Plans. The application site does not form part of a strategic allocation and a site carried forward. As it stands, I am of the opinion that limited weight can be given to the conflict with the emerging Local Plan.

The level of compliance with the emerging Neighbourhood Plan

- 6.11 Wallingford Parish Council are progressing with a draft version of their Neighbourhood Plan, for which the site falls within. The draft Neighbourhood Plan will be subject to an independent examination, and possible modification, before progressing through to a referendum. The Neighbourhood Plan will set out a strategy and land-use planning framework to guide development within Wallingford.
- 6.12 I note that only limited weight can be attributed to the draft Plan at the current time, as it is not yet at an advanced stage.

The accessibility of the site to services and facilities

- 6.13 Wallingford is a market town and offers access to a range of facilities and services including shops, restaurants, library, pharmacy, and banks. The site is located within a 15 minute walk time from the town centre. In addition, several bus services operate along Reading Road. Both the x40 and the 136 operate regular services to Wallingford centre (around 5 minutes journey time) and onwards to Oxford city centre. The closest bus stop to the application site is at Brookfield Close approximately 130m to the north along Reading Road. A cycle route is also available along Old Wallingford Road.

Conclusion on Principle of Development

- 6.14 Policy CSH4 allows for the provision of specialist accommodation for older people in 'other suitable locations'. The application is accompanied by a needs assessment which outlines that there is a quantitative shortfall of provision, of 79 beds in 2017, rising to 115 in 2022 and 208 in 2027. I am of the view that the site comprises a suitable and sustainable location for the development for the following reasons:
- The site lies at the edge of an existing settlement, and is bounded by development;
 - Easy access to public transport; and
 - The Town Centre lies only 1km to the north, well within staff and visitor walking distance

Overall, the main issue to be taken into account in the determination of this application is still whether any harm that would arise from the development would be so significant and demonstrable that it would outweigh the benefits of the proposed care home. The impacts of the development and their relative significance are discussed below and the planning balance is weighed up in section 7.0 of this report.

Matters of detail / technical issues

Highway safety, traffic impact and parking

- 6.15 With respect to highway safety matters, the advice set out in the NPPF is that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe. Policies D1, D2, T1 and T2 of the South Oxfordshire Local Plan (SOLP) also require an appropriate parking layout and that there would be no adverse impact on highway safety.
- 6.16 Access to the site would be via a priority junction off Wallingford Road. The priority junction will provide access to the care home and will utilise the existing turning head/bellmouth which has been previously constructed. The proposed site access will measure 5.5 metres in width. The proposal will require the change to the Traffic Regulation Order (TRO) to remove the gate that spans the highway. This can be secured via a S278.
- 6.17 A Transport Statement (TS) has been submitted in support of the application. The TS finds that the proposed means of access of Wallingford Road can appropriately be taken from Wallingford Road, without prejudice to highway safety. Trip generation is considered to be minimal with a maximum of one vehicle every five minutes within the peak hours using Wallingford Road. As a result no material impact on the operation of the local highway network is predicted.
- 6.18 With regards car parking provision, a demand assessment has been undertaken, which suggests that maximum demand will be for 16 spaces. The proposal provides 22 spaces and is therefore entirely adequate to meet this demand
- 6.19 The County Council Highway Officer has reviewed the TS and concludes that the findings are reasonable. They have requested a contribution towards public transport to support the bus service. A contribution is also required towards monitoring a travel plan. These can be secured through the provisions of a legal agreement and are outlined in the relevant part of the report below.

- 6.20 Overall, the NPPF identifies that development should only be refused on highway grounds where the residual cumulative impacts are severe. As set out above the County Council Highway Officer has no objection to the proposal. Subject to the completion of a legal agreement and imposition of conditions, I consider that the proposal is acceptable in terms of highway matters.

Design and Layout

- 6.21 The NPPF sets out that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF also provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.
- 6.22 The NPPF goes on to advise that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 61).
- 6.23 The design policies of the SOCS (particularly CSQ3) and SOLP policies (particularly D1-D4) echo these requirements.
- 6.24 The proposed building has been designed so that it has varying ridge heights and massing, which results in a building that is locally distinctive. The inclusion of chimneys, and sensitive treatment of the fenestration would also ensure that it is a high quality addition to the streetscape.
- 6.25 By virtue of the orientation and siting of the building, sufficient space has been made available for parking, access, turning areas and outdoor space. Furthermore, given the separation distances off the boundaries of the site, it would allow for the retention of the existing trees that are positioned around the perimeter of the site, and will help soften the overall development.
- 6.26 A comprehensive landscaping scheme for the site is proposed to ensure the assimilation of the building into its surroundings. The existing 1.4m high post and rail fence along the southern boundary will be retained. It is proposed to strengthen the landscaping along this boundary with a mix of native trees. Along the eastern boundary with Winterbrook a 1.2m high metal railing is proposed that will be positioned in front of the existing hazel that will be coppiced with further planting. Along the frontage of the site with Wallingford Road, a hedgerow is proposed, which will screen the car parking areas to the front of the site.
- 6.27 The site itself is relatively level, and the proposed building would represent a landmark building along the southern gateway to Wallingford. The proposed landscaping scheme will provide a degree of visual relief, but I consider that the scheme represents an appropriate response to the constraints and opportunities of the site and its surroundings. I am satisfied that the scale of the development would be appropriate to the context of the site and it would generally meet the design objectives of the NPPF and the development plan policies that seek to secure high quality developments.

Landscape impact

- 6.28 The text accompanying policy CSEN1 of the SOCS explains that there will be some further development on the edge of our settlements and that we will take account of

and seek to reduce the impact of development on the environment. Policy C4 of the SOLP advises that development that would damage the attractive landscape setting of settlements will not be permitted.

- 6.29 The site is not covered by any landscape designations, however the Chilterns Area of Outstanding Natural Beauty (AONB) is positioned 360 metres to the east of the Application Site and the North Wessex AONB 1.4 kilometres to the west.

- 6.30 A Landscape and Visual Impact Assessment (LVIA) has been submitted in support of the application. The site falls within the South Oxfordshire Landscape Character Assessment SPG (2003) Landscape Character Area (LCA) 'LCA4. River Thames Corridor'. Key characteristics include:

- distinctively flat, low-lying farmland (below 50 metres AOD);
- large-scale rectilinear field pattern with distinctive network of drainage ditches;
- weak landscape structure with few trees, low or gappy hedges, open ditches and fences;
- comparative inaccessibility creates a rural and remote character; and
- open, denuded landscape results in high intervisibility.

The LVIA finds that elements within the study area largely reflects the above characteristics, but only responds to a few, being a small field that has a strong boundary hedgerow or woodland around it that reduces visibility onto it.

- 6.31 Views of the site are limited to the immediate highways of Wallingford Road, Winterbrook and the A4130; one PRoW; and, a limited number of residential properties that fall close to the site. The LVIA notes that the raised landform of Cholsey Hill (within the North Wessex AONB) and Wicks Hill and Coblers Hill (within the Chilterns AONB) provide raised vantage points where panoramic views of the landscape can be afforded from sections of the PRoW that cross them. A limited glimpsed view is likely to be gained in the winter from these visual receptors, however, it is described that it will read as part of the settlements of Winterbrook and Wallingford within the wider panorama. The LVIA finds that the proposal will not impact on the setting of the Chilterns and North Wessex Downs AONB.

- 6.32 Following the implementation of the proposal and the establishment of the landscape strategy after a 15 year period the LVIA concludes that the following effects are likely to remain:

- Moderate to minor adverse: RD01 - Wallingford Road (north) and RE01 – No. 24 Wallingford Road
- Minor adverse: LCA at Site Level, PR01 – Footpath ref:167/24/30, PR01 – Footpath ref:167/24/30, RD03 - Winterbrook and RD05 – A4130 (in between the two roundabouts)

- 6.33 The findings of the LVIA are considered to be accurate, and while there would be an urbanising effect it would be localised in nature. The proposal appropriately responds to local character. The scale and form of the building would reflect the townscape character of the area, and the landscape strategy would retain 'a sense of transition' from the settlement fringe to the agricultural landscape that lies beyond. I am therefore of the view that the proposal would have a limited landscape harm and would not harm the setting of the AONBs.

Trees and Ecology

- 6.34 Policy C9 of the SOLP seeks to retain landscape features that make an important contribution to local area. The application is accompanied by a Tree Survey and Arboricultural Impact Assessment. There are no trees within the main body of site, and those that sit along the site boundary will only be trimmed and managed. All existing trees will be retained along with the planting of additional trees. The Council's Forestry Officer has no objection to the proposal subject to conditions.
- 6.35 With regards to ecology, policy C6 of the SOLP and policy CSB1 of the Core Strategy seek to avoid a net loss of biodiversity will be avoided and opportunities to achieve a net gain across the district will be actively sought. Policy C8 of the SOLP expects that development should not have an adverse effect on protected species, while policy C9 seeks to prevent the loss of important wildlife habitat features. This is echoed in paragraph 109 of the NPPF.
- 6.36 The site has been subject to a series of ecological surveys during 2017 including a general habitats survey, reptile surveys and bat surveys of trees. The habitats present are of low value and widespread through the local area. The Countryside Officer identifies that the surveys for reptiles and bats were negative and there is little chance of significant impacts on other species. Due to the small size of the area concerned and the low value of the existing habitats the amount of biodiversity loss will be very small. The Countryside Officer has no objection subject to a condition seeking biodiversity enhancements.

Neighbour amenity

- 6.37 Policy D4 of the SOLP requires new development to secure an appropriate level of privacy for existing residents.
- 6.38 The nearest residential property to the site would be No.24 Wallingford Road. The nearest part of the principal elevation of this property would be 28.0m off the boundary of the site. Given the separation distance involved, and the positioned of the proposed development, I do not consider that there would be any material harm to the living conditions of this property through any overbearing impact, loss of outlook or privacy that would justify the refusal of the application on this basis. Furthermore, the proposal will result in an increase in traffic using this section of Wallingford Road, but given the low traffic volumes proposed I am of the opinion that it would not lead to any significant increase in noise and disturbance for the occupants of dwellings served off this road.

Flood risk and surface / foul drainage

- 6.39 The application site is within Flood Zone 1 (least probability of flooding) and as such, there are no objections to the development in relation to flood risk.
- 6.40 A Drainage Strategy has been submitted in support of the application. In respect of surface water comprehensive surface water strategy, use of a soakways and permeable paving. The Council's Drainage Consultant is satisfied with this and has no objection, subject to conditions.
- 6.41 With regards to foul drainage and water supply, Thames Water has raised concerns regarding the downstream network and have confirmed that they will undertake a hydraulic impact assessment, and recommend a Grampian condition.

Environmental matters (air quality, noise and contamination)

- 6.42 Policy EP1 of the SOLP seeks to secure mitigation measures to ensure that developments do not have an adverse effect on the health and amenity of future occupiers.

6.43 In relation to air quality, the Council's Environmental Health Officer identifies that based on the size and location of the proposed development, in order to protect public health from the cumulative impact of small developments, mitigation is required. Mitigation measures can include measures such as electric vehicle charging points, and I have recommended an appropriately worded condition.

6.44 A Noise Assessment has been submitted and has extensively considered any potential adverse impacts from road traffic noise for residents as well as potential adverse noise impact on neighbouring residential properties from machinery and plant associated with the development. The Council's Environmental Health Officer has no objection subject to conditions.

6.45 With regards to contamination, the Council's Contaminated Land Officer has considered the details that were submitted with the application and has no objection to the development.

Heritage impact

6.46 Paragraph 129 of the NPPF requires that local planning authorities identify and assess the particular significance of any heritage asset that may be affected by a proposal. Policy CON13 of the SOLP requires appropriate archaeological investigation for developments that affect sites of archaeological importance.

6.47 With regards to archaeology, an archaeological evaluation report has shown that significant archaeological deposits do not survive on the site. As a result the County Archaeologist recommends that no further mitigation will be required for this site.

6.48 A Grade II listed building known as White Cross House lies opposite the site, and the Winterbrook Conservation Area is located 200m to the north. A full heritage assessment has been submitted in support of the application.

6.49 In respect of the Conservation Area, the report confirms that the proposals would have no impact on the special architectural or historic interest of the Winterbrook Conservation Area by virtue of the relationship between the site and the area. The proposal will remain invisible from within the conservation area and the report concludes that it will not alter the well-established transition between the modern 20th century housing and historic property at the southern edge of the Conservation Area. Essentially, the proposal will form part of the pattern of infill development from that more historic core. No impact is therefore predicted.

6.50 In terms of White Cross House, the assessment finds that the proposal will not alter the immediate setting of White Cross House.

6.51 The Council's Conservation Officer has reviewed the proposal and is of the opinion that the proposal will not result in any harm to any designated heritage assets.

6.52 Infrastructure requirements

On-site infrastructure to be secured under a legal agreement

On-site infrastructure can be secured through a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended).

In accordance with Policy CS11 and the council's S106 Planning Obligations Supplementary Planning Document, the following would be required towards infrastructure:

- Public transport services - £43,125
- Travel Plan Monitoring - £1,240
- Provision of Primary Care to serve Wallingford - £25,200
- Council's monitoring fee

A section 278 agreement will be secured through the section 106 agreement and will include:

- a) mitigation and/or improvement works along Wallingford Road
- b) informal crossing on Reading Road, just to the south of Winterbrook Lane
- c) improvements to the existing access on Wallingford Road, including a footpath further to the north for refuse collection.

I consider that the above obligation accords with policy CS11 of the SOCS, which requires new development to be supported by appropriate on site infrastructure and services. They accord with the relevant tests in the NPPF as they are necessary to make the development acceptable in planning terms, are directly related to the development and are fair and reasonably related in scale and kind to the development.

Off-site contributions pooled under the Community Infrastructure Levy

6.53 As the development is for a care home (C2 use) it is not liable to pay CIL.

7.0 **CONCLUSION**

- 7.1 This application has been assessed on its merits, against the Development Plan and the NPPF in relation to sustainable development. It is considered that the principle of redeveloping this site for care home accommodation can be supported. The application will play a social role through delivering 70 care rooms for the elderly sustainable location at the edge of Wallingford. The proposal also safeguards a contribution to help with the expansion of the existing surgery.
- 7.2 The Government has made clear its view that residential building plays an important role in promoting economic growth. In economic terms the scheme would provide construction jobs and some local investment during its build out, as well as longer term expenditure in the local economy. The development itself would create the equivalent of 55 full time jobs. I therefore consider that moderate weight should be afforded to this benefit.
- 7.3 In terms of the environmental role, the proposal is considered to be of a high quality design that would represent an appropriate addition at this gateway site.
- 7.4 Overall there are no technical objections to the proposal, and I therefore consider that the benefits of the scheme outweigh the limited harm and therefore comprises sustainable development.

8.0 RECOMMENDATION

8.1 That authority to grant planning permission be delegated to the head of planning subject to:

i) The prior completion of a Section 106 agreement to secure financial contributions and other obligations stated above, and

ii) The following conditions:

- 1 : Commencement three years - full planning permission.**
- 2 : Approved plans.**
- 3 : Levels (details required.)**
- 4 : Sample materials required (all).**
- 5 : Landscaping (incl boundary treatment).**
- 6 : Landscaping implementation.**
- 7 : Existing vehicular access.**
- 8 : Vision splay details.**
- 9 : Turning area and car parking.**
- 10 : Turning head.**
- 11 : Cycle parking facilities.**
- 12 : Construction traffic management.**
- 13 : Green travel plans.**
- 14 : Off-site highway works (details to be submitted).**
- 15 : External lighting – general.**
- 16 : Surface water drainage works (details required).**
- 17 : Foul drainage works (details required).**
- 18 : Air quality mitigation.**
- 19: Site noise – boundary noise limit.**
- 20 : Kitchen extraction noise and odour.**
- 21 : Biodiversity mitigation and enhancement strategy (outline).**
- 22 : Tree protection (detailed) (amended no dig foundations),**
- 23 : Trees unique.**

Author: Lloyd Jones
Contact No: 01235 422600
Email: planning@southoxon.gov.uk

This page is intentionally left blank