

APPLICATION NO.	P13/V0233/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6.2.2013
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Margaret Turner Reg Waite Gervase Duffield
APPLICANT	Pye Homes
SITE	Land to the north of 92 -112 Milton Road Sutton Courtenay
PROPOSAL	Demolition of 110 Milton Road and erection of 34 dwelling houses with associated access.
AMENDMENTS	None
GRID REFERENCE	449402/192956
OFFICER	Mark Doodes

1.0 INTRODUCTION

1.1 This application was presented to committee on 8 May 2013 with a recommendation to delegate authority to grant planning permission to the head of planning in consultation with the chairman of the committee. The site location plan is **attached** as *appendix 1* and the committee report is **attached** as at *appendix 2*. Members resolved to defer the application for the following reasons.

- To seek a more even distribution of affordable housing across the site
- To seek greater clarification regarding the nature of the proposed highway works designed to mitigate the impact of additional traffic from the proposal, and an assessment of the locally sponsored traffic survey
- To seek clarification of the details under consideration to deal with ground water and foul water drainage
- To seek more information on the details being considered by the county council education authority to address the shortage of space in the local school to meet increased demand arising from the proposed housing.

1.2 Officers have sought further information on these matters.

2.0 UPDATED INFORMATION

2.1 *The distribution of affordable homes across the site*

In response to the concerns at the initial layout proposed, the applicants have revised the layout proposed. The amended layout sees affordable units spread across both branches of the inner road allowing for more opportunity for a cohesive and mixed community being created. A revised site layout plan is **attached** at *appendix 3*. The changes have the support of Housing Services. Therefore officers are satisfied that the affordable housing distribution concerns have been addressed.

2.2 *Highway Safety*

Following discussions with the developers and responding to local concerns the county highways authority has agreed to a scheme of traffic calming measures south of the entrance to the site. Two options are proposed, and the plans of these are **attached at appendix 4**. The first option, which is preferred, is to construct a “build-out” to narrow the carriageway to a single lane “gateway” with priority access for vehicles leaving the village. Two such calming measures already exist at the two other entrances into the village. The second option is to extend the existing road markings and to add bollards.

The locally sponsored traffic survey has been assessed for both the application site and for the adjacent site off Milton Road (ref P13/V0401/O). Referring to national standards regarding the traffic demands at road junctions in peak hours the county highways officer considers that the predicted additional traffic arising from the proposal can be accommodated by the local road network. In stating this, the county highways officer is mindful that it is generally accepted that, since its publication in March 2012, the NPPF has raised the threshold at which increased traffic using a road network can be considered to be unacceptable. Paragraph 32 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of development are “severe”.

2.3 *Surface Water Drainage*

The site lies outside of a flood plain. The applicants investigated the geology of the site through the digging of trial pits in December 2012. This investigation confirmed that the natural ground water table is relatively high and generally lies between 0.5 metre and 1.0 metre below the surface, associated with a layer of sand and gravel sitting above clay. The proposed drainage strategy involves the raising of ground levels by up to 300mm to provide an increased buffer layer between the ground surface and the natural water table, to install below ground storage crates in this buffer layer to absorb and control the release of surface water from the roofs of the proposed dwellings, and to use permeable surfacing for the road to also allow drainage. Both the Environment Agency and the council’s drainage engineer have carefully assessed the information and are satisfied that it meets recognise national criteria for making drainage assessments in areas of high natural water table and that, subject to conditions, including the control of final slab levels and submission of further details prior to commencement of development, the proposals are acceptable in terms of surface water drainage.

2.4 *Foul Drainage*

Pye homes commissioned a detailed report from Thames Water to survey and investigate the impact of development on the local sewage system. The report was finalised on the 6th of June 2013. The report proposes two mitigation options. The first option involves upgrading the existing network by widening the sewer pipes from 225mm diameter line to 300mm along with other works. The second option involves the laying of a second “relief” sewer to run alongside the existing pipe work. Both options run roughly from the roundabout at the end of Milton Road to the Drayton Road pumping station.

2.5 Being a report authored by Thames Water themselves, and the fact two options

are proposed to ensure the local foul sewage provision is adequate Council officers are satisfied that the sewage matters can be controlled by suitable conditions to guarantee that the works are in place prior to serve the proposed housing.

2.6 *Education Contribution*

In response to concerns raised about the capacity of Sutton Courtenay Primary School to accept the forecast extra pupils, county council officers and the school have identified opportunities to extend the school's accommodation to allow it to operate up to an admission number of 30 pupils. Contributions from the developer will be used for the necessary capital works.

2.7 *Public Open Space Provision*

The original housing layout fell slightly short of providing 15% on-site public opens space and a compensatory off-site financial contribution was proposed. Since the previous planning committee meeting, discussions between officers and the applicants have produced a slightly revised internal site layout to incorporate a new small area of public open space and a footpath/cycle way linking the two arms of the development. The changes bring the provision to 15% of the site area and also improve pedestrian permeability of the site and are shown **attached** as *appendix 5*. This revision, officers feel, not only ensures compliance with on-site public open space provision but also improves the scheme overall.

3.0 **CONCLUSION**

3.1 The additional information that has been submitted in response to the concerns raised at the committee on 8 May 2013 has been carefully assessed. Officers consider this information shows that the various impacts associated with the application can be successfully mitigated. Consequently, the recommendation is to delegate authority to grant planning permission subject to the completion of section 106 obligations with both the Vale and Oxfordshire County Council.

4.0 **RECOMMENDATION**

It is recommended that authority to grant planning permission is delegated to the head of planning services in consultation with the chairman subject to:

1. The completion of section 106 obligations with the Vale and with Oxfordshire County Council to provide affordable housing, on-site public open space, and to obtain financial contributions towards off-site facilities and services including education, waste collection and management, social and health care, police, recreation, street name signs and public art.

2. Conditions, including

- 1 : TL1 - Time limit (12 months)
- 2 : MC2 - Materials
- 3 : LS1 - Landscaping (Submission of Details)
- 4 : LS2 – Landscaping (Implementation)
- 5 : LS4 - Tree Protection

- 6 : RE7 – Boundary Details
- 7 : RE17 – Slab Levels
- 8 : MC29 – Sustainable Drainage Scheme
- 9 : MC26 – Off-Site Drainage Details (Foul Water)
- 10 : HY2 – Access in Accordance with Plan
- 11 : HY3 – Visibility Splays
- 12 : CN11 Scheme of Archaeological Investigation
- 13 : MC32 – Construction Method Statement
- 14: Off-site Highways Works
- 15: Ecological mitigation strategies
- 16: Refuse bin storage

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