

Agenda



Contact Officer: Nicola Meurer, Democratic Services Officer,
Democratic Services Officer

Tel: 01235 422523

E-mail: nicola.meurer@southandvale.gov.uk

Date: 17 September 2018

Website: www.whitehorsedc.gov.uk

A MEETING OF THE

Planning Committee

WILL BE HELD ON WEDNESDAY 26 SEPTEMBER 2018 AT 6.30 PM

THE RIDGEWAY, THE BEACON, PORTWAY, WANTAGE, OX12 9BY

Members of the Committee:

Sandy Lovatt (Chairman)

Janet Shelley (Vice-
Chairman)
Stuart Davenport
Robert Hall

Jenny Hannaby
Anthony Hayward
Bob Johnston

Ben Mabbett
Catherine Webber

Substitutes Councillors

Yvonne Constance
Margaret Crick
St John Dickson

Katie Finch
Chris Palmer
Helen Pighills

Julia Reynolds
Emily Smith
Reg Waite

Alternative formats of this publication are available on request. These include large print, Braille, audio, email and easy read. For this or any other special requirements (such as access facilities) please contact the officer named on this agenda. Please give as much notice as possible before the meeting.

1. Chairman's announcements

To receive any announcements from the chairman, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (Pages 4 - 10)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 22 August 2018.

4. Declarations of interest

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (135 Milton Park, Milton) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

Site Address	Proposal	Application No	Page.
7. Land south of Park Road, Faringdon, SN7 7PL	Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of land south of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, provision of an Extra Care facility (Use Class C2 or C3), the provision of land for a school (Use Class D1), vehicular, pedestrian and cycle access from Park Road and Sands Hill, parking, public open space, landscaping, sustainable drainage, and other associated works: 'Phase 1' (Full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works. Outline: up to 277 residential dwellings (Use Class C3), Extra Care Facility (Use Class C3 or C2), land for a school (Use Class D1), access and parking, public open space, landscaping, sustainable drainage, parking and other associated work with all matters reserved.	P17/V1082/O	11 - 27
8. 16 Hampden Road, Wantage, OX12 7DP	Proposed first floor extension.	P18/V1158/HH	28 - 35

MARGARET REED

Head of Legal and Democratic

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 22 August 2018 at 6.30 pm
in the The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY

Open to the public, including the press

Present:

Members: Councillors Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), Stuart Davenport, Robert Hall, Anthony Hayward, Bob Johnston, Ben Mabbett and Emily Smith (in place of Jenny Hannaby)

Officers: Nathaniel Barnsey, Adrian Butler, Martin Deans, Lewis Dixey, Emily Hamerton, Nicola Meurer, Josh Sharp and Stuart Walker

Also present: Councillors Ed Blagrove and Robert Sharp

PI.43 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed, and advised on emergency evacuation arrangements.

PI.44 Apologies for absence

Councillors Jenny Hannaby and Catherine Webber had tendered their apologies for absence. Councillor Emily Smith attended as substitute for Councillor Jenny Hannaby.

PI.45 Minutes

RESOLVED: to adopt the minutes of the committee meetings held on 11 July and 1 August 2018 as correct records and agree that the chairman sign them as such.

PI.46 Declarations of interest

Councillor Ben Mabbett declared in relation to applications P18/V0847/HH, P18/V1049/HH and P18/V1198/FUL, that although he is a member of Wantage Town Council, he was not present for the consideration of these applications by the town council's planning committee.

Councillor Anthony Hayward declared that in relation to application P18/V1049/HH, he knows the objector and would therefore be stepping down from the committee.

Councillor Bob Johnston declared that in relation to application P18/V0847/HH, he knows the objector.

PI.47 Urgent business

There was no urgent business.

PI.48 Public participation

The list of registered public speakers was tabled at the meeting.

PI.49 P18/V0847/HH - 36 Aldworth Avenue, Wantage

The committee considered application P18/V0847/HH for a first-floor side extension at 36 Aldworth Avenue, Wantage.

Officer update: Wantage Town Council had submitted a statement, which had been circulated to the committee.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

J. W. Long, a local resident, spoke objecting to the application.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V0847/HH, subject to the following conditions:

1. Commencement within three years.
2. Development to be built accordance with approved plans.
3. Materials in accordance with approved form and drawings.

PI.50 P18/V1049/HH - Corbiere, Springfield Road, Wantage

Councillor Anthony Hayward stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V1049/HH for a first-floor extension to the existing bungalow; single-storey extension the front and rear; remodelling of the floor area; and demolition of the existing garage and conservatory areas at Corbiere, Springfield Road, Wantage.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: Wantage Town Council had submitted a statement, which had been circulated to the committee.

Hanna Dickinson, a local resident, spoke objecting to the application.

Committee members requested extra conditions to remove permitted development rights relating to any new garage openings (windows and doors) and for the demolition of the existing garage prior to commencement of construction.

A motion, moved and seconded, to approve the application with an extra condition relating to garage conversions, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V1049/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Slab level details submitted and agreed in writing.
4. Access and parking laid out in accordance with details previously approved.
5. Garage to be retained for parking.
6. No new openings in the garage to be permitted.
7. Demolition of garage prior to the commencement of development.

PI.51 P17/V2961/FUL - Land south of Kennington, East of Kennington Road, Kennington, Oxford

Councillor Bob Johnston stepped down from the committee and took no part in the debate or voting for this item.

The committee considered hybrid application P17/V2961/FUL on land south of Kennington, east of Kennington Road. Consisting of:

- (a) Full planning application for the erection of 283 dwellings with two vehicular access points onto Kennington Road, play area, public open space, attenuation basins and associated infrastructure;
- (b) Outline planning application for a 0.18 ha site for community use building (Class D1).

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer updates:

- There is a correction to the report on page 36 – it should read the Parish of Radley not Kennington in the heading.
- The parish council also wish to point out on pages 42-43 where it is stated that: the Vale are considering whether to accept the Examiner's recommendations on the Neighbourhood Plan before deciding whether it should proceed to referendum; further work is required to ensure legal compliance with the Habitats Regulations. That the Habitats issues were resolved on 5 July, following which the Vale decided on 9 July to accept the Examiner's recommendations and to proceed to referendum. The referendum is to be held on 13 September.
- Members have received further representations from residents raising concerns outlined in the reports on infrastructure, foul drainage and traffic.
- Following a clarification request from Councillor Bob Johnston, the market housing mix (in paragraph 5.2) should be as follows - 11 x 1 bed, 40 x 2 bed, 77 x 3 bed and 56 x 4 bed, so 1 less 3 bed unit and 1 more 4 bed unit. This is based on the developers' submitted accommodation schedule.

- Condition 5 is no longer required as materials are covered under the outline approved plans Condition 2.

Chris Henderson and Richard Dudding, representatives of Kennington Parish Council, spoke objecting to the application.

Paul Parrish and Anne Newman objecting to the application.

Alice Kirkham, the applicant's agent, spoke in support of the application.

Bob Johnston and Edward Blagrove, the local ward councillors, spoke to the application.

In response to questions raised by the committee, the officers reported that:

- Condition 17 can be amended to require no occupation until Thames Water have completed foul drainage works.
- Sugworth Lane can be specifically referenced in the construction traffic management plan condition.
- S106 contributions would be the same despite the change in housing mix, however CIL contributions would be slightly less due to the change in floor space.
- A trigger can be formalised in the details for the play area to ensure it is not put in at the end of the development phase.

A motion, moved and seconded, to authorise the head of planning to approve the application with the above suggested additional/amended conditions and removal of Condition 5 (materials in accordance with approved plans) was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P17/V2961/FUL, subject to:

- A S106 legal agreement to secure financial contributions, affordable housing and open space provision.
- The following planning conditions:
 1. Approved plans.
 2. Submission of reserved matters for community use land.
 3. Full time limit of commencement.
 4. Outline time limit of commencement.
 5. Kennington Road accesses and vision splay details to be constructed in accordance with approved plans.
 6. Construction traffic management plan.
 7. On-site foul and surface water drainage details.
 8. SuDs details.
 9. Landscaping details.
 10. Staged programme of archaeological investigation in accordance with approved written scheme of investigation.
 11. Roads and footpaths provided to each respective dwelling.
 12. Car parking in accordance with approved plans.
 13. Updated travel plan statement.
 14. External lighting details (for bat species protection).
 15. Boundary details in accordance with approved plans.
 16. Noise mitigation in accordance with noise assessment recommendations.

17. Off-site foul drainage works prior to occupation.
18. Electric charging points to be provided for each market unit with a garage.
19. Garage accommodation to be retained.
20. Tree protection details.
21. Landscape maintenance for five years.

PI.52 P17/V2973/RM - Land North of Summertown, East Hanney

The committee considered application P17/V2973/RM for the approval of details for the construction of 45 dwellings (Use Class C) and associated parking, infrastructure and landscaping, and provision of public open space on land north of Summertown, East Hanney.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

David Kirk, a representative of East Hanney Parish Council, spoke objecting to the application.

Chris Wilson, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that planting details can reflect Councillor Bob Johnston's suggestions of English Oak, Hawthorn and Small Leaf Lime.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V2973/RM, subject to the following conditions:

1. Approved plans.
2. Materials to be submitted and approved.
3. Landscaping scheme needed.
4. Landscaping implementation.
5. Ecological mitigation and enhancement to be delivered.
6. Barn owl/bat building provision before final occupancy.
7. Car parking and turning spaces to be provided before occupation of each dwelling.
8. Provision of final wearing course to roads.
9. No street lighting.
10. Noise mitigation.
11. Boundary treatments to be submitted and approved.
12. Permitted development removal – means of enclosure, extensions and roof alterations.

The planning conditions and s106 agreement for the outline permission remain applicable.

PI.53 P18/V1198/FUL - 27 Ormond Road, Wantage

The committee considered application P18/V1198/FUL for the erection of a single storey rear extension and detached outbuilding, with subdivision to form four self-contained residential units at 27 Ormond Road, Wantage.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Jake Collinge, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to authorise the head of planning to approve the application, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P18/V1198/FUL, subject to:

- The completion of a Section 106 obligation to satisfactorily provide and safeguard four parking spaces with pedestrian access on the land to the south of the application site; and
- The following conditions:
 1. Commencement in three years.
 2. Approved plans.
 3. Details of tree protection and an arboricultural method statement for construction.
 4. Materials in accordance with approved details.
 5. Cycle and bin stores provided.
 6. Visitor parking space provided.
 7. Surface water drainage in accordance with approved details.

PI.54 P18/V0891/FUL - 59 Faringdon Road, Stanford In The Vale, Faringdon

The committee considered application P18/V0891/FUL for a proposed new dwelling and garage on land adjacent to 59 Faringdon Road, Stanford in the Vale.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

P. Lewis, a representative of Stanford in the Vale Council, spoke objecting to the application.

Robert Sharp, the local ward councillor, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- Details of deciduous tree retention and protection in Condition 5 can be specified.
- A slab levels condition can be included.
- An architectural details condition can be included.

A motion, moved and seconded, to approve the application with above amended/additional conditions was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V0891/FUL, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Materials for house, garage and wall.
4. Contamination assessment.
5. Details of deciduous tree retention and protection.
6. Details of wall foundations.
7. Landscaping scheme and maintenance plan.
8. Access modified as shown on approved plans.
9. Parking and turning provided as plan.
10. Acoustic treatment of house in accordance with details to be submitted.
11. High level rooflights installed as approved.
12. First floor bathroom window to be obscure glazed.
13. New wall and landscaping implemented and maintained.
14. Surface water drainage implemented in accordance with approved details.
15. Permitted development rights removed for rear extensions and upper floor windows and rooflights.
16. Garage retained for parking.
17. Slab levels.
18. Architectural detailing.

PI.55 P18/V1328/HH - 108 North Hinksey Lane, Oxford

Councillor Emily Smith stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V1328/HH for a single storey rear extension at 108 North Hinksey Lane, Oxford.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V1328/HH, subject to the following conditions:

1. Commencement within three years.
2. Development completed in accordance with approved plans.
3. Materials in accordance with application.

The meeting closed at 9.00 pm.

APPLICATION NO.	P17/V1082/O
SITE	Land south of Park Road, Faringdon, SN7 7PL
PARISH	GREAT FARINGDON
PROPOSAL	Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, provision of an Extra Care facility (Use Class C2 or C3), the provision of land for a school (Use Class D1), vehicular, pedestrian and cycle access from Park Road and Sands Hill, parking, public open space, landscaping, sustainable drainage, and other associated works: 'Phase 1' (Full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works. Outline: up to 277 residential dwellings (Use Class C3), Extra Care Facility (Use Class C3 or C2), land for a school (Use Class D1), access and parking, public open space, landscaping, sustainable drainage, parking and other associated work with all matters reserved.
WARD MEMBER(S)	(As amended by plans and documents received on 11 October 2017 and 15 February 2018 and 13 August 2018). Roger Cox Mohinder Kainth
APPLICANT OFFICER	Bloor Homes (South West) Ltd Katherine Canavan

RECOMMENDATION

It is recommended that authority to grant outline consent and planning permission is delegated to the head of planning subject to:

- I. A Section 106 legal agreement being entered into in order to ensure financial contributions towards local infrastructure and to secure affordable housing; and
- II. Conditions (or provision in S106 as appropriate) as follows:

Full Application

Standard

- 1. Commencement three years.

2. Approved plans.

Pre-commencement / prior to above ground works starting

- 3. Material details to be agreed.**
- 4. Slab level details to be agreed.**
- 5. Landscaping details to be agreed (including additional tree planting, tree pit details, streetlighting details and a management and maintenance plan).**
- 6. Tree protection and method statement to be agreed.**
- 7. Construction environmental management plan for biodiversity (phased).**
- 8. Water supply infrastructure impact study and connection points to be agreed.**
- 9. Sustainable surface water drainage scheme to be agreed.**
- 10. Foul drainage details to be agreed.**
- 11. Piling method statement to be agreed.**
- 12. Construction traffic management plan (including dust management plan) to be agreed.**
- 13. Access and visibility splays details to be agreed.**
- 14. Field access to be closed details to be agreed.**
- 15. Cycle parking details to be agreed.**
- 16. Phased contaminated land risk assessment to be agreed.**

Occupation

- 17. Boundary treatment details to be agreed (incl. to substation and pumping station).**
- 18. Scheme of noise mitigation to be agreed.**
- 19. Residential travel plan incl. residential travel packs.**
- 20. Details of mitigation measures in air quality assessment to be agreed.**
- 21. Validation report of any previously approved remediation works to be agreed.**
- 22. Prior to 50th occupation – emergency access onto Sands Hill formed details to be agreed.**
- 23. School parking and square in place prior to occupation of school.**

Compliance

- 24. Mitigation to be undertaken in accordance with the written scheme of investigation.**
- 25. Landscaping implementation.**
- 26. Hours of construction and demolition work.**
- 27. Turning and parking areas to be provided.**
- 28. Garages to be retained for parking purposes.**

OUTLINE

Standard

- 1. Commencement two years after reserved matters approval, reserved matters within three years.**
- 2. Reserved matters to be submitted.**

3. Approved plans list.

Pre-commencement / prior to above ground works starting

- 4. Construction environmental management plan for biodiversity (phased) to be agreed.**
- 5. Phased contaminated land risk assessment to be agreed.**
- 6. Foul water drainage details to be agreed.**
- 7. Water supply infrastructure impact study and connection points to be agreed.**
- 8. Foul drainage details to be agreed.**
- 9. Sustainable surface water drainage scheme to be agreed.**
- 10. Piling method statement to be agreed.**
- 11. Slab level details to be agreed.**
- 12. Tree protection and method statement to be agreed.**
- 13. Construction traffic management plan (including dust management plan) to be submitted.**

With reserved matters

- 14. Biodiversity enhancement plan to be agreed.**
- 15. Slab level details to be agreed.**

Pre-occupation

- 16. Details of mitigation measures in air quality assessment to be agreed.**
- 17. Validation report of any previously approved remediation works to be agreed.**
- 18. Scheme of noise mitigation to be agreed.**
- 19. Landscape scheme implementation.**
- 20. Prior to occupation of extra care home – travel plan.**

Compliance

- 21. Hours of construction and demolition work.**
- 22. Mitigation to be undertaken in accordance with the written scheme of investigation.**
- 23. In accordance with approved housing mix.**

1.0 ADDENDUM REPORT

- 1.1** This addendum report is produced as an update to the previous report that was considered by Planning Committee on 28 March 2018. The Committee resolved to approve the application, subject to the completion of a s106 legal agreement and conditions. The applicant has since submitted plans proposing a series of amendments to phase 1 (the ‘full planning application’ area of the site). The section 106 agreement is yet to be finalised, and the decision is yet to be issued, and therefore there is the opportunity to consider these changes, subject to the application coming back to Planning Committee. Members are reminded that the principle of development and details previously considered have been established. The amendments considered in this addendum report are detailed in the ‘Covering letter – amendments’, and the ‘Accommodation schedule’, and summarised as follows:

- House types – alterations to footprint and external appearance of certain market properties and house types renamed (as detailed in accommodation schedule and cover letter)
- Layout – relocation of certain house types across plots (as detailed in accommodation schedule and cover letter)
- Housing mix – Reduction of 4-beds; increase in 3-beds; no change to affordable housing provision (29%)

Approved mix:	
4 bed	25
3 bed	48
2 bed	22
1 bed	8
Total	103
Market	77
Affordable	26
Total	103

Amended mix:	
4 bed	22
3 bed	51
2 bed	22
1 bed	8
Total	103
Market	77
Affordable	26
Total	103

- Landscaping plan – minor changes to the layout of trees to the front of some plots
- Flat blocks 46/47 and 80/81 – separated out into detached blocks
- Garages – reconfigured as single / double garages on certain plots

1.2 As per the original application, the applicant seeks consent for a total of 380 dwellings on the site, along with land for a primary school, land for extra care housing and associated works. The site, known as land to the south of Faringdon, extends to around 24.73 hectares of undeveloped arable land. It is a strategic site allocation contained within the council's adopted Local Plan 2031 Part 1.

1.3 The works are separated out into two application areas. The plan below shows the layout for phase 1 (full application), and the indicative layout for the remainder of the site (outline application). The proposed changes apply to phase 1 only.

Full planning permission

- First phase of 103 dwellings;
- 77 market and 26 affordable;
- Vehicular access from Park Road;
- Detailed plans submitted i.e. landscape, appearance, scale, layout;
- Public open space, parking, drainage relevant to the detailed phase;
- Internal access road to the primary school land;
- Demolition of existing derelict building on site and other minor structures;
- Approximately 5.74ha land.

Outline consent

- All matters reserved;
- Remaining 277 dwellings

- Land for an extra care facility of up to 60 units;
- Land for a primary school;
- Approximately 18.99ha land;
- Parameter and illustrative plans submitted.

1.4



Extracts from the application plans are **attached** at appendix one.

2.0

SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1

The consultation on the amendments ran from 14 August 2018 to 29 August 2018. A summary of the responses received to the amended proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

Consultee	Response
Faringdon Town Council	<p>No objections</p> <p>However the Town Council wish to reiterate their previous concerns regarding S106 funding, namely the following contributions:</p> <ul style="list-style-type: none"> • Towards Clinical Commissioning Group to improve facilities at the medical centre; • Towards bus service improvements; • Leisure facilities at Folly Park.

Forestry Officer – Vale	No objections
Landscape Officer – Vale	No objection However concerns raised over loss of planting and trees to plot 6, and replacement of some walled areas to fencing.
Urban Design – Vale	<i>Verbal update to be provided at planning committee meeting</i>
Neighbour representations	No further comments received

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 **P17/V1082/O** – Resolution to grant at committee; decision yet to be issued. Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, provision of an Extra Care facility (Use Class C2 or C3), the provision of land for a school (Use Class D1), vehicular, pedestrian and cycle access from Park Road and Sands Hill, parking, public open space, landscaping, sustainable drainage, and other associated works.

Officer note – this application received a committee resolution to approve on 28 March 2018. The s106 agreement is yet to be finalised, and the decision is yet to be issued. Amended plans have been submitted, and the application is before Planning Committee for consideration.

P13/V0709/O – Resolution to grant at committee; withdrawn. Outline application for residential development (up to 380 units including up to 64 extra care units), employment development, primary school, allotments, public open space and associated infrastructure with new access from Park Road. (Environmental Statement received 26 November 2014).

Officer note – this application received a committee resolution to approve in January 2015. Subsequent S106 legal agreement discussions found the scheme to be unviable. As such, a new application has been submitted P17/V1082/O, and this application has been withdrawn.

3.2 **Pre-application History**

P16/V2619/PEJ - Response (17/03/2017)
Outline application for up to 425 residential units, primary school, public open space, associated infrastructure and access from Park Road.

3.3 **Screening Opinion requests**

P16/V1691/SCR – EIA required 20/07/2016

P16/V1940/SCO – Scoping opinion issued on 02/09/2016

Information scoped in to ES: traffic/transport, noise and air quality.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 This is EIA development and the application is accompanied by an Environmental Statement. The scale and nature of proposed changes does not trigger the need for any addendum to the Environmental Statement.

5.0 **MAIN ISSUES**

5.1 The main planning considerations for this application are:

- Policy updates (since resolution to approve issued)
- Housing mix
- Design and layout
- Residential amenity
- Landscape and visual impact
- Financial contribution requests

5.2 **Policy updates**

5.2i Since the resolution to approve was issued in March 2018, there have been several policy updates. Nationally, the National Planning Policy Framework was updated in July 2018. Locally, The Emerging local plan: Part 2 has recently been examined (July and September 2018) but the inspector's report is yet to be issued. At this advanced stage it is officers' opinion that the emerging local plan carries limited weight for decision making.

5.2ii The proposed small-scale changes in this report primarily relate to design, layout, landscaping and housing mix. In relation to these planning considerations the policy updates do not significantly change the approach to how these matters were originally, and should in future, be considered. The individual merits of the changes are considered in greater detail below.

5.3 **Housing mix**

5.3i The original scheme comprised 103 dwellings, split into 77 market and 26 affordable dwellings. This amounts to 29% of affordable housing being delivered, and this figure has not been altered as a result of the amendments. As part of the original assessment a series of viability exercises and ongoing negotiation was carried out, and scrutinised in detail, before agreeing the lower figure of 29%. The reasoning for this was to take account of the abnormal costs involved with regards the levels on the site and requirements in terms of retaining walls and abnormal foundations, and to secure an extensive package of off-site highways works.

5.3ii There is however a minor change to the housing mix for the market properties, reducing the number of 4-bed properties and increasing the number of 3-beds. While the 1-bed and 2-bed properties are below the SHMA requirement for phase 1, across the whole site the provision balances out to result in an

amount broadly in accordance with the SHMA. The reconfiguration of the number of 3-bed and 4-bed dwellings does however bring the mix closer in line with the SHMA requirement for phase 1.

- 5.3iii In terms of the changes relating to the affordable housing, four of the dwellings have swapped plots but this does not result in any change to numbers of bedrooms or floorspace provision, or the provision of 29% across the site.
- 5.3iv Taking into account the viability of the site, the proposed housing mix continues to provide a level of affordable housing in accordance with the original scheme, and a market housing mix which does not depart from the SHMA.

5.4 **Design and Layout**

- 5.4i The proposed alterations include changes to the market house types, reconfiguration of footprints of individual properties, changes to the external appearance and materials, and slight increase in ridge heights to some house types. The design and appearance of the affordable housing properties is unchanged. The illustrative street scene plans show these differences for key sections of the site and are **attached** at appendix one.
- 5.4ii While the visual appearance of the dwellings and development will change, because of the new house types being introduced into the development, the scale of the changes is not significant enough to affect the overall character of the development. The properties continue to retain their proportions, plot sizes and spacing, and in terms of external appearance, the design, residential features and materials are appropriate to the wider setting.
- 5.4iii Having reassessed the changes in relation to current policy, the details of the scheme continue to conform to the principles established through the resolution to approve, and the design and character policies of the Development Plan.

5.5 **Residential Amenity**

- 5.5i The closest existing dwellings to the site are those to the west, in Townsend Road and Marine Bungalow which is accessed via Sands Hill Lane. Two existing properties off Park Road, 1 and 2 Oriel Cottages are also immediately abutting the development site.
- 5.5ii The amended scheme continues to retain the same separation distances and buffer areas to existing dwellings. To the east and west of phase 1, residential development is screened by hedging and vegetation. In terms of impact on amenity, there would be very little change to that considered in the original application.

5.6 **Landscape and Visual Impact**

- 5.6i In terms of amendments to the landscaping scheme, minor alterations are proposed to some of the trees to the fronts of properties, but the overall landscaping scheme remains consistent with the original illustrative landscape plan. The annotated plan is **attached** at appendix one.

5.6ii The landscape officer had no objections to the principle of the original landscaping scheme but raised concerns regarding the more detailed elements of the proposal. To address this the officer recommended conditions to cover the elements contained within the phase 1 detailed proposals, and this remains an appropriate approach.

5.7 **Financial contribution requests**

5.7i The Vale of White Horse has an adopted Community Infrastructure Level (CIL) Charging Schedule, which took effect on 1 November 2017. Development which results in new residential or retail floorspace will generally result in a CIL contribution towards local infrastructure projects. In this particular case, the development site is identified in the CIL charging Schedule as being a strategic site within Zone 3. These sites have a nil charge and therefore no CIL contribution is required.

5.7ii A series of developer contributions were set out in the previous planning committee report, to be secured through a section 106 agreement. These have not altered as a result of the proposed changes and can be viewed under section 5 of the planning committee report dated 28 March 2018.

6.0 **CONCLUSION**

6.1 By virtue of the scale and nature of the relatively minor changes, the amendments to the design, layout, landscaping and housing mix, do not result in a change to the residential character of the development or introduce design or layout alterations that would conflict with the wider settlement pattern of the neighbouring areas. Taking into account the viability of the site, the proposed housing mix continues to provide a level of affordable housing in accordance with the original scheme, and a market housing mix which does not depart from the SHMA. The development safeguards the amenity of existing nearby occupants and provides a landscaping scheme in line with the original scheme.

6.2 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1, saved policies of the adopted Local Plan 2011, the Faringdon Neighbourhood Plan and the National Planning Policy Framework. Officers have also had regard to the Emerging Vale of White Horse Local Plan Part 2, in light of its advanced stage. The application site is included as a strategic allocation in the council's adopted Local Plan 2031 Part 1 to contribute towards the sustainable planned growth of the district.

6.3 Having considered the scale and nature of the changes, the development continues to confirm to development plan policies and is recommended for approval.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 and saved 2011 policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy

- CP04 - Meeting Our Housing Needs
- CP05 - Housing Supply Ring-Fence
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP36 - Electronic communications
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP39 - The Historic Environment
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity
- CP47 - Delivery and Contingency
- DC10 - The Effect of Neighbouring or Previous Uses on New Development
- DC12 - Water Quality and Resources
- DC3 - Design against crime
- DC4 - Public Art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC9 - The Impact of Development on Neighbouring Uses
- H23 - Open Space in New Housing Development
- NE10 - Urban Fringes and Countryside Gaps
- NE11 - Areas for Landscape Enhancement
- NE7 - The North Vale Corallian Ridge

Emerging Vale of White Horse Local Plan Part 2

The draft local plan part 2 is not currently adopted policy. The plan has recently been examined (July and September 2018) but the inspector's report is yet to be issued. At this advanced stage it is officers' opinion that the emerging Local Plan carries limited weight for decision making.

The following policies would be relevant to the proposed changes:

DP23 – Impact of development on amenity

Neighbourhood Plan

The Faringdon Neighbourhood Plan is adopted and has full weight in the assessment of this proposal. The relevant policies are discussed where appropriate in this report.

Supplementary Planning Guidance

- Vale of White Horse Design Guide – March 2015
- Open space, sport and recreation future provision – July 2008

National Planning Policy Framework (NPPF) - July 2018

Planning Practice Guidance (PPG)

Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equalities

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

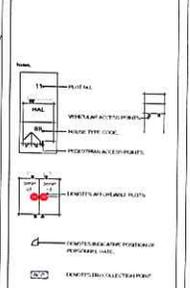
Author: Katherine Canavan – Senior Planning Officer
Email: katherine.canavan@southandvale.gov.uk
Tel: 01235 422600



Appendix I

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE APPROPRIATE CONCEPT PLAN, SITE PLAN, CONSTRUCTION NOTES AND ALL TECHNICAL SPECIFICATIONS.

NO.	DESCRIPTION	UNIT	AREA	PERCENTAGE
1	Overall Site Area	sqm	10,000	100%
2	Buildings	sqm	4,500	45%
3	Paving	sqm	1,500	15%
4	Planting	sqm	1,000	10%
5	Water	sqm	500	5%
6	Other	sqm	500	5%
7	Unpaved	sqm	1,000	10%
8	Other	sqm	1,000	10%
9	Other	sqm	1,000	10%
10	Other	sqm	1,000	10%



NO.	DESCRIPTION	UNIT	AREA	PERCENTAGE
1	Overall Site Area	sqm	10,000	100%
2	Buildings	sqm	4,500	45%
3	Paving	sqm	1,500	15%
4	Planting	sqm	1,000	10%
5	Water	sqm	500	5%
6	Other	sqm	500	5%
7	Unpaved	sqm	1,000	10%
8	Other	sqm	1,000	10%
9	Other	sqm	1,000	10%
10	Other	sqm	1,000	10%

NO.	DESCRIPTION	UNIT	AREA	PERCENTAGE
1	Overall Site Area	sqm	10,000	100%
2	Buildings	sqm	4,500	45%
3	Paving	sqm	1,500	15%
4	Planting	sqm	1,000	10%
5	Water	sqm	500	5%
6	Other	sqm	500	5%
7	Unpaved	sqm	1,000	10%
8	Other	sqm	1,000	10%
9	Other	sqm	1,000	10%
10	Other	sqm	1,000	10%

PLANNING

PARK ROAD
FARINGDON

SITE PLAN

Scale: 1:500 (1"=40')

Date: 03/05/17

Way

BLOOR HOMES

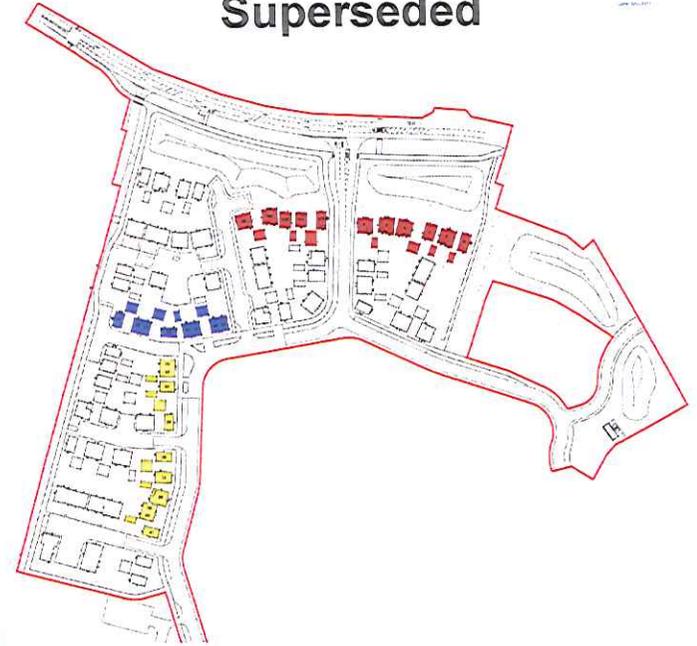
A BLOOR HOMES LIMITED
ADNEY ROAD, WATKINS, LEAMINGTON
CV35 9EF

TELEPHONE: 01923 276100 FACSIMILE: 01923 276100

SW108-SL-001J

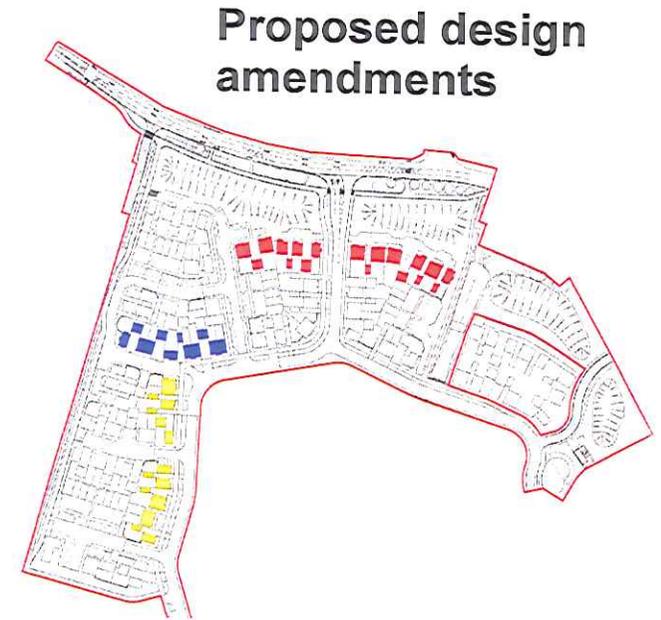
PHASE ONE, PARK ROAD, FARINGDON

Superseded



Page 23

proposed residential development at
park road, faringdon



Please note: Site Layout not to scale

Proposed residential development at Park Road, Faringdon

June 2018

The drawings and any other documents are the property of Bloor Homes Limited and are to be used for the purposes stated only. They are not to be used for any other purpose without the prior written consent of Bloor Homes Limited.



Land South of Park Road Faringdon - Accommodation Schedule

Plot Schedule - Superseded						
Plot	Housetype	Mar/Aff	Beds	Storeys	Size	
1	414	Market	4	2	1406	
2	419	Market	4	2	1495	
3	419	Market	4	2	1495	
4	427	Market	4	2	1160	
5	419	Market	4	2	1495	
6	459	Market	4	2.5	1300	
7	203	Market	2	2	700	
8	203	Market	2	2	700	
9	203	Market	2	2	700	
10	203	Market	2	2	700	
11	203	Market	2	2	700	
12	414	Market	4	2	1406	
13	303	Market	3	2	850	
14	303	Market	3	2	850	
15	360	Market	3	2.5	1215	
16	303	Market	3	2	850	
17	303	Market	3	2	850	
18	427	Market	4	2	1160	
19	419	Market	4	2	1495	
20	427	Market	4	2	1160	
21	350	Market	3	2.5	1169	
22	350	Market	3	2.5	1169	
23	427	Market	4	2	1160	
24	412	Market	4	2	1400	
25	350	Market	3	2.5	1169	
26	350	Market	3	2.5	1169	
27	350	Market	3	2.5	1169	
28	350	Market	3	2.5	1169	
29	304	Market	3	2	884	
30	350	Market	3	2.5	1169	
31	350	Market	3	2.5	1169	
32	309	Market	3	2	966	
33	305	Market	3	2	897	
34	303	Market	3	2	850	
35	303	Market	3	2	850	
36	305	Market	3	2	897	
37	427	Market	4	2	1160	
38	419	Market	4	2	1495	
39	203	Market	2	2	700	
40	203	Market	2	2	700	
41	305	Market	3	2	897	
42	305	Market	3	2	897	
43	305	Market	3	2	897	
44	3B5P	Affordable	3	2	885	
45	3B5P	Affordable	3	2	885	
46	1BF01	Affordable	1	2	504	
47	1BF01	Affordable	1	2	504	
48	1BF01	Affordable	1	2	504	
49	1BF01	Affordable	1	2	504	
50	1BF01	Affordable	1	2	504	
51	1BF01	Affordable	1	2	504	
52	3B5P	Affordable	3	2	885	
53	2B4P	Affordable	2	2	733	
54	2B4P	Affordable	2	2	733	
55	2B4P	Affordable	2	2	733	
56	2B4P	Affordable	2	2	733	
57	2B4P	Affordable	2	2	733	
58	3B5P	Affordable	3	2	885	

Plot Schedule - Revised					
Housetype	Mar/Aff	Beds	Storeys	Size	
Shirley	Market	4	2	1406	
Harwood	Market	4	2	1498	
Harwood	Market	4	2	1498	
Hallam	Market	4	2	1129	
Harwood	Market	4	2	1498	
Medina	Market	3	2.5	1220	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Shirley	Market	4	2	1406	
Byron	Market	3	2	847	
Byron	Market	3	2	847	
Medina	Market	3	2.5	1220	
Byron	Market	3	2	847	
Byron	Market	3	2	847	
Hallam	Market	4	2	1129	
Harwood	Market	4	2	1498	
Hallam	Market	4	2	1129	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Hallam	Market	4	2	1129	
Shirley	Market	4	2	1406	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Riding	Market	3	2	859	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Heywood	Market	3	2	974	
Littleton	Market	3	2	847	
Byron	Market	3	2	847	
Byron	Market	3	2	847	
Littleton	Market	3	2	847	
Hallam	Market	4	2	1129	
Harwood	Market	4	2	1498	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Littleton	Market	3	2	847	
Littleton	Market	3	2	847	
Littleton	Market	3	2	847	
3B5P	Affordable	3	2	885	
3B5P	Affordable	3	2	885	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
3B5P	Affordable	3	2	885	
2B4P	Affordable	2	2	733	
2B4P	Affordable	2	2	733	
3B5P	Affordable	3	2	885	
3B5P	Affordable	3	2	885	
2B4P	Affordable	2	2	733	
2B4P	Affordable	2	2	733	

Housetypes - Superseded						
Housetype	Mar/Aff	Beds	Storeys	Size	Number	Total
203	Market	2	2	700	12	8400
303	Market	3	2	850	18	15300
304	Market	3	2	884	1	884
305	Market	3	2	897	8	7176
309	Market	3	2	966	2	1932
350	Market	3	2.5	1169	8	9352
360	Market	3	2.5	1215	3	3645
412	Market	4	2	1400	3	4200
414	Market	4	2	1406	2	2812
419	Market	4	2	1495	7	10465
427	Market	4	2	1160	8	9280
436	Market	4	2	1124	2	2248
459	Market	4	2.5	1300	3	3900
1BF01 GF	Affordable	1	2	504	4	2016
1BF01 FF	Affordable	1	2	604	4	2416
2B4P	Affordable	2	2	733	10	7330
3B5P	Affordable	3	2	885	8	7080
Overall Total						98436
Market Total						79594
Affordable Total						18842

4 bed:	25
3 bed:	48
2 bed:	22
1 bed:	8
Total	103

Housetypes - Revised						
Housetype	Mar/Aff	Beds	Storeys	Size	Number	Total
Chesterton	Market	2	2	731	12	8772
Byron	Market	3	2	847	18	15246
Riding	Market	3	2	859	1	859
Littleton	Market	3	2	847	8	6776
Heywood	Market	3	2	974	2	1948
Marlowe	Market	3	2.5	1166	8	9328
Medina	Market	3	2.5	1220	6	7320
Hallam	Market	4	2	1129	10	11290
Shirley	Market	4	2	1406	5	7030
Harwood	Market	4	2	1498	7	10486
2B4P	Affordable	2	2	733	10	7330
3B5P	Affordable	3	2	885	8	7080
1BF01 GF	Affordable	1	2	504	4	2016
1BF01 FF	Affordable	1	2	604	4	2416
Overall Total						97897
Market Total						79055
Affordable Total						18842

4 bed:	22
3 bed:	51
2 bed:	22
1 bed:	8
Total	103

59	3B5P	Affordable	3	2	885
60	303	Market	3	2	850
61	303	Market	3	2	850
62	303	Market	3	2	850
63	303	Market	3	2	850
64	305	Market	3	2	897
65	412	Market	4	2	1400
66	303	Market	3	2	850
67	303	Market	3	2	850
68	436	Market	4	2	1124
69	436	Market	4	2	1124
70	360	Market	3	2.5	1215
71	360	Market	3	2.5	1215
72	303	Market	3	2	850
73	303	Market	3	2	850
74	305	Market	3	2	897
75	427	Market	4	2	1160
76	303	Market	3	2	850
77	303	Market	3	2	850
78	303	Market	3	2	850
79	303	Market	3	2	850
80	1BF01	Affordable	1	2	504
81	1BF01	Affordable	1	2	604
82	3B5P	Affordable	3	2	885
83	2B4P	Affordable	2	2	733
84	2B4P	Affordable	2	2	733
85	2B4P	Affordable	2	2	733
86	2B4P	Affordable	2	2	733
87	2B4P	Affordable	2	2	733
88	3B5P	Affordable	3	2	885
89	3B5P	Affordable	3	2	885
90	459	Market	4	2.5	1300
91	419	Market	4	2	1495
92	427	Market	4	2	1160
93	305	Market	3	2	897
94	203	Market	2	2	700
95	203	Market	2	2	700
96	203	Market	2	2	700
97	203	Market	2	2	700
98	203	Market	2	2	700
99	412	Market	4	2	1400
100	419	Market	4	2	1495
101	427	Market	4	2	1160
102	309	Market	3	2	966
103	459	Market	4	2.5	1300

Overall Total	98436
Market Total	79594
Affordable Total	18842

4 bed:	25
3 bed:	48
2 bed:	22
1 bed:	8
Total	103

Market	77
Affordable	26
Total	103

3B5P	Affordable	3	2	885
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Lyttleton	Market	3	2	847
Shirley	Market	4	2	1406
Byron	Market	3	2	847
Byron	Market	3	2	847
Hallam	Market	4	2	1129
Hallam	Market	4	2	1129
Medina	Market	3	2.5	1220
Medina	Market	3	2.5	1220
Byron	Market	3	2	847
Byron	Market	3	2	847
Hallam	Market	4	2	1129
Lyttleton	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
1BF01	Affordable	1	2	504
1BF01	Affordable	1	2	604
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
3B5P	Affordable	3	2	885
3B5P	Affordable	3	2	885
Medina	Market	3	2.5	1220
Harwood	Market	4	2	1498
Hallam	Market	4	2	1129
Lyttleton	Market	3	2	847
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Shirley	Market	4	2	1406
Harwood	Market	4	2	1498
Hallam	Market	4	2	1129
Heywood	Market	3	2	974
Medina	Market	3	2.5	1220

Overall Total	97897
Market Total	79055
Affordable Total	18842

4 bed:	22
3 bed:	51
2 bed:	22
1 bed:	8
Total	103

Market	77
Affordable	26
Total	103

The need for the submission of revised detailed scheme arises from an update to the entire range of homes built by Bloor Homes. The set of revised drawings demonstrates an amended design style for the homes proposed on the site, but also results in a set of minor amendments to the layout and housing mix proposed. The following changes are proposed:

- Amendments of style and design of housetypes including materials proposed;
- Amendment to layout of driveways and pathways to some plots;
- Plot 6 – one 4-bed house has been substituted with a 3-bed house;
- Plots 55, 56 – two 2-bed houses have been substituted with two 3-bed houses;
- Plot 58 – one 3-bed house has been substituted with a 2-bed house;
- Plots 74 - one 3-bed house has been substituted with a 4-bed house;
- Plots 75 - one 4-bed house has been substituted with a 3-bed house;
- Plot 90 – one 4-bed house has been substituted with a 3-bed house;
- Plot 103 – one 4-bed house has been substituted with a 3-bed house;
- Flat blocks 46/47 & 80/81 are now detached;
- Plots 74/75 now have detached single garages rather than shared double garage;
- Plot 37 now has detached single garage rather than shared double garage;
- Plot 36 now shares double garage with plot 60;
- Plot 15 & 16 now share a double garage; and
- Plot 14 now has a single garage.



Planting Mixes

MIX A NATIVE WOODLAND
 A native-species mix of trees and understorey shrubs, appropriate to native woodland on calcareous to neutral soils:

TREES: 1.2-1.5 m.Ht Feathered Transplants, randomly planted, 3 m. apart: Trees to be pit planted in 0.4m dia. x 0.4 m depth pits in open glade areas, compost worked into backfill @ 25% of volume, planted with single stake and 0.9m.Ht clear plastic spiral guard:

- 2% Acer campestre (field maple)
- 2% Crataegus monogyna (hawthorn)
- 2% Fagus sylvatica (common beech)
- 2% Malus sylvestris (wild crab)
- 2% Quercus robur (English oak)
- 10%

SHRUBS: Transplants randomly planted on a 1.0 m. grid. Shrubs to be pit-planted in open glade areas, with 0.2 m.dia. x 0.6 m.Ht. degradable nesting rabbit guards secured to bamboo canes:

- 15% Cornus sanguinea (dogwood)
- 15% Corylus avellana (hazel)
- 15% Eucynimus europaeus (spindle)
- 10% Ilex aquifolium (holly)
- 10% Rosa canina (dog rose)
- 10% Viburnum lantana (wayfaring tree)
- 15% Viburnum opulus (guelder rose)
- 90%

MIX B SCREEN PLANTING:
 A native-species mix of trees and understorey shrubs, for quick establishment and a high evergreen content:

TREES: 1.2-1.5 m.Ht Feathered Transplants, randomly planted, 3 m. apart: Trees to be pit planted in 0.4m dia. x 0.4 m depth pits in open glade areas, compost worked into backfill @ 25% of volume, planted with single stake and 0.9m.Ht clear plastic spiral guard:

- 2% Acer campestre (field maple)
- 2% Fagus sylvatica (common beech)
- 2% Pinus sylvestris (Scots pine)
- 2% Prunus avium (wild cherry)
- 2% Quercus robur (English oak)
- 10%

SHRUBS: Transplants randomly planted on a 1.0 m. grid. Shrubs to be pit-planted in open glade areas, with 0.2 m.dia. x 0.6 m.Ht. degradable nesting rabbit guards secured to bamboo canes:

- 15% Corylus avellana (hazel)
- 15% Ilex aquifolium (holly)
- 15% Ligustrum vulgare (wild privet)
- 10% Rosa canina (dog rose)
- 10% Salix caprea (goat willow)
- 5% Taxus baccata (yew)
- 10% Viburnum lantana (wayfaring tree)
- 10% Viburnum opulus (guelder rose)
- 90%

MIX C NATIVE SPECIMEN TREES:
 Native specimen trees for informal use typically within the woodland and public open space areas:

TREES: Heavy Standard trees 12-14 cm stem girth, Selected Standard trees 10-12 cm stem, and standard trees 8-10 cm girth, rootballed, pit planted in 0.9m dia x 0.9m depth pits, compost worked into backfill @ 25% of volume, planted with single stakes and 0.9m.Ht clear plastic spiral guard:

- Acer campestre (field maple)
- Alnus glutinosa (alder)
- Betula pendula (silver birch)
- Fagus sylvatica (beech)
- Prunus avium (wild cherry)
- Quercus robur (English oak)
- Salix alba (white willow)
- Sorbus aucuparia (rowan)
- Sorbus aria (whitebeam)

MIX D ORNAMENTAL SPECIMEN TREES:
 A mix of native and ornamental specimen trees for use as street trees and within housing areas:

TREES: Semi-mature trees 20-25 cm stem, Extra Heavy Standard trees 18-20 cm and 14-16 cm stem girth, rootballed, pit planted in 1.0m dia x 0.9m depth pits, compost worked into backfill @ 25% of volume, planted with two stakes 2m long x 75mm dia., and crossbar, secured with 2 no. superstretch type ties. Semi-mature trees to be underground-guyed:

- Acer platanoides "Princeton Gold" (form of Norway maple)
- Acer campestre "Clarix" (form of field maple)
- Betula utilis jacquemontii (Himalayan birch)
- Carpinus betulus (hornbeam)
- Liquidambar styraciflua (Sweet Gum)
- Malus "Evereste" (ornamental apple)
- Malus "Rustico" (ornamental apple)
- Prunus x subhirtella Autumnalis (autumn cherry)
- Prunus sibirica (ornamental cherry)
- Prunus avium "Plena" (ornamental wild cherry)
- Pyrus calleryana "Chanticleer" (ornamental pear)
- Sorbus aria (whitebeam)
- Sorbus aucuparia (rowan)
- Tilia cordata "Greenspire" (form of small-leaved lime)

MIX E NATIVE SPECIES HEDGING
 Informal screening and boundary planting where required along site boundaries and to form internal site structures:

HEDGING: Transplants, 0.45-0.9 m.Ht planted in double staggered rows @ 5 plants per metre, protected with 0.6 m.Ht. clear plastic spiral rabbit guards secured to bamboo canes:

- 70% Crataegus monogyna (hawthorn)
- 5% Acer campestre (field maple)
- 5% Corylus avellana (hazel)
- 5% Ilex aquifolium (holly)
- 5% Ligustrum vulgare (wild privet)
- 5% Lonicera periclymenum (honeysuckle)
- 5% Rosa canina (dog rose)

MIX F ORCHARD TREES:
 A selection of local and traditional varieties of apple and pear:

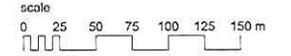
TREES: Standard trees 8-10 cm girth, 2-3m high, pit planted in 0.9m dia x 0.9m depth pits, compost worked into backfill @ 25% of volume, planted with single stakes and 0.9m.Ht clear plastic spiral guard:

- Malus domestica (apple)
- Pyrus communis (pear)

Key:

- Site boundary
- Existing Vegetation Retained
- Contours (0.5m intervals)
- Native Woodland (Mix A)
- Screen Planting (Mix B)
- Native Specimen Trees (*) (Mix C)
- Ornamental Specimen Trees (*) (Mix D)
- Proposed Native Hedgerow (Mix E)
- Orchard Trees (Mix F)
- SUDS areas
- Amenity grass with wildflower meadow

Note () precise location of specimen trees to be determined at detailed planning stage of relevant phase*



REVISIONS

Rev A	First Issue	20.02.13
Rev B	Revised layout adjacent to Town End Rd	27.03.13
Rev C	Drawing scale changed	27.03.13
Rev D	Revised site layout	15.02.17
Rev E	Additional hedgerow planting added	28.02.17
Rev F	Tree planting & rod line amended	06.03.17
Rev G	Updated highways layout	13.03.17
Rev H	Tree planting amended	16.03.17
Rev I	Updated layout and tree planting	19.09.17
Rev J	Tree planting updated to co-ordinate with Phase 1 detail design	16.08.18

Portus+Whitton
 Landscape architects
 Portus+Whitton Landscape Architects
 15 Ashcroft Road Cirencester
 Gloucestershire GL7 1DX
 T: 01295 644335 F: 01295 644336
 E: contact@portusandwhitton.co.uk

Client		Bloor Homes Ltd	
Project		Land at Park Road, Faringdon	
Title		Illustrative Landscape Masterplan	
Scale	Scale of site	Date	Issued for
1:2,500	A2	Feb '13	1130
Scale	Scale of site	Date	Issued for
1:2,500	A2	Feb '13	1130
Scale	Scale of site	Date	Issued for
1:2,500	A2	Feb '13	1130
Purpose of report		PLANNING	

APPLICATION NO.	P18/V1158/HH
SITE	16 Hampden Road Wantage, OX12 7DP
PARISH	WANTAGE
PROPOSAL	Proposed first floor extension (As per amended plans received 18 July 2018)
WARD MEMBER(S)	Charlotte Dickson St.John Dickson
APPLICANT OFFICER	Mr Carl Jackman Josh Sharp

RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

Standard

1. Commencement within three years.
2. Development to be built accordance with approved plans.

Compliance

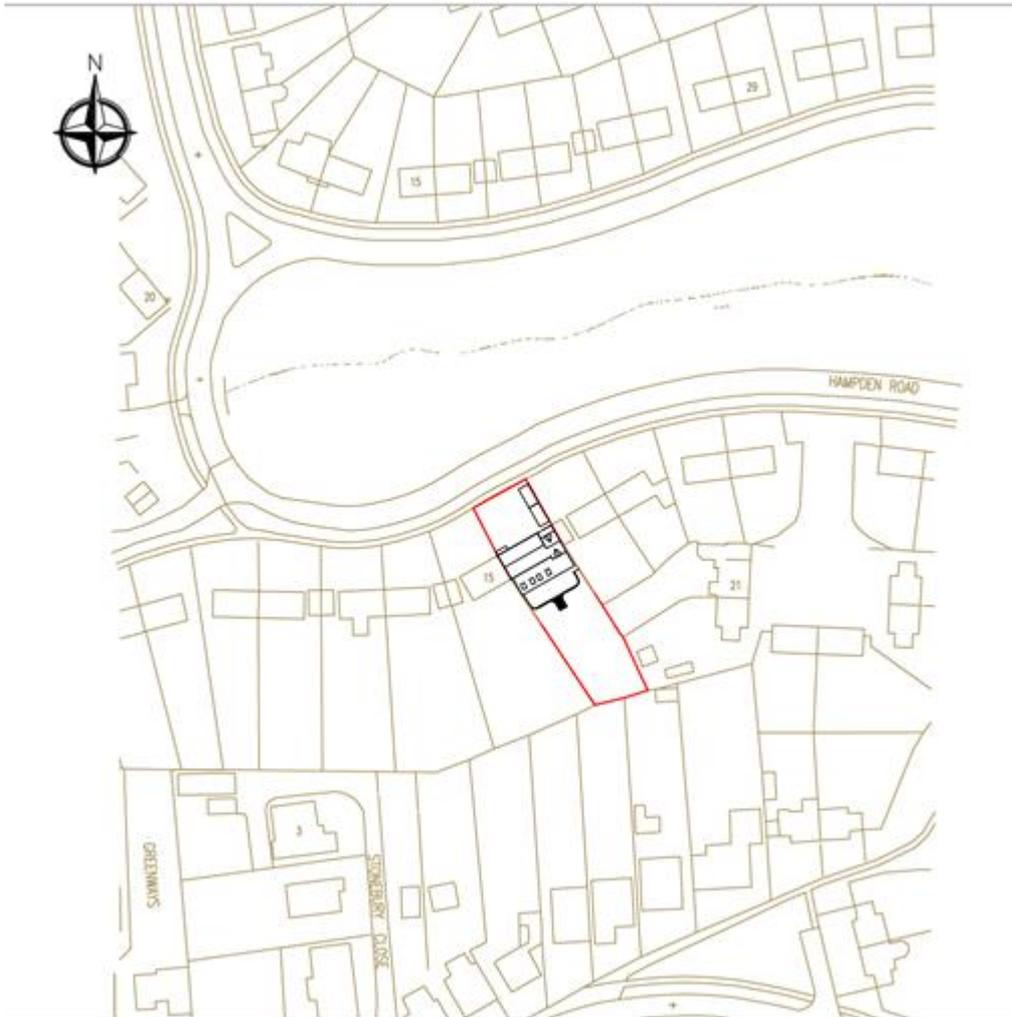
3. Materials in accordance with approved form and drawings.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to committee at the request of local ward councillor, St.John Dickson.
- 1.2 The dwelling, a semi-detached house, is located in a residential development in the north of Wantage. Hampden Road is characterised with blocks of semi-detached houses separated by attached single storey garages, offering clear open views between the blocks of dwellings. Neighbouring properties are located to the west, the attached property number 15 Hampden Road and to the east, number 17 Hampden Road which is separated from number 16 by the attached garages for each property respectively. Highway access is gained to Hampden Road via an off-street driveway and an attached garage. A site location plan is below and extracts from the application plans are **attached** in Appendix 1.
- 1.3 The proposal has been amended during the application process in order to comply with the design guide. Originally, it was for an upper-storey side extension to transcend the existing ground floor side extension and attached garage, and for a replacement single storey rear extension. The first-floor part of the original proposal was due to retain the principal building line of the main house and to be hard up to the shared boundary with 17 Hampden Road. This was contrary to the design guide as it threatened to create a terracing effect were the neighbour at number 17. The amendments propose that the furthest extent of the side extension is to be set down and back from the roof ridge and principal building line, preventing the threat of terracing and acting as a

subordinate addition. The proposal seeks to add a play-room at the ground floor, two bedrooms and an en-suite to the first floor. The amendment also includes an extension to the existing ground floor rear extension.

1.4 A site location plan can be seen below:



2.0

2.1

<p>Wantage Town Council</p>	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> • Over-development. • Not in keeping with the street scene.
<p>Neighbours</p>	<p>Two neighbouring households object on the following grounds:</p> <ul style="list-style-type: none"> • Overdevelopment; • Out of character/not in keeping with street scene; • Terracing effect; • Incorrect existing elevations (Officer note: since alleviated by revised plan); • Over-dominant to neighbouring property.

--	--

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 [P15/V1390/PDH](#) - Approved (16/07/2015) Proposed single storey rear extension. Depth: 4.5m, Overall Height: 3.95m, Height to eaves: 2.73m.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 Householder development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

- 5.1 Officers consider the main issues to be as follows:

- Design, layout and visual amenity;
- Residential amenity;
- Parking provision.

5.2 **Design, layout and visual amenity**

In response to Town Council and neighbouring objections the design has been amended ensuring the proposal has over-come its threat of terracing. After receiving amended plans, the proposed development is now set back by 1.5m from the principal elevation and avoids a potential terracing effect in the street scene, in accordance with design guidance at paragraph 10.7.8.

- 5.3 The proposal addresses this consideration further by being partially set-down from the roof ridge, so the main house remains the dominant element and the extension subordinate; ensuring that a terrace is not created in line with design guidance 10.7.7. The form and massing of the proposal are both sympathetic to the main house, using similar geometry. Thus, the original house is not overwhelmed by the cumulative development. Therefore, the proposal complies with the guidance in the adopted Vale of White Horse Design Guide 2015.

- 5.4 The proposal seeks to utilise materials that match those of the existing dwelling, with matching facing bricks, roof tiles and fenestration proposed.

- 5.5 The existing gap between numbers 16 and 17 is retained, provided by number 17's flat-roof side extension and garage. Combined with the set down/set back elements of the proposal, a terracing effect is therefore avoided. Officers therefore consider that the proposed development, as amended, is acceptable in design terms and would not have a harmful impact on the character and appearance of the area.

5.6 **Residential amenity**

Objections have been received regarding impacts to neighbours' amenity in terms of visual dominance.

5.7 The proposed development would not result in any harmful over-shadowing or dominance to neighbouring properties given that the gap between the dwellings and the extent of existing building lines would be retained. There are no side facing windows proposed, preventing any adverse effects on privacy in line with design guidance DG109 and DG104.

5.8 Officers therefore consider that the proposal is compliant with adopted policy and would not have a harmful effect on the amenities of any of the neighbouring properties in terms of dominance, over-looking, over-shadowing or loss of outlook.

5.9 **Parking provision**

The provision of on-site parking is considered to be adequate to accommodate car parking for the number of additional bedrooms proposed (5) and is compliant with Oxfordshire County Council Highway's guidance. The area of Wantage has readily available transport links and is a sustainable location. The proposal is therefore compliant with highway safety policy.

5.10 **Other matters**

5.11 **Flood Zone**

The curtilage of the development site slightly abuts a category 2 flood zone. As the house and proposed extension do not reside within the flood zone itself a flood risk assessment is not required.

5.12 **Community infrastructure levy**

The proposed development results in less than 100m² of new floorspace so is not liable for the Community Infrastructure Levy.

6.0 **CONCLUSION**

6.1 Objections have been received on the grounds of a terracing effect and a detrimental impact to the street scene. The revised proposal is sympathetic in scale and form, is set back and set down, and it includes matching materials, to the main house. The amended plans have therefore removed the threat of terracing. The proposal is deemed to be acceptable in design terms.

6.2 The proposed extension has a roof ridge height that is subordinate. There are no side facing windows proposed, the existing building lines are to be retained and that the site is north facing, meaning no loss of light will occur. The proposal results in the impact to neighbouring amenity being minimal.

6.3 Adequate on-site parking has been demonstrated in the plans submitted and is acceptable in terms of highway safety.

6.4 It is concluded that the proposal is acceptable in terms of its design, impact on neighbour amenity and its impacts on highway safety. The proposal is therefore considered to accord with the relevant policies of the development plan and with the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 (saved policies)

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

Emerging Vale of White Horse Local Plan 2031 Part 2

DP23 – Impact of Development on Amenity

Design Guide (SPD Adopted March 2015)

DG103 – Responding to local character

DG104 – Consider your neighbours

DG105 – Scale, form and massing

DG109 – Side extensions

National Planning Policy Framework, 2018

National Planning Practice Guidance

Equalities Act, 2010

In assessing the proposal officers have paid due regard to the local planning authority's duties under section 149 of the Equalities Act. It is considered that no identified group will suffer discrimination as a result of the proposal.

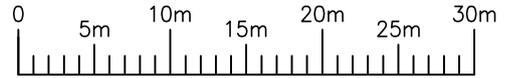
Human Rights Act 1998

Officers have assessed the proposal in the context of Articles 1 and 8 of the Human Rights Act. The impact on individuals has been weighed in the balance against the public interest, and officers consider the recommendation is proportionate.

Author: Josh Sharp

Email: josh.sharp@southandvale.gov.uk

Telephone: 01235 422600



EXISTING 2No CAR
PARKING SPACES 5M
x 2.5M SHOWN

15

PROPOSED
EXTENSION

Rev.	Date	Description
A	JUN-18	CAR PARK SPACES SHOWN
B	JUL-18	EXTENSION SET BACK 1.5M FROM FRONT

Project Title
MR AND MRS C. JACKMAN
16 HAMPDEN RD,
WANTAGE
OXON

Drawing Title
SITE PLAN

Date
JUN-15

Drawn
ED CLARE

Checked
ED CLARE

File/XREF-reference
1244-Site

Challow Design

VISION HOUSE
 CHARLTON VILLAGE ROAD
 WANTAGE
 OXON
 OX12 7HE
 Tel: 01235 767055 Fax: 01235 768788

Drawing No.
1244-S-01

Project No.
1244

Revision
B

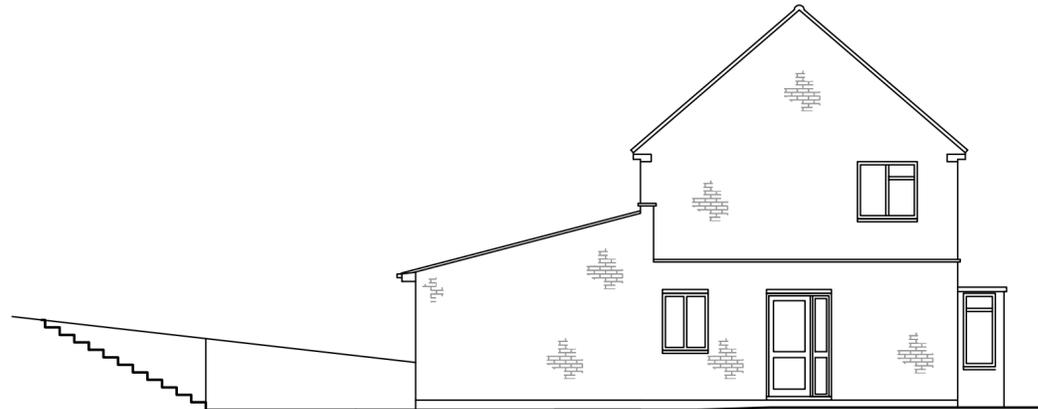
Paper size/Scale
A4 1:500

This drawing is copyright and may not be altered, reproduced or used other than for the Contract Works for which it is issued without the written permission of Challow Design.

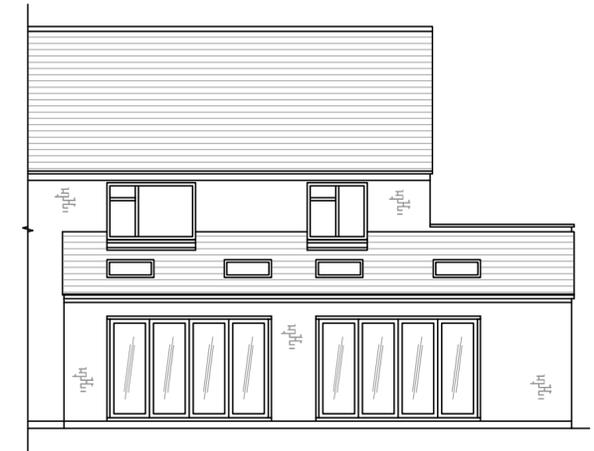
Warning:
Do not scale this drawing. Verify all dimensions and structural details on site. If in doubt, ask before acting.



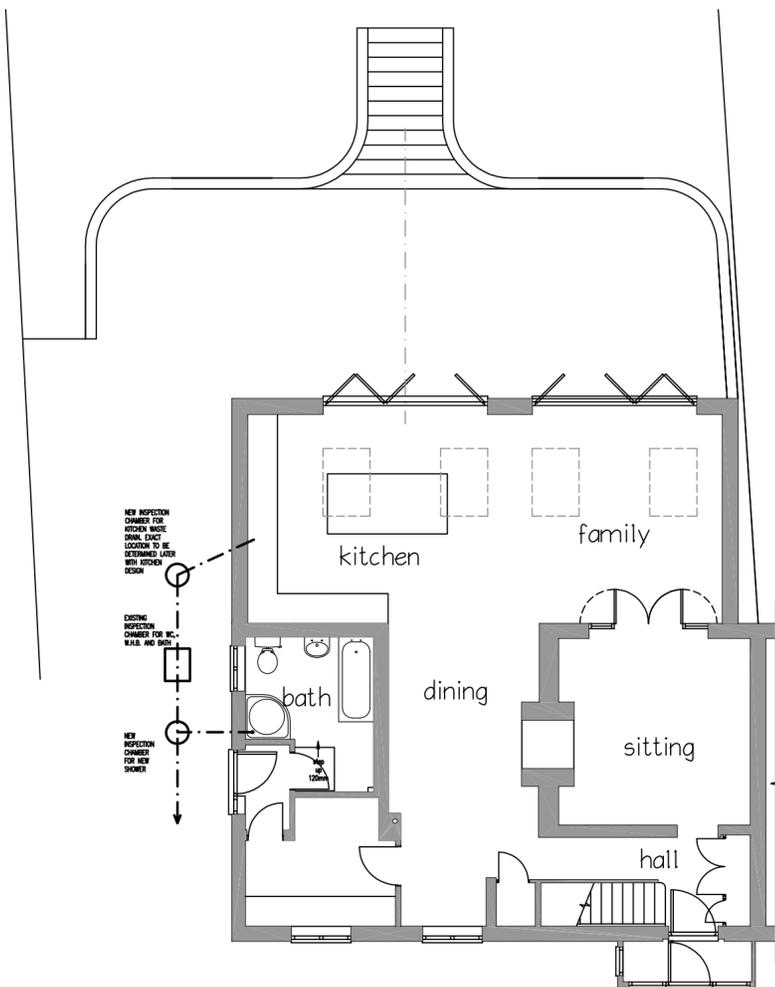
NORTH ELEVATION



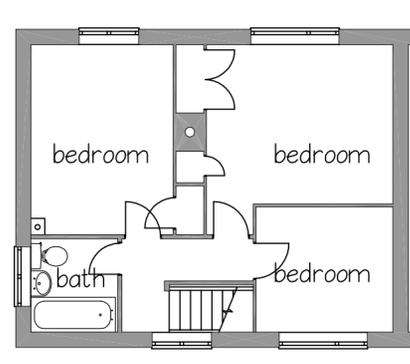
EAST ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

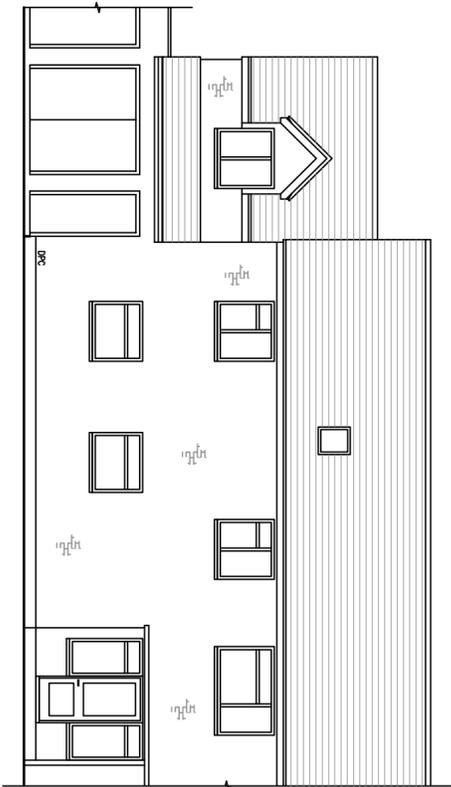
REV	DATE	DESCRIPTION	INITIAL
A	JUNE-18	DRAWING CORRECTED	EC

Challow Design
 2 ELSWITH CLOSE
 GROVE
 WANTAGE
 OXON
 OX12 0BT
 Tel/Fax No: 01235 771781
 ed@challowdesign.co.uk

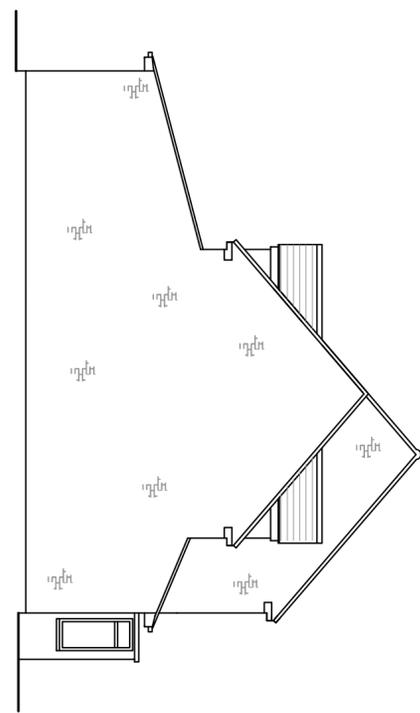
CLIENT
MR AND MRS C. JACKMAN
 SITE/PROJECT
 PROPOSED EXTENSION AT
 AT 16 HAMPDEN ROAD
 WANTAGE, OXON
**PLANS AND ELEVATIONS
 AS EXISTING**

FILE/XREF REFERENCE	1244						
DATE	MAY-15	DRAWN BY	ED CLARE	CHECKED BY		PAPER SIZE/SCALE	A2 1:100

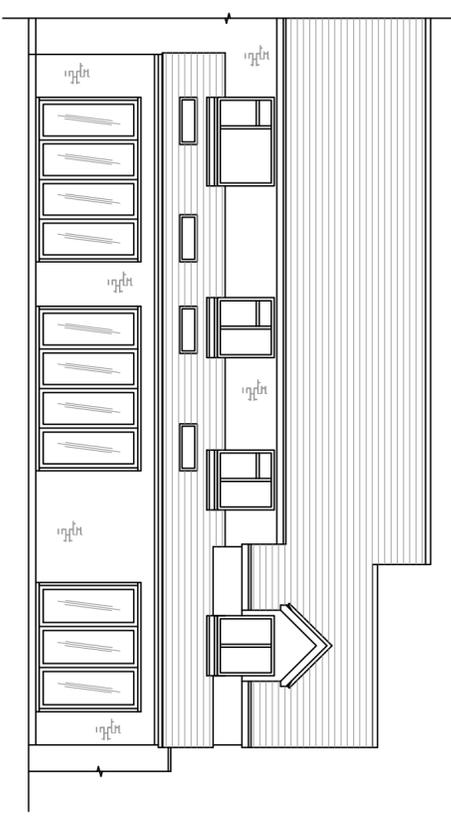
DRAWING No.	1244-05	REVISION	A
-------------	---------	----------	---



NORTH ELEVATION



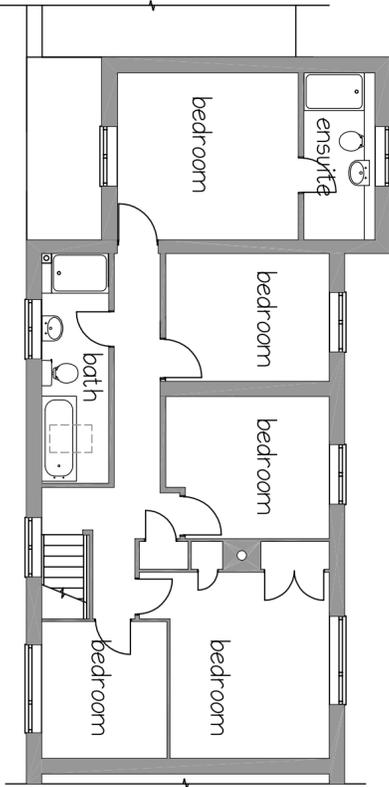
EAST ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This drawing is copyright and may not be altered, reproduced or used other than for the Contract Works for which it is issued without the written permission of Challow Design.
Warning: Do not scale this drawing. Verify all dimensions and structural details on site. If in doubt, ask before acting.

REV	DATE	DESCRIPTION	INITIAL
A	Jul-18	Extension set back from front	EC

Challow Design

2 ELSWORTH CLOSE
GROVE
WANTAGE
OXON
OX12 0BT
Tel/Fax No: 01235 771781
ed@challowdesign.co.uk

CLIENT
MR AND MRS C. JACKMAN
SITE/PROJECT
PROPOSED EXTENSION AT
AT 16 HAMPDEN ROAD
WANTAGE, OXON
PLANS AND ELEVATIONS
AS PROPOSED

FILE/REF REFERENCE	1244	CHECKED BY	PAPER SIZE/SCALE
DATE	MAY-18	DRAWN BY	A2 1:100
		ED CLARE	
DRAWING No.	1244-06	REVISION	A