
APPLICATION NO.	11/00180/FUL
APPLICATION TYPE	FULL
REGISTERED	4 February 2011
PARISH	Kingston Bagpuize with Southmoor
WARD MEMBER(S)	Melinda Tilley
APPLICANT	The Vale Housing Association
SITE	Land at Oxford Close, Kingston Bagpuize
PROPOSAL	Erection of eight residential units comprising 2, 3, and 4 bed houses and 1 and 2 bed flats, including new access roads, car ports / garaging, ancillary drainage and garden shed, cycle storage to each unit.
AMENDMENTS	15 March 2011
GRID REFERENCE	440866 198324
OFFICER	STUART WALKER

1.0 INTRODUCTION

- 1.1 This application seeks full planning permission for the erection of eight units (2 x 1 bed flats, 2 x 2 bed flats, 2 x 2 bed houses, 1 x 3 bed house, and 1 x 4 bed house) on land behind Oxford Close. The application has been submitted as a rural exception development under policy H18 of the local plan by The Vale Housing Association.
- 1.2 The application comes to committee because Kingston Bagpuize with Southmoor Parish Council objects.

2.0 PROPOSAL

- 2.1 The site is located to the north of Oxford Close, itself a rural exception development completed in 2006. The scheme has been designed to complement that scheme, proposing similar materials and building forms. The scheme includes off street parking (two spaces per house and two bed flat and one space for each one bed flat), and all of the houses have front and rear gardens. A communal garden is proposed to serve the flats. A copy of the plans is attached at appendix 1. The plans have been amended to take into account officer comments.
- 2.2 The application has been submitted as a rural exception development as a result of a local housing needs survey carried out by the parish council in June 2008 which identified a requirement for a further 8 x 1 bed properties for rent, 3 x 1 or 2 bed properties for shared ownership, 2 x 2 bed properties for shared ownership, 3 x 3 bed and 1 x 4 bed properties for rent. A copy of the housing needs survey is available to view on the council's website.
- 2.3 The proposed dwellings will be affordable with a mix of tenure between rented (six units) and shared ownership (the 2 x 2 bed flats).

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Kingston Bagpuize with Southmoor Parish Council objects to the proposal stating: “the current lack of provision for the safe crossing of the A415 by pedestrians from this development when visiting the village services on the Faringdon Road makes this an unsuitable site for housing an additional number of families with young children. The design of the development is excellent, though the council is concerned that the removal of trees on the western boundary will lead to a loss of visual amenity.”
- 3.2 County Engineer: No objections, subject to conditions.
In response to the parish council’s comments, the County Engineer says: “There is no record of any pedestrian related accidents in the latest 5 year accident history for pedestrians crossing the A415 in the vicinity of the site.”
- 3.3 Housing Services: “This application is for 8 units of affordable housing for households with a strong local connection in accordance with the council’s policy on rural exception sites. These units would provide much needed affordable homes for local people”.
- 3.4 Waste Management Team: no objections.
- 3.5 Thames Water: no objections.
- 3.6 Drainage Engineer: no objections, subject to conditions.
- 3.7 Architects Panel: “Proposed development carries on with the same materials and details of the earlier scheme. Not very visible from Oxford Road. Sits well on the site. Design is acceptable.”
- 3.8 Arboricultural Officer: no objections.
- 3.9 Two letters of objection have been received from local residents, which are summarised as follows:
- The housing needs survey does not give a definitive answer to the number and types of housing required.
 - The village already has affordable housing. Surely there must be land within Southmoor and Longworth to meet any additional need of the parish.
 - The proposal will increase traffic on Oxford Road, which will harm the safety and convenience of existing road users.
 - Crossing the A415 is difficult. It would be irresponsible for the council to grant permission without making provision for pedestrian safety (i.e. a crossing).
 - The proposal will exacerbate local drainage problems.
 - The proposal will cause harm to the rural character of the locality.
 - Undue noise and disturbance will be caused to existing residents during construction.
 - The proposal will affect property values (this is not a material planning consideration).

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 The adjoining site, for six dwellings, was granted planning permission as a rural exception site in April 2006 and was completed later that year.

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011*

Policy H18 allows for small scale affordable housing schemes within or on the edges of settlements on sites which would not otherwise be considered acceptable, subject to certain criteria. These include the requirement for the development to meet an

identified local need in terms of numbers, types, size and affordability; that the development should be within or adjacent to the existing built up area of a village; that it does not harm the character of the settlement; and that secure arrangements are in place to ensure that the houses are occupied by local people in need of affordable housing in the long term.

- 5.2 Policies DC1, DC5, DC6 and DC9 (quality of new development) are also relevant and seek to ensure that all new development is a high standard of design / landscaping, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.
- 5.3 The following planning policy statements are also relevant: PPS1 “Delivering Sustainable Development”, and PPS3 “Housing”.
- 5.4 Residential Design Guide (adopted in December 2009).

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The site is located outside the main built up area of the village on land which would not normally be considered suitable for residential development. However, the application is for affordable housing to meet a need identified in the local housing needs survey. The application therefore needs to be considered against policy H18 of the local plan.
- 6.2 Policy H18 allows for small scale affordable housing schemes within or on the edge of settlements on sites which would not otherwise be considered acceptable for residential development. The key proviso of this policy is that the proposed housing must meet a specific need identified in a local housing needs survey.
- 6.3 In 2008 the parish council undertook a survey of housing need with the help of Oxfordshire Rural Community Council. This resulted in a report published in July 2008 which revealed an anticipated need for 17 properties over five years.
- 6.4 The application site lies behind the site of the six affordable houses built in 2006 and adjoins the edge of the village. A S106 agreement is being drawn up to ensure the houses remain affordable and for local people in perpetuity. Officers therefore consider that the proposed development meets the requirements of policy H18.
- 6.5 In terms of impact on the character of the local area, the proposed form, style, and massing of the new buildings are considered acceptable. Both the flats and dwellings fit with the established grain of the immediate locality and the proposal does not result in an overdevelopment of the site. In terms of design, the built form has matching eaves and ridge heights to the existing properties at the front, thereby providing continuity within the street scene. As such the development will not be over dominant or overly prominent, especially as it is set behind the existing dwellings in Oxford Close.
- 6.6 The loss of trees on the western side of the site is considered acceptable. At the request of the arboricultural officer, the eastern boundary will be planted with native species to replace the trees to be removed, which in time will provide a more robust tree belt on the edge of the settlement. Consequently, the visual impact of the proposal is considered acceptable.
- 6.7 No undue harm would be caused to adjoining neighbours. Guidance in the adopted residential design guide has been in relation to existing dwellings and neighbouring uses and the relationships between new buildings on the site has been complied with.

Furthermore existing and proposed boundary treatments are considered acceptable and will help maintain the privacy / amenity of neighbours.

- 6.8 The site will be accessed from the spur road that already exists in Oxford Close. The county engineer is satisfied that both the location of the site and the proposed access and parking arrangements are acceptable in highway safety terms, subject to conditions relating to details.
- 6.9 Regarding the parish council's concerns about the lack of a pedestrian crossing on the A415, the county engineer has no raised objections and has taken into account the lack of any personal injury accidents within the last five years. In the absence of a highway objection, officers do not consider a refusal based on the lack of a pedestrian crossing would be sustainable on appeal.
- 6.10 The drainage engineer has raised no objections in relation to the capacity of the existing main sewerage network. Surface water is proposed to be dealt with by a sustainable drainage scheme within the site, including permeable paving of the parking areas. As such the proposal is acceptable in terms of drainage.

7.0 **CONCLUSION**

- 7.1 The proposed development for rural exception housing meets the requirements of Policy H18 of the local plan. The design is acceptable and will not harm the character of the area. The scheme is acceptable in terms of residential amenity, parking and highway safety.

8.0 **RECOMMENDATION**

- 8.1 **That authority to grant planning permission is delegated to the Head of Planning in consultation with the chairman of the committee, subject to the completion of a legal agreement to ensure the development remains affordable for local people in perpetuity, and subject to the following conditions:**

- 1 **TL1 – time limit**
- 2 **MC2 – materials**
- 3 **RE2 – restriction on extensions and alterations to dwellings**
- 4 **RE11 – garage / carport accommodation**
- 5 **Prior to the first use or occupation of the new development, the cycle parking, bin store, pedestrian access, vehicle parking and turning spaces shall be constructed and provided in accordance with the details shown on approved drawing number 1308-2 rev A. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the cycle and vehicle parking, bin stores and turning areas shall be kept permanently free of any obstruction to such use.**
- 6 **RE7 – boundary details in accordance with specified plan**
- 7 **LS1 – landscaping (submission)**
- 8 **LS2 – landscaping (implementation)**
- 9 **LS4 – tree protection**

Author: Stuart Walker
Contact number: 01235 540505
Email: stuart.walker@whitehorsedc.gov.uk