

APPLICATION NO.	P13/V0817/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	5.6.2013
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts John Woodford Eric Batts Debby Hallett
APPLICANT	Persimmon Homes Ltd
SITE	Land Adjoining North East And North West Of Tilbury Lane Tilbury Lane Botley (In the parishes of North Hinksey and Cumnor)
PROPOSAL	Erection of 150 dwellings and related works pursuant to outline permission ref P07/V0741/O
AMENDMENTS	5 Sept 2013
GRID REFERENCE	448125/206277
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This application seeks approval of reserved matters pursuant to permission P07/V0741/O for the erection of 150 dwellings and related works. The matters for consideration under this application are layout, scale, appearance and landscaping.
- 1.2 The site is allocated for housing development under Policy H3 of the local plan and is located to the north of Botley, between the existing built up area and the A420 to the north. Access into the site via Fogwell Road was agreed at the outline stage.
- 1.3 The application comes to committee because a high number of objections have been received along with objections from Cumnor Parish Council and North Hinksey Parish Council.

2.0 PROPOSAL

- 2.1 The scheme comprises 150 dwellings and flats with a mix of one, two, three, and four bedroom units, 60 of which will be affordable distributed across the site in three clusters. The scheme has been developed with reference to the principles of the council's residential design guide, Manual for Streets and the concept scheme submitted with the outline application. Much of the road network within the site is consciously designed to give priority to pedestrians, through the use of 'village' squares and shared surfaces along with retention of Tilbury Lane as a green corridor. The proposed housing has been designed to reflect local vernacular features found in the locality and includes a mix of detached, semi-detached and terraced forms and flats, each with allocated parking. Dwellings are predominantly two storeys on the edges with a mix of 2.5 storey buildings along central access routes and three storey flat blocks at key focal points. Public open space is provided within the development, together with a locally equipped area of play (LEAP).
- 2.2 A site location plan and extracts from the application plans are **attached** at appendix 1. The plans have been amended to take account of officer comments in respect of neighbour amenity impacts.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **North Hinksey Parish Council** – objection. A copy of the parish council's comments is attached at appendix 2.

3.2 **Cumnor Parish Council** – objection. A copy of the parish council's comments is attached at appendix 3.

3.3 **Wytham Parish Meeting** – no objection.

3.4 **Local residents** – A total of 46 representations of objection have been received from local residents together with a round robin letter (34 copies). The objections are made on the following grounds:

- Highway safety
- Inadequate on site parking
- Too urban in scale / height
- Design is not high quality
- Inappropriate location / spread of affordable housing
- Neighbour amenity impacts – loss of privacy, light, security, and over dominance
- Loss of existing vegetation / inadequate boundary treatments

3.5 The following issues have also been raised by local residents, but were either dealt with at the outline stage or are not material to the determination of this reserved matters application:

- Traffic generation
- Number of dwellings
- Use of Fogwell Road for access into the site.
- Use of Hazel Road for pedestrian links
- Increased pressure on local infrastructure / lack of facilities within development
- Drainage capacity and flood risk
- Air pollution
- Health risk from electricity pylons
- Lack on information on Tilbury Lane vehicle restrictions and the pedestrian link to Hazel Road

3.6 **County Highways & Rights of Way** – no objection.

3.7 **Landscape Architect** – no objection subject to small revisions to landscape scheme.

3.8 **Arboriculturalist** – no objection subject to small revisions to landscape scheme.

3.9 **Countryside Officer** – no objection.

3.10 **Environment Agency** – no objection.

3.11 **Thames Water** – no objection.

3.12 **Drainage Engineer** – holding objection. The proposed drainage strategy, as previously submitted, incorporates the use of sustainable drainage techniques and this needs to be demonstrated how this will be used within the proposed layout.

3.13 **Housing Services** – no objection.

- 3.14 **Waste Management Team** – no objection.
- 3.15 **Thames Valley Police** – no objection, but raise concerns that the development would not achieve a ‘secured by design’ accreditation for a number of reasons. His full comments are available to view on the council’s website.
- 3.16 **Natural England** – no objection.
- 3.17 **Councillor Debby Hallett** – objection. A copy of her comments is **attached** at appendix 4.
- 3.18 **Councillor Judy Roberts** – objection. A copy of her comments is **attached** at appendix 5.
- 3.19 **County Councillor Janet Godden** – objection. A copy of her comments is **attached** at appendix 6.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P07/V0741/O](#) - Approved (28/06/2012)

Outline application for Residential Development comprising 150 dwellings, including affordable housing, associated access, parking and private amenity spaces.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

- DC1 - Design
- DC3 - Design against crime
- DC4 - Public Art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC8 - The Provision of Infrastructure and Services
- DC9 - The Impact of Development on Neighbouring Uses
- GS1 - Developments in Existing Settlements
- GS3 - Development in the Oxford Green Belt
- H10 - Development in the Five Main Settlements
- H15 - Housing Densities
- H17 - Affordable Housing
- H23 - Open Space in New Housing Development
- H3 - Housing Sites in Botley

5.2 **Supplementary Planning Guidance (SPG)**

- Residential Design Guide – December 2009
- Sustainable Design and Construction – December 2009
- Open space, Sport and Recreation Future Provision – July 2008
- Affordable Housing – July 2006
- Planning and Public Art – July 2006

5.3 **National Planning Policy Framework (NPPF)** – March 2012

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led
- ii. Not simply be about scrutiny, but be a creative exercise in finding ways to

- enhance and improve the places in which people live their lives.
 - iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
 - iv. Support the transition to a low carbon future, taking account of flood risk and encourage the reuse of existing resources
 - v. Contribute to conserving and enhancing the natural environment
 - vi. Take account of and support local strategies to improve health, wealth, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- 5.4 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:
- i. Delivering a wide choice of high quality homes – housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up to date if a five year supply of deliverable sites cannot be demonstrated.
 - ii. Requiring good design – achieving high quality and inclusive design to contribute positively to making places better for people.
 - iii. Promoting healthy communities – planning positively for the provision and use of community facilities along with access to high quality open spaces.
 - iv. Meeting the challenge of climate change and flooding – managing risks through suitable adaptation measures to ensure flood risk is not increased elsewhere.

6.0 PLANNING CONSIDERATIONS

Design and Appearance

- 6.1 Good design is a key aspect of sustainable development and the framework is explicit in seeking a high quality outcome. The design, scale and layout of the proposed development are considered acceptable observing many principles of the council's residential design guide, with active street frontages and good visual linkages. Adequate private and public outdoor space is provided along with sufficient levels of parking and bin storage. The design of buildings, with the use of sympathetic materials, detailing, pitched roofs and traditional gables is acceptable.
- 6.2 Thames Valley Police has commented that parts of the layout may not deter crime. In response, officers consider a balance has to be struck with achieving a permeable layout and crime prevention. Overall officers are content the proposal would achieve a safe and accessible environment with natural surveillance, particularly on those footways between plots 40 and 41 and plots 129 and 140 which have been highlighted as a concern. Furthermore officers consider the suggested enclosure of car parking areas with high gates and the removal of car ports from the development would undermine the aim of creating an inclusive, safe and accessible development.
- 6.3 Proposed boundary treatments and landscaping within the scheme are considered to be acceptable and subject to the receipt of minor revisions to the landscape detailing, the landscape officer and forestry officer raise no objection to the proposal. Overall, therefore, the scheme is considered to be visually acceptable.

Impact on the residential amenity of neighbours

- 6.4 The proposed development would not have any harmful impact on residential amenity of adjacent houses in terms of noise and disturbance, overshadowing, over-dominance or loss of privacy and security. Amenity standards within the council's residential design guide have been observed, and the plans have been amended to reduce the impact on existing adjoining properties. On balance, officers see no reason to withhold

approval of reserved matters on such grounds.

Access / Highways

- 6.5 The proposed road layout within the site is acceptable in terms of highway safety and permeability. The county highways team and the waste management team raise no objections to traffic circulation within the site. There is sufficient off street parking to meet the needs of each dwelling within the site along with turning areas and county highways consider the respective levels of on site parking to be satisfactory.
- 6.6 The majority of objections raise issues of traffic generation, congestion and access via Fogwell Road. These issues were considered acceptable as part of the outline application. As such, officers consider there would be no justifiable reason to withhold approval of reserved matters on these grounds.

Affordable housing

- 6.7 Local residents have objected to the location of affordable housing, primarily being too close to their properties. However, the three clusters and their locations across the development are considered to be acceptable and comply with policy H17. In respect of mix, the housing officer confirms no objection and comments “the SPG states that flats should not make up more than 40% of the affordable housing unless the site is of higher density. In this case the flats will make up around 56% of the affordable housing. However, the location of Tilbury Lane is well suited for people working in Oxford and, with the new allocations policy making provision for a quota of 20% of new builds to have priority for people who are working, the smaller units in particular could provide a good opportunity for smaller households in employment.” Officers consider therefore the location and mix to be acceptable.

Drainage and flooding issues

- 6.8 The site is considered large enough to deal with surface water without causing surface water runoff to the highway or onto neighbouring properties and this is controlled through planning conditions imposed on the outline application. The drainage engineer and the Environment Agency however raised holding objections to this application on the grounds the landscaping scheme / layout did not show sufficient details in relation to the drainage strategy. The applicant has now provided additional information on the drainage strategy to demonstrate that surface water can be adequately dealt with and the Environment Agency has removed their holding objection. At the time of writing the further comments from the drainage engineer are awaited and an oral update will be given at the meeting. Subject to the removal of this holding objection, officers consider there would no reason to withhold approval of the reserved matters on drainage grounds.

7.0 **CONCLUSION**

- 7.1 The proposal is considered to comply with the requirements of the development plan and the scheme is acceptable in terms of design / visual amenity, residential amenity, parking, highway safety and flood risk.

8.0 **RECOMMENDATION**

8.1 **Approve Reserved Matters, subject to conditions:**

- 1 : TL3 - Time limit - Reserved Matters
- 2 : Approved plans
- 3 : HY6[I] - Access, parking & turning in accordance with plans
- 4 : HY12 - New estate roads
- 5 : HY13[I] - Estate roads prior to occupation
- 6 : HY20[I] - Bicycle parking
- 7 : LS2[I] - Landscaping scheme (implementation)

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- 8 : MC2 - Materials (samples)
- 9 : RE7[1] – Boundary details in accordance with specified plan
- 10 : RE29 - Refuse storage

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