

APPLICATION NO.	P12/V1878/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	30 August 2012
PARISH	EAST HENDRED
WARD MEMBER(S)	Bill Jones Michael Murray
APPLICANT	Pye Homes
SITE	Land West of Portway Villas Reading Road East Hendred
PROPOSAL	Proposed residential development of 21 new houses (13 open market and 8 affordable)
AMENDMENTS	Received 20.11.12 – removal of roundabout and provision of bus stops
GRID REFERENCE	445986/189335
OFFICER	Laura Hudson

1.0 INTRODUCTION

- 1.1 This application relates to a site to the north of the A417 on the edge of East Hendred. The site, which fronts the main road and sits between Portway Villas and Wood Farm Road, currently forms part of a larger area of agricultural land to the north of the village.
- 1.2 The site is level with a mature hedgerow running along the road frontage and an existing agricultural access onto Wood Farm Road, a small lane which forms the western site boundary.
- 1.3 The application comes to committee as East Hendred Parish Council objects.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for 21 dwellings arranged around a central cul-de-sac with runs through the site with a new access onto the A417.
- 2.2 The proposed dwellings, which include eight affordable units, are a mix of terraces, semi-detached units and three detached dwellings arranged around areas of planting including a strong landscape buffer along the northern site boundary adjacent to the open countryside.
- 2.3 The application proposes a mix of eleven x two bedroom units, two x three bedroom units and eight x four bedroom units, all with at least two parking spaces each with some spaces within car ports.
- 2.4 The proposed dwellings are all two storey in a traditional design with steeply pitched roofs and other features found locally such as dormers, tile hanging, and timber boarding.
- 2.5 The scheme includes the provision of two bus stops (one within a new lay-by) and a central pedestrian crossing refuge linked to the existing footpath network.
- 2.6 Extracts from the application drawings are **attached** at appendix 1.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 East Hendred Parish Council objects. Their full response is **attached** at appendix 2.
- 3.2 County Engineer – No objections subject to the provision of two bus stops, the removal of the mini-roundabout and conditions in relation to the layout and highway works. Concerns about the mini-roundabout relate to the potential impact on traffic flows through the village.
- 3.3 County Archaeologist – There are no archaeological constraints on the site.
- 3.4 County Developer Funding Officer – Contributions are required in relation to local services and infrastructure including education amounting to £183,339 – to be secured by S106 agreement.
- 3.5 Natural England – No objections to the scheme in biodiversity terms and impact on the AONB, but opportunities for ecological enhancement should be sought.
- 3.6 Thames Valley Police – No objections.
- 3.7 Architects Advisory Panel – “Layout of a type, self-contained, planting important”. Recommend approval with conditions.
- 3.8 Council drainage engineer – No objections subject to conditions in relation to the submitted flood risk assessment and drainage details.
- 3.9 Council waste management – No objections in principle. Contribution sought towards bin provision of £3,570 (£170 per unit).
- 3.10 Housing services – No objections in principle. The proposal meets the required housing mix.
- 3.11 Council arborticulturalist – No objections subject to appropriate tree protection.
- 3.12 Council landscape officer – The proposed scheme minimises the landscape impact of the proposal from the north. The landscaping scheme as submitted is acceptable.
- 3.13 11 letters of objection and concern have been received from neighbouring properties raising the following:
- The proposed access onto the A417 will be very dangerous.
 - Traffic calming measures should be included in the scheme, including a roundabout.
 - There is no safe access to the village.
 - The proposal will create a built-up area around the existing properties this side of the road and will harm the open countryside.
 - Development in the village would be better on the other side of the road.
 - The site is a green field site.
 - The proposal will lead to flooding.
 - Previous development in this area has been resisted.
 - The pedestrian crossing will reduce visibility.
 - The proposed housing will directly overlook neighbouring properties.
 - Access out of Wood Farm Road is already problematic and the proposal will make it worse.
 - East Hendred is not large enough to accommodate 21 new homes.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None specific to the application site.

4.2 Adjacent land to the east - P12/V1539/COU - Retrospective change of use of land from agricultural to private recreational use and retention of ancillary machinery/storage building. Currently pending.

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan*

Policy H11 lists East Hendred as one of the larger villages in the district suitable for new residential development on sites capable of accommodating up to 15 dwellings within the built-up area of the village.

Policy GS2 indicates that outside the built-up areas of settlements new building will not be permitted unless it is on land identified for development or is in accordance with other specific policies.

Policy DC1 of the adopted local plan requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

Policy DC5 requires safe and convenient access and parking and suitable access from the public highway.

Policy DC6 requires hard and soft landscaping to protect and enhance the visual amenities of the site and surroundings and to maximise nature conservation and wildlife habitat creation.

Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

Policies DC13 and DC14 relate to the water environment and require flood risk identification, assessment, and appropriate mitigation; and to limit surface run-off of water into the surrounding water system.

Policy H17 requires 40% provision of affordable housing for schemes of more than five units in villages.

Policy NE9 refers to development in the Lowland Vale stating that it will not be permitted if it would have an adverse impact on the landscape particularly the long open views across the area.

5.2 *National Planning Policy Framework (NPPF)*

At the heart of the NPPF is a presumption in favour of sustainable development (paras 14 and 49). Paragraphs 34 and 37 encourage minimised journey length to work, shopping, leisure and education, and paragraphs 57, 60 and 61 seek to promote local distinctiveness and integrate development into the natural, built and historic environment. Paragraph 109 requires development to contribute to and enhance the natural and local environment.

Paragraphs 47 – 49 require local planning authorities to identify a five year supply of housing sites. Where this cannot be demonstrated relevant policies for the supply of housing land should not be considered up-to-date until the shortfall is rectified.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues to consider in determining this application are: i) The principle of the proposed development in this location in relation to planning policy; ii) the design of the proposed development and its landscape and visual impact; iii) impact on neighbouring properties; and iv) access and highway safety considerations.

Policy considerations

- 6.2 The site is located to the north of the A417 adjacent to a small group of dwellings and the open countryside. The main built-up area of East Hendred is located to the south of the A417. The site is not considered to fall within the built-up area of the village and the proposal, therefore, is contrary to policies H11, GS1 and GS2 of the local plan.
- 6.3 However, the council does not currently have a five year supply of housing land, as required by paragraphs 47 – 49 of the NPPF. Where the council does not have a five year supply of housing land, the relevant local plan housing supply policies, including policies H11, GS1 and GS2, are not wholly consistent with the NPPF and, therefore, hold limited weight. The NPPF makes clear that, where the development plan is absent, silent or the relevant policies out of date, planning permission should be granted unless that any adverse impacts would demonstrably outweigh the benefits of the proposal. The proposed development, therefore, must be considered on its site specific merits and, in particular, whether it constitutes a sustainable form of development as defined in the NPPF.

Visual and landscape impact

- 6.4 The site currently forms part of a larger area of level agricultural land with no defined northern boundary and a mature hedge fronting the A417. Whilst there are houses to the east and west of the site, the remaining area is rural in character, as is the area immediately to the south of the A417, providing a buffer to the main built-up area of the village. The proposed development, however, is relatively low density (approximately 16 dwellings per hectare) and includes landscaping within the site and strong landscaped buffers along the southern boundary adjacent to the A417 and along the northern boundary to screen the site from the surrounding countryside. It is, therefore, considered that the proposed development would have only a limited visual and landscape impact.
- 6.5 The proposed layout provides some variation with a range of terraces and semi-detached/detached units set back from the road, therefore avoiding a hard road frontage. This helps to mirror the existing relatively green edge to the south of the A417.
- 6.6 All of the proposed dwellings are no higher than two-storeys and include design features found locally within the village and the wider area including dormers, timber boarding and tile hanging. The curved terrace at the site entrance helps to provide some articulation to the scheme. The architect's panel has recommended approval. The NPPF specifies good design as a key aspect of achieving sustainable

development.

Impact in residential amenity

- 6.7 Concerns have been raised by neighbouring properties over the impact of the proposed development on residential amenity. The closest neighbours to the site are Portway Villas to the east and Brightwell House to the west. 2 Portway Villas has a relatively large garden and proposed plot 17 is set some distance away with no side facing windows, therefore it will not have a harmful impact on this neighbour. Whilst plots 1 – 4 have their rear elevations facing the rear garden of Brightwell House, the neighbouring garden lies to the west of Wood Farm Road and a sufficient distance away so as not to be adversely affected by the proposed development. Other concerns in relation to the impact on private views are not a material planning consideration.

Highway safety

- 6.8 The County Engineer has raised no objections in principle to the proposed new access onto the A417 to serve the proposed scheme of 21 dwellings. The submitted application originally included a mini-roundabout at the junction between the A417 and White Road which is the main entrance into the village. Whilst this would enable easier access and egress into and out of the village and represents a clear benefit to local residents, the County Engineer objected to this part of the scheme due to its affect on the flow of through traffic along the busy A417. This part of the original proposal, therefore, has been removed, although the plans have also been amended to provide a bus stop in both directions and also a pedestrian refuge to enable future residents of the site to access village services and facilities, a clear benefit in sustainability terms.

Contributions and deliverability

- 6.9 The application includes 40% affordable housing in accordance with policy H17 and the applicants have agreed to provide the necessary developer contributions. The site is deliverable and, therefore, would help contribute to the current housing land supply shortfall. A one year permission from the date of the committee resolution is recommended to ensure the development is delivered quickly.

Cumulative housing figures

- 6.10 At the meeting on 7 November 2012, the planning committee requested the inclusion in committee reports of an update of housing figures relating to commitments (i.e. resolutions to grant permission and permissions) for major housing schemes to address the council's housing land shortfall. These figures do not form part of the individual assessment of any submitted application, which need to be assessed and recommended on the basis of each scheme's specific planning merit, but they offer an indication of how the shortfall is being addressed. Each planning permission for these schemes is granted on the basis of a one year implementation period only, to ensure development is initiated and so aid reducing the housing land shortfall figures. The current commitments are shown in the table below.

Housing shortfall as at time of planning committee meeting (approximate)				1,400
Parish	Location	Appn no. & date	Units	Running total
Wantage	Land at Broadwater, Manor Road	P11/V1453/0 p/p 21.03.2012	Up to 18	Now 14

Shrivenham	Land between Station Road and Townsend Road	P12/V0324/FUL p/p 20.06.2012	31	45
East Hanney	Land south of Alfreds Place	P11/V2103/FUL p/p 07.09.2012	15	60
East Challow	Land at Challow Work, Main Road	P12/V1261/FUL 12.09.2012	71	131
Kingston Bagpuize	Land south of Faringdon Road, Southmoor	P12/V1302/O 12.09.2012	50	181
Watchfield	Land south of Majors Road	P12/V1329/FUL 12.09.2012	120	301
Grove	Land at Stockham Farm, Denchworth Road	P12/V1240/FUL 07.11.2012	200	501

7.0 **CONCLUSION**

7.1 It is accepted that the application does not accord with the development plan, however in light of the current housing land shortfall the proposal has to be assessed against the NPPF. The proposed development fronts the A417 adjacent to one of the larger villages in the district and has been designed to have a limited impact on the character of the area. The layout and design reflect the local vernacular and the proposal includes a bus stop in each direction and a pedestrian crossing refuge.

7.2 It is considered that the proposal constitutes a sustainable form of development within the definition of the NPPF, and the housing can be delivered quickly to help address the current housing land shortfall.

8.0 **RECOMMENDATION**

It is recommended that authority to grant planning permission is delegated to the head of planning in consultation with the committee chairman and vice-chairman subject to a section 106 agreement with both the county council and the district council in order to secure contributions towards local infrastructure and to secure the affordable housing, and also subject to the following conditions:

1. **TL1 – Time limit – one year only (from date of committee resolution)**
2. **Condition listing approved plan numbers**
3. **MC2 – Material samples – (panels on site)**
4. **MC9 – Building details – windows, doors, rainwater goods, etc**
5. **MC24 – Drainage details**
6. **MC29 – Sustainable drainage**
7. **The development hereby permitted shall be carried out in accordance with the submitted flood risk assessment.**
8. **LS1 – Landscaping scheme (submission)**
9. **LS2 – Landscaping scheme (implementation)**

- 10. RE6 – Submission of boundary details**
- 11. RE17 – Slab levels**
- 12. HY1 – Access details (submission including visibility splays)**
- 13. HY7 – Car parking in accordance with approved plan**
- 14. HY11 – Turning space in accordance with approve plan**
- 15. HY12 – New estate roads (works in accordance with county specification)**
- 16. Submission of construction traffic management plan**
- 17. Bus stop provision**
- 18. Pedestrian crossing details**

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