

**SHR/19080-X – Mrs M B Knapp****Residential Development, land to the Rear of 6 Stainswick Lane, Shrivenham****1.0 The Proposal**

- 1.1 This application seeks outline planning permission for residential development on land between Sandy Lane and The High Street, Shrivenham. The site is currently paddock land bounded on all sides by existing residential development. The site area is 0.37ha.
- 1.2 The outline application includes access which is proposed from an existing field access onto Sandy Lane. All other matters are reserved for subsequent approval although an illustrative plan showing a layout of 11 dwellings has been submitted.
- 1.3 A site plan and the illustrative layout are attached at **Appendix 1.**
- 1.4 This application comes to Committee as 5 letters of objection have been received.

**2.0 Planning History**

- 2.1 The site itself has no history.
- 2.2 Planning permission was granted in August 2004 for 9 dwellings on the site adjacent to the west of this current application site, with access taken from Fairthorne Way. That development is nearing completion. The layout is attached at **Appendix 2.**

**3.0 Planning Policies**

- 3.1 Policy H5 of the adopted Vale of White Horse Local Plan permits residential infill and minor development within the main built up area of Shrivenham providing the scale, density and layout are compatible with the size, form and character of the village. Development is resisted on sites which contribute positively to the character of the settlement.
- 3.2 Policy H10 of the Second Deposit Draft Local Plan covers similar issues.
- 3.3 Policy D3 of the adopted Local Plan and Policy DC5 of the Second Deposit Draft Local Plan refer to the provision of a safe and convenient access to all development proposals and also covers parking and turning provision.

**4.0 Consultations**

- 4.1 Shrivenham Parish Council comments have yet to be received and will be reported orally at the Meeting.
- 4.2 The County Engineer has no objections to the proposed access subject to conditions.
- 4.3 The County Developer Funding Officer has responded with a likely requirement for contributions towards Education, Library, Fire and Rescue, Waste Management and Traffic Infrastructure, the exact figure of which will depend on the likely number of dwellings to be built.
- 4.4 5 letters of objection have been received from neighbouring residents raising the following concerns:
- Sandy Lane, Fairthorne Way and Stainswick Lane are unsuitable to take additional traffic.
  - 11 houses are too many for the site when only 9 were approved on the larger adjacent site.
  - The development will overlook adjacent properties in Stainswick Lane resulting in a loss of privacy.
  - The additional homes will have an impact on local services and facilities such as the local school.

## 5.0 **Officer Comments**

- 5.1 This is an outline application with only access to be considered at this stage. The determining issues are therefore considered to be;
- i) the principle of residential development in this location
  - ii) impact on neighbouring properties
  - iii) whether the access onto Sandy Lane can be brought up to a suitable standard to serve a residential development
  - iv) affordable housing provision
  - v) developer contribution
- 5.2 Policies H5 of the adopted Local Plan and H10 of the emerging Local Plan permit further residential development within the main built up area of Shrivenham on sites which do not contribute positively to the character of the settlement. The site is well contained on all sides by existing properties in Stainswick Lane to the east, High Street to the north, and the new development off Fairthorne Way to the west. Sandy Lane lies to the south of the site. There are limited external public views of the site. Therefore, your Officers do not consider that in its undeveloped state, the site contributes significantly to the publicly perceived character of the area.
- 5.3 Furthermore, the site is clearly within the main built up area of the village and the adjacent site has been recently developed for housing. The principle of residential development on this site is therefore considered acceptable.
- 5.4 An illustrative layout has been submitted showing 11 dwellings. Although it does not form part of the application itself, your Officers have some concerns with this layout, particularly with the distances to neighbouring properties. An informative is suggested advising the applicants of this. This is an issue, however, which will be addressed at the detailed application stage and it is clearly possible for a scheme to be drawn up for the site which will be acceptable in terms of its impact on the amenity of neighbouring properties.
- 5.5 In relation to access, the County Engineer raises no objections subject to conditions relating to the construction of the access, provision of vehicle and pedestrian visibility splays, and parking and turning within the site to standard. Your Officers therefore consider that refusal on highway grounds could not be justified.
- 5.6 There has been some debate recently regarding the provision of affordable housing on developments such as this. Under the emerging Second Deposit Draft Local Plan affordable housing policy, a development of this size could require an affordable housing provision of 50%. However, this policy has yet to be tested through the Local Plan Public Inquiry process and has attracted a number of objections. Currently, therefore, Officers are applying the adopted policy threshold which requires provision appropriate to the need in the area on developments over 25 dwellings or sites over 1 hectare. Under the adopted policy, therefore, affordable housing provision would not be required for this development.
- 5.7 The County Council Developer Funding Officer has requested contributions towards local services and facilities to mitigate the impact of additional development in the area. The exact figure has not been specified as this will depend on the likely number of dwellings which can be satisfactorily accommodated on the site. It is, therefore, recommended that permission be delegated subject to further discussions over the form of the proposed development, and the preparation of a Legal Agreement relating to the required level of contribution.

## 6.0 **Recommendation**

- 6.1 *It is recommended that authority to grant planning permission be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair of the Committee subject to the completion of a Section 106 Agreement contributions towards local services and facilities which may include Education, Library, Fire and rescue, waste management, and traffic infrastructure. Such contribution will first need to be agreed by the County Council Developer Funding Officer.*