

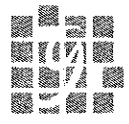
SCHEDULE 1: Conditions

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than one year from the date of this permission.
- 3) The development hereby permitted shall begin not later than six months from the date of approval of the last of the reserved matters to be approved.
- 4) No other parts of the development shall commence on site until the proposed widening improvements are carried out in Barnett Road in accordance with details and a timetable which shall be first submitted to and approved in writing by the local planning authority.
- 5) The dwellings shall not be occupied until the proposed pedestrian links and dropped curb crossings have been provided in accordance with details which shall first be submitted to and approved in writing by the local planning authority.
- 6) The dwellings shall not be occupied until a local equipped area of play has been provided in accordance with details which have been submitted to and approved in writing by the local planning authority. That area shall not thereafter be used for any purpose other than as a play area and shall be retained in its approved form.
- 7) No development shall take place until a scheme for the disposal of sewage has been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.
- 8) No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and full report for publication which shall be submitted to the local planning authority, within an agreed time-scale.
- 9) No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed CTMP.
- 10) The development hereby permitted shall be carried out in accordance with the recommendations of the Ecological Appraisal dated September 2012 by FCR.
- 11) The development hereby permitted shall be carried out in accordance with the following approved plans: Nos 2011-007-100, 10000/03/40 and 10000/03/46, except as controlled or modified by conditions of this permission.

- 12) No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 13) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
- i) the numbers, type and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units; the units shall be distributed across the site with no more than 15 per cluster;
 - ii) the tenure shall be split 75% affordable rented units and 25% shared ownership;
 - iii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing. No more than 20 of the open market dwellings shall be occupied before 100% of the affordable housing is completed and available for occupation;
 - iv) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Housing Provider is involved;
 - v) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - vi) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.



Steynton

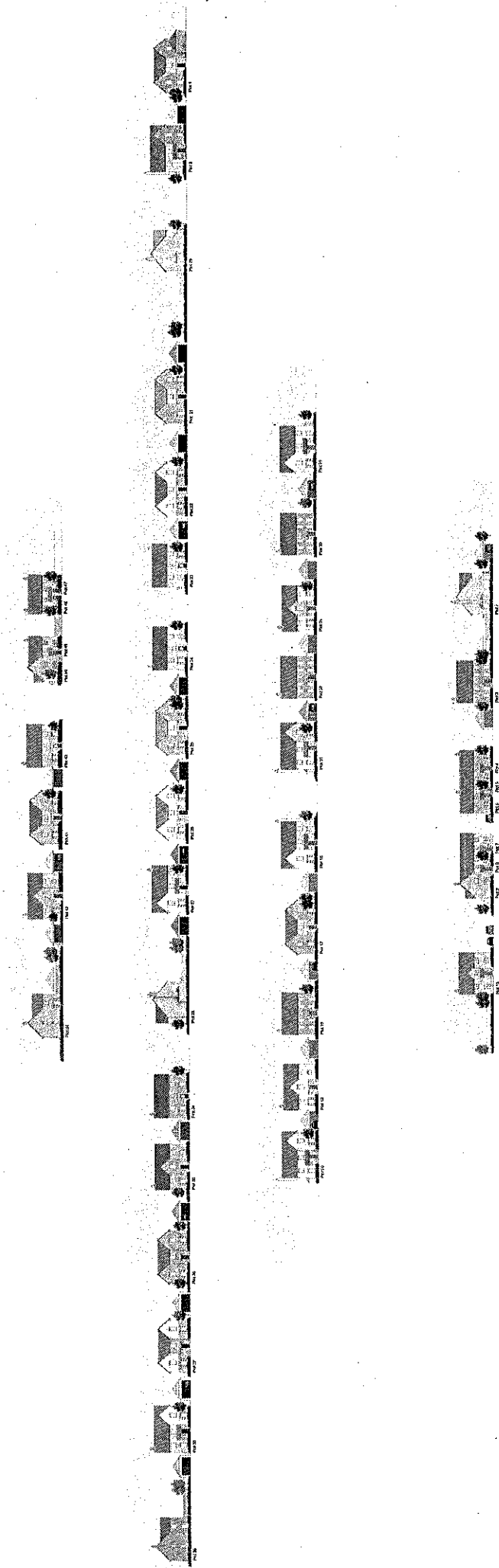


GLADMAN
 Central House, Ascot Road
 Copse Road, Steynton
 Gloucestershire
 GL12 1JH
 Tel: 01452 481000
 Fax: 01452 281000
 www.gladman.co.uk

| Rev | Date | By | Revision notes |
|-----------------|-------|----|------------------|
| A | 08/12 | * | Boundary Amended |
| Status | | | |
| Planning | | | |

| | |
|---------|-----------------------------------|
| Project | Barnett Road, Steynton |
| Title | Location Plan |

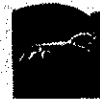
| | |
|------------|--------------|
| Drawn by * | Issue date |
| | 22.02.12 |
| Scale(s) | |
| | 1:2500@A3 |
| Drawing No | |
| | 2011-007-100 |



Land off Barnett Road, Steventon
Street Scenes
H6532/SS/01

Planning

HEAD OF SERVICE: Adrian Duffield



Vale of White Horse
District Council

CONSULTATION WITH STEVENTON PARISH COUNCIL

PLEASE RETURN TO VOWH NOT LATER THAN 12 NOON ON 10 FEBRUARY 2014

OFFICER: Laura Hudson
CONTACT: Mrs Jacqui Cleave

Planning@whitehorsedc.gov.uk
Tel: 01235 540508
Textphone: 18001 01235 540508

Abbey House Abbey Close
Abingdon OX14 3JE

Application Reference: P13/V2691/RM (Reserved Matters)

Application Type (see definition over): Major

Proposal: Reserved matters relating to Outline planning application P13/V0094/0 for details of Layout, Scale, appearance and Landscaping and Drainage.

Address: Land off Barnett Road Steventon OX13 6AJ

STEVENTON PARISH COUNCIL:

FULLY SUPPORTS this application for the following reasons

has **NO OBJECTIONS** to this application

has **NO OBJECTIONS** to this application but wish the following comments to be taken into account:

OBJECTS to this application for the following reasons

If you have a current Parish Plan does it support your view on this application? If so, please give details of the relevant section below:

 YES/NO
(Please circle)

.....This is not a preferred area for development in our Parish Plan

Major concerns over the ability of the drainage to cope with additions, the sewer system is unable to cope already and the pumping station has to be assisted by a convoy of tanker lorries.

The layout puts all of the affordable housing at the end of Barnett Road when policy indicates they should be integrated into the development and pepper potted.

No one two or three bed roomed houses are available for sale, though research indicates families are getting smaller. These are the sizes the Parish Council would support as homes for existing village families. Policy states that a spread of sizes should be covered in a development, not just the obligation to provide affordable houses.

Signed on behalf of Steventon Parish Council

.....Angela Eino.....

Date. 6 February 2014

PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.



Planning

HEAD OF SERVICE: Adrian Duffield



**Vale
of White Horse**
District Council

**CONSULTATION WITH
STEVENTON PARISH COUNCIL**

OFFICER: Laura Hudson

CONTACT: Mrs Jacqui Cleave

**PLEASE RETURN TO VOWH NOT LATER THAN
12 NOON ON 15th APRIL 2014**

Planning@whitehorsedc.gov.uk

Tel: 01235 540508

Textphone: 18001 01235 540508

Abbey House Abbey Close
Abingdon OX14 3JE

AMENDED DETAILS

Application Reference: P13/V2691/RM (Reserved Matters)

Application Type (see definition over): Major

Proposal: Reserved matters relating to Outline planning application P13/V0094/0 for details of Layout, Scale, appearance and Landscaping and Drainage.(as amended by documents received on 21-3-2014 submitted by the applicant/agent)

Address: Land off Barnett Road Steventon OX13 6AJ

STEVENTON PARISH COUNCIL:

Considers that this application should be **APPROVED**

For the following reasons:

Considers that this application should be **REFUSED**

for the following reasons:

Has **NO STRONG VIEWS** on this application and accepts that VOWH will determine it as it considers appropriate

We acknowledge and appreciate the changes made to the application with regards to the inclusion of some 2-bed and 3-bed houses available for private sale.

However we maintain serious concerns about the layout of the development, and would like to remind the council of the National Planning Policy Framework's definition of sustainable development, in particular "the need for the planning system to perform a social role" (Para 7, NPPF). The NPPF also provides clear guidance on the importance of creating "inclusive and mixed communities" (paragraph 50), while going on to state that "planning policies and decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other" (Para 69).

In the proposed amended layout, all the affordable and small houses are positioned along one side of the development. This fact, in conjunction with the subsequent increase in the number of 5-bed homes, and their positioning as far away as possible from the affordable and small houses, suggests a failure to meet the "social role" required of the local planning system, and will clearly not result in "opportunities for meetings between members of the community who might not otherwise come into contact". With this in mind we would urge the council and the developer to amend the layout further, to properly integrate the affordable housing and smaller homes into this development, for the long-term health of our rural community

Signed on behalf of Steventon Parish Council

.....Angela Einon.....

Date: 13 April 2014

PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.



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**INVESTOR
IN PEOPLE**