

Crab Hill comments/questions:

1. Would it be possible to include a bus waiting area/ transport interchange (area for bike parking and bus waiting with some visitor parking near the interchange) somewhere on the site?
2. Page 9. Is there any provision for separate cycleways through the development alongside the road network or are cyclists expected to share the pavements?
Section 3.5.21 of the Design Guide 2015 requires: *Cycling routes and parking should be incorporated into the street design, with the form of cycle facilities responding to local context. Generally on-carriageway formal cycle lanes are encouraged.*
3. Potential for unallocated parking seems to coincide with swales in some areas on certain sides of the road (01 site wide strategy – section 6.2 page 11 figures 6 and 7) can the developers please explain how this will work?
4. 6.5 Cycleways, footpaths and public transport routes (Page 16)
This sections refers to the BOAT and the PROW from Lockinge to Grove. We understand that there are two PROW's which should be included: Footpaths 235/5 and 235/10 (see Transport Assessment Appendix I A - Alignment of BOAT.pdf from the original application.) In addition, we understood that the BOAT would be downgraded to a PROW (see the original design and access statement page 87) "Downgrading to a footpath / cycleway or bridleway of the section of BOAT running between Charlton Village Road and the northern side of the WELR.)"
5. Page 17 Bus Provision
The document refers to bus number 36. We have no knowledge of this service and require further information please?
6. We would expect bus 38 to go through the development as well as 30/31/32 can this be clarified please?
7. 6.9 Lighting strategy mentions "*Some luminaires can now be fitted with shields to reduce obtrusive light and it is also possible to introduce part night dimming, in which the luminaires will dim down at times of minimal use*" but makes no commitment to use this type of lighting on a development which slopes towards the AONB. Can this be made a requirement please?
8. 6.10.7 Adoption Highways "*It is proposed that tertiary streets / non-strategic highways will not be offered for adoption by OCC but will remain private and will become the responsibility of a private management company.*"
Is this just an excuse for not building highways to county standards?
9. What sums of money will be made available for the maintenance of these highways?
10. 6.10.7 Adoption Drainage *OCC has historically adopted sustainable drainage systems (SuDS) as the Suds Approval Body, however recent changes in legislation have resulted in OCC adopting and maintaining SuDS that control highway run-off only.*
Where SuDS accept flows from the highways and development drainage, they will become the responsibility of a private management company (MANCO).
11. What sums of money will be made available for the maintenance of these SuDS?
12. 6.14 Foul Water Strategy. We are concerned that the foul rising main runs very close to the main water supply for the Grove Area, can we be confident that there will be no contamination?
13. 7.6 Homes completed – can we have the number of lifetime homes in each category also identified on this table to ensure that a range of homes are constructed to Lifetime Homes standards?

14. 17.2 Please provide more detail of "WATER SERVICE MAIN DIVERSION"
15. The development strategy does not meet the requirements of the Vale to have affordable homes "pepper-potted" through the development, but instead does not include any affordable properties in Phase 1 development (17.2) but includes 50% affordable in Centre East (17.3). It also only includes 10% affordable in South East (A & B) (17.4).
16. There is a large water main running along the western edge of the field behind Parsonage Close. The plan appears to show gardens over this water main. How will maintenance/ repair access to this be provided?
17. Why is the density adjacent to Whitehorns in Charlton 25 and that to the east of Parsonage Close is 30? This not reflective of the current density or plot size in Parsonage Close.
18. No detail is provided of the screening between existing development and this development. What is the width and height of the proposed woodland between existing and new housing around the edge of Charlton?
19. There are also no homes planned suitable for downsizers – a small number of bungalows built to Lifetime Homes standards near the A338 and A417 to allow access to bus services which don't go through the development would be very attractive to the large number of older people in the area who want to downsize but still want private gardens and access to the town.
20. LEMP 3 (page 7) refers to "*Establishment of a 10 year aftercare plan for the new native woodland trees and shrubs*" – when does this 10 years start given that the development of this site is likely to take at least 10 years?
21. Also – how does this relate to the statement in section 3.3. (page 13) "*A woodland management plan will be created incorporating the first 10 years after care as described above and up to 25 years following the development*"?
22. LEMP 3 (page 7) refers to "*Periodic cutting (once a year in late summer) of damp grassland associated with the SUDs drainage including swales and SUDs ponds*" – yet 3.1.2.1. Maintenance (page 9) states that "*Damp grassland within Sustainable Drainage System features (swales) will be cut twice a year, in March and again in September when plants will have set seed.*" Which is correct?
23. LEMP 3.4 (page 13) refers to Multi-functional Green Spaces, yet these are not identified on any maps – can this be clarified please?
What functions will these spaces provide?
24. LEMP 3.4.1 (page 14) "*Additional areas of grassland throughout the site should be managed at the discretion of the new landowner.*" Which areas of grassland does this relate to and who is the new landowner referred to?
25. LEMP 3.5.2 (page 15) states "*The removal of the hedgerows should be phased with replacement hedgerows and planting implemented prior to the loss of existing hedgerows, as well as the main hedgerows used by bats being mitigated by the replacement planting.*" How can replacement planting be mature enough for the bats to use prior to the loss of existing hedgerows?
Can a statement be provides detailing which hedgerows will be lost, it is not clear from Appendix B?
26. LEMP 3.5 (page 16) How can the Barn Owls be moved to boxes on mature trees in the Country Park given that this will not be in place when the barn is demolished?
Also nesting spaces should be provided in buildings not in a tree or on the outside of buildings – see below:
The Barn Owl Trust advises that a permanent accessible nesting space for Barn Owls should be provided within one or more of the developed buildings to which the consent applies,

and thereafter maintained. Barn Owls will use any type of rural building (domestic, industrial, agricultural etc.) and on-site provision can be made in any building provided that the entrance hole is at least 3 metres above ground level, big enough, visible and leads into a nest chamber of adequate size. Typically, in a range of barn conversions the provision is made in the tallest one and in new-build housing the provision may be in a house or a garage block overlooking open countryside. Although the alternative provision can be more temporary, the permanent provision should be in a building that is expected to last at least 100 years and not in an unconverted agricultural building, on the outside of a building, in a tree, or on a pole.

<http://www.barnowltrust.org.uk/wp-content/uploads/Barn-Owls-and-Rural-Planning-Applications-a-Guide-2015.pdf>

Barn Owls are afforded special protection from disturbance whilst nesting under Schedule 1 of the Wildlife and Countryside Act (1981) as amended. As c. 75% of nesting cycles fall between March and August inclusive, this period should be regarded as the main breeding season and a restriction applied on the commencement of works during this period. This enables the local authority to fulfil one of their obligations under Section 25 (1) of the Wildlife and Countryside Act (1981).

Nesting has been recorded in every month of the year. Please be aware that it is the developer's responsibility to ensure that nesting Barn Owls and their dependent young are not disturbed during development works.

No building and construction work should take place within 30 metres of any part of the site containing material evidence of Barn Owl occupation unless survey-based evidence has been provided to the Local Planning Authority that no birds are nesting (at the development site to which the consent applies) within 3 days of work commencing.

27. LEMP 4 (page 17) "*The management plan should run for a period of 10 years.*" – when does this 10 years start given that the development of this site is likely to take at least 10 years?
28. The VWH Design Guide states that "The approach is to make sure developments fit the character of their local area, to make sure they look like they belong there." Yet the proposed building materials in the strategy seem to include a lot of wood cladding (using examples of Belgium or Cambridge) so it's going to look like any other development in Europe and won't reflect the existing character of our area. There is no reference to any attempt to reflect the character of the local area in the development.
29. 16.10 cross section diagrams A and B show green space and open space with no dimensions. Why is that the case?
30. Given recent announcements from the Government about the need for all weather playing surfaces – shouldn't the playing fields include an all-weather surface?