

APPLICATION NO.	P14/V0676/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.4.2014
PARISH	MILTON
WARD MEMBERS	Margaret Turner Reg Waite
APPLICANT	Linden Homes
SITE	Land at Sutton Road, Milton, OX14 4EY
PROPOSAL	Residential development comprising 31 units, public open space and access.(as amplified by drainage detail accompanying email from agent dated 14 May 2014 and drawings and information received 28 July 2014).
AMENDMENTS	As above
GRID REFERENCE	448989/192550
OFFICER	Peter Brampton

SUMMARY

This application is referred to planning committee as four letters of objection from residents have been received.

The proposal is for full planning permission for the erection of 31 houses on land accessed from Sutton Road

The main issues are:

- The location of the site outside the built up limits of the village, contrary to planning policy
- Whether the site is a sustainable location for new housing submitted in response to the five-year housing supply shortfall
- Whether the proposal will have an acceptable impact on the Lowland Vale landscape designation
- Whether the proposal will impact on highway safety
- The impact on neighbouring amenity

The application is recommended for approval.

1.0 INTRODUCTION

- 1.1 This application forms part of an open field on the eastern edge of the village of Milton. The site is bounded to west and south by existing residential development that marks the current edge of development in the village. The site is around 1.2 hectares in size. The land is reasonably flat and open, but is noticeably lower than Sutton Road, which marks the northern boundary of the site. A gas easement runs through the northeastern corner of the site.
- 1.2 Sutton Road generally consists of 20th century two-storey properties, as does Willow Lane, which lies to the south of the site. Within Milton, the High Street has a more varied historic character. Regardless of age, properties in the village are largely of brick construction under tiled roofs.
- 1.3 Milton, combined with Milton Heights, is one of the district's larger villages. As well as the facilities within the village, Milton Park lies immediately to the south, with the A34 interchange beyond.

1.4 The application comes to committee as four letters of objection have been received.

1.5 A location plan is **attached** as Appendix 1.

2.0 PROPOSAL

2.1 This application seeks full planning permission for the erection of 31 houses on the site. The proposed housing mix is two x 1-bed, 9 x 2-bed, 11 x 3-bed and 9 x 4-bed. Affordable housing is provided at 40%, in accordance with council policy.

2.2 The site is laid out with the majority of the public open space at the front of the site, partly due to the constraint of the gas easement, which cannot be built over. A single access is provided from Sutton Road, with houses facing over the public open space to provide an active frontage. The main access road runs north to south through the heart of the site, with narrower secondary routes serving for a number of the larger properties along the southern and eastern boundaries of the site. Those houses on the eastern part of the site face outwards to open countryside.

2.3 The proposal seeks to maintain and enhance the strong planting along the southern boundary of the site. New screen planting is proposed along the eastern boundary to assist in establishing this part of the site as the village entrance.

2.4 Parking is provided on site, with garages and car ports, or in rear parking courts. Visitor spacing is also provided, in part on-street. Turning heads are provided at various points around the site to ensure larger vehicles can manoeuvre around the site and enter and exit in a forward gear.

2.5 All the proposed dwellings are two-storeys and of brick and tile construction. Four flats over garages are proposed close to rear parking courts, to provide smaller units, and also to ensure some surveillance of these parking areas. There is a mixture of terrace, semi-detached and detached units on the site. 31 units on a site of 1.2 hectares represents a density of around 25.8 dwellings to the hectare. 0.2 hectares of the site will be public open space, equating to 15% of the total site area in line with council policy.

2.6 The new access will be a T-junction with Sutton Road. Footpath links are provided within the site and will connect to existing footpaths on Sutton Road.

2.7 The site will be subject to a SUDS scheme, involving permeable areas of block paving and the use of soakaways to control run-off rates into existing public sewers.

2.8 During the processing of the application, the applicant has provided amended plans to reduce the number of units from 36 to 31. This is aimed to address concerns over the quality of the layout and the amount of development.

2.9 Financial contributions towards off-site services are required to mitigate the impact of the additional residents who will occupy the proposed development. As well as ensuring affordable housing and public open space is achieved on site, the applicants will provide financial contributions to a number of infrastructure requirements. The contributions currently requested can be summarised thus. They are the subject of further negotiations with both the county and district council.

2.10 County Council Agreement

- Science Vale Oxford transport infrastructure improvements - £84,847
- Improvements to local bus services - £24,645
- Public transport infrastructure (bus stops etc) - £10,000

- Improvements to Sutton Road to facilitate development - £5,000
- Primary school education - £108,755
- Secondary school education - £146,323
- Special educational needs - £6,023
- Libraries - £7,367
- Museum - £433
- Waste infrastructure - £5,547
- Health and wellbeing resources - £6,457
- Adult learning – 914
- Administration - £3,750

2.11 District Council Agreement

- Sports and recreation - £79,852
- Public open space maintenance plus suggested additional contribution to act as commuted sum for local parish council to improve existing recreational facilities in the village – Updated figures being negotiated
- Waste collection - £5,270
- Shop Mobility in Abingdon town centre - £817
- Milton Parish Council contributions – to be confirmed

2.12 Extracts from the applications plans are attached as **Appendix 2**. Documents submitted in support of the application, included the design and access statement, flood risk assessment and transport statement are available on the council's website.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Milton Parish Council** – No response received at time of writing the report. Any response received will be reported to the meeting.

3.2 **Neighbour Representations** – Four letters of objection received to the application. One letter of support for the principle of the development. The main objections received can be summarised thus:

- The site lies outside the built up limits of the village, contrary to local plan housing policies
- Extension of village boundary towards Sutton Courtenay will go against previous legal agreements entered into by the council
- There is no need for additional housing in the area
- Proposal will harm the long open views in this area, contrary to the Local Plan policy relating to the Lowland Vale
- Coalescence with Sutton Courtenay
- Site's location, and number of houses, will cause unsustainable reliance on the private car
- Local road network cannot accommodate additional flows from this development and other developments (residential and commercial)
- Impact on capacity of local primary school and other local infrastructure
- Affordable housing not evenly distributed across the site
- Concerns over tree removal along boundary of the site
- Retention of southern boundary planting will cause overshadowing of the new houses in this part of the site
- Proposal is out of character with area in terms of density – appears as an urban estate not appropriate for the edge of village location
- Flats over garages and parking courts are not characteristic of the village
- Loss of privacy to existing neighbours
- Proposal will increase pressure on sewerage, increasing flooding in the area

Vale of White Horse District Council – Committee Report – 10 September 2014

- Increased noise and air pollution, particularly from rear parking courts
- Light pollution from new street lighting
- Concerns over accuracy of red-edged line area denoting land ownership

- 3.3 **Oxfordshire County Council Highways** – No objections subject to conditions relating to drainage and sustainable travel information packs. Highlights concerns over linkage of footpaths and varying length of roads in the site. Requests financial contributions to Science Vale Oxford and to public transport
- 3.4 **Oxfordshire County County Archaeologist** – No objection following completion of archaeological field evaluation and subject to pre-commencement conditions.
- 3.5 **Oxfordshire County Council Education** – No objections subject to financial contributions for primary, secondary and special educational needs education
- 3.6 **Oxfordshire County Council Property** – No objections subject to financial contributions for libraires, museum, waste infrastructure, health and social care and adult learning
- 3.7 **Oxfordshire County Council Minerals and Waste** – No objections
- 3.8 **Oxfordshire County Council Ecologist** – No objections
- 3.9 **Air Quality Officer** – No objections
- 3.10 **Environmental Protection Officer** – No objections
- 3.11 **Contaminated Land Officer** – No objections
- 3.12 **Waste Management Officer** – No objections, but concerned about possible lack of bin storage for flatted units
- 3.13 **Natural England** – No objections
- 3.14 **Environment Agency** – No objections
- 3.15 **Thames Water** – No objections
- 3.16 **Drainage Engineer** – No objections subject to conditions relating to foul and surface water drainage
- 3.17 **Landscape Architect** – No objections following submission of amended plans. General comments about public open space, tree species and need for benches provided
- 3.18 **Forestry Officer** – No particular concerns, identifies areas of missing information and over the choice of species for new planting.
- 3.19 **Countryside Officer** – No objections
- 3.20 **Housing Team** – No objections
- 3.21 **Leisure Department** – Requests financial contributions to sports and recreation, and a commuted sum for the maintenance of the public open space

3.22 **Crime Prevention Design Adviser** – General comments about Secured By Design

3.23 **Equalities Officer** – Identifies need for 10% of properties on site to be Building for Life compliant

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011 policies;**

GS1 - Developments in Existing Settlements

GS2 - Development in the Countryside

DC1 - Design

DC3 - Design against crime

DC4 - Public Art

DC5 - Access

DC7 - Waste Collection and Recycling

DC8 - The Provision of Infrastructure and Services

DC9 - The Impact of Development on Neighbouring Uses

DC13 - Flood Risk and Water Run-off

DC14 - Flood Risk and Water Run-off

H11 - Development in the Larger Villages

H13 - Development Elsewhere

H15 - Housing Densities

H16 - Size of Dwelling and Lifetime Homes

H17 - Affordable Housing

H23 - Open Space in New Housing Development

HE9 - Archaeology

HE10 - Archaeology

HE11 - Archaeology

NE6 - The North Wessex Downs Area of Outstanding Natural Beauty

5.2 **Emerging Vale of White Horse Local Plan 2029 Part One**

Strategic Housing Land Availability Assessment – Update February 014

Town and Villages Facilities Study – Update February 2014

5.3 **Supplementary Planning Documents/Guidance (SPD/SPG)**

Residential Design Guide – December 2009

Open space, sport and recreation future provision – July 2008

Affordable Housing – July 2006

Flood Maps and Flood Risk – July 2006

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

Paragraphs 14 and 29 – presumption in favour of sustainable development

Paragraphs 34 & 37 – encourage minimised journey length to work, shopping, leisure and education

Paragraph 47 – five year housing supply requirement

Paragraph 50 – create sustainable inclusive and mixed communities

Paragraphs 57, 60 & 61 – promote local distinctiveness and integrate development into the natural, built and historic environment

Paragraph 99 – Flood risk assessment

Paragraph 109 – contribution to and enhancement of the natural environment

Paragraph 111 – encourage the effective use of land

6.0 **PLANNING CONSIDERATIONS**

Current policy position

- 6.1 This scheme is contrary to Policies GS2 and H11 of the Local Plan, which restrict development on unallocated greenfield sites and housing developments outside the larger villages of the district. Thus, ordinarily, the council would only consider the potential development of this land through the local plan process given the site's size and location. However, the council must assess this application on its own merits.

Principle of development

- 6.2 At the heart of the NPPF is a presumption in favour of sustainable development, which is comprised of three equally important dimensions, economic, social and environmental. The NPPF is clear that council's should grant planning permission where the development plan is absent, silent or the relevant policies are out of date, unless any adverse impacts significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies of the NPPF as a whole (Para 14 refers).
- 6.3 Paragraph 47 of the NPPF confirms the need for a council to have a demonstrable five-year supply of housing land, with a 20% buffer to accommodate a persistent under-supply of housing land. It is well documented this council does not currently have this five-year supply and has persistently under-delivered on housing. This lack of a five-year housing land supply requires some flexibility in line with the NPPF when assessing applications that do not accord with local plan policies.
- 6.4 It is clear this application is contrary to local plan policies GS2 and H11. However, whilst the council does not have a five-year housing land supply, these two policies are inconsistent with the NPPF. Therefore, the council must assess the proposed application on its site-specific merits and whether, under the NPPF, it is a sustainable form of development.

Use of land

- 6.5 The NPPF identifies the need to protect the best and most versatile agricultural land from development. The Natural England Agricultural Land Classification map of August 2010 classifies the land around Milton to be grade 3 "good to moderate". Whilst this is a very broad classification, it is considered the loss of this site from agricultural production, when weighed against the lack of a housing supply in the district, would not warrant a reason to object to the proposal.

Sustainability credentials

- 6.6 The site immediately abuts existing development facing onto Sutton Road, and projects as far east as the large rear gardens of Nos.21-24 Willow Lane to the south. This existing housing marks the current edge of residential development in the village. In this regard the site relates quite well to the village of Milton which makes the proposed development relatively sustainable in terms of its environmental impact.
- 6.7 In terms of facilities, Milton (including Milton Heights) ranks as the joint 12th largest settlement in the district. Milton, with Milton Heights, benefits from a number of key facilities, including a primary school, recreation ground, church, public house and shop. The applicants intend to provide footpath links from the site into the existing footpath network to allow easy access to these facilities. For example, the recreation ground is around 700 metres walk, whilst the village pub is around 550 metres away.
- 6.8 It is also important to consider the wider position of Milton in relation to the rest of the district. In this respect, the site is very well placed. To the south of Milton village lays Milton Park. This is one of the key employment sites in the Vale of White Horse,

containing an Enterprise Zone, and forms a central part of Science Vale Oxford. Residents of this site could easily access this site by foot or bicycle.

- 6.9 Furthermore, the site's proximity to the A34, which links southern Oxfordshire to Oxford, Reading and many other towns and cities is an important factor. From Milton, the Harwell Science Campus is around a 15-20 minute drive and is another key employment site with an Enterprise Zone. The applicants have agreed to pay proportionate financial contributions to the associated transport infrastructure package to the County Council. Overall the proposed development is relatively sustainable in terms of its economic and social dimensions.

Coalescence with Sutton Courtenay

- 6.10 Some of the objecting neighbours have raised concerns this proposal would lead to unwelcome coalescence between Sutton Courtenay and Milton. It is understood that there is a legal agreement relating to the development to the immediate south of the site that prevents further expansion to the east. This is the Willow Lane/Heather Road development. This development was arranged so that the houses did not project further east than the existing housing to the north that faces Sutton Road (known as Sir Mortimer's Terrace). This has led to Nos.21-24 Willow Lane having very long back gardens.
- 6.11 The land subject of this current application is not subject to this legal agreement. Although the back gardens of Nos.21-24 are not built on, the rear eastern boundaries of these properties do provide a strong edge to the village that this proposal will not project beyond. The scheme has been clearly designed so as not to project any further east than these existing boundaries.
- 6.12 It is important to note that accepting development on this site would not necessarily leave the council vulnerable to further speculative housing applications on the rest of the fields between Milton and Sutton Courtenay. This development could be seen as "rounding off" the eastern edge of the village. To achieve this, it is crucial the eastern boundary provides a strong and clear edge to Milton.
- 6.13 The applicants propose strong planting along this boundary, and it is expected this planting would be as comprehensive as is seen along the eastern boundary of the Willow Lane development. Whilst it will be impossible to completely hide the housing, which is not desirable in urban design terms anyway, this boundary should act as a constraint to further development between the two villages. This can be achieved through thick hedging and the planting of a number of specimen trees that will become dominant features. It is noteworthy the western edge of Sutton Courtenay is well defined by hedging and trees, and a similar approach is proposed here to create clear definition and separation between the two villages.
- 6.14 *Cumulative Impact considerations*
Using the latest population data available to the council, this development will increase the population of Milton by 75 people. This represents approximately a 6% increase in the population of the parish, which is not considered a significant increase in the population.
- 6.15 It is important to be mindful of other permitted major developments in the parish. These include a permitted scheme for 18 houses at Lambe Avenue and a resolution to grant a scheme for 48 houses at Milton Hill. These schemes would add 234 people to the parish. These combined, with this scheme, would increase the parish population by approximately 18.8%. Planned properly, with the appropriate contributions secured to improve local facilities and services, this is considered to be a sustainable increase in

the population of the parish.

Affordable Housing and Housing Mix

- 6.16 The applicant has confirmed their acceptance to the requisite affordable housing provision on the site. This is 40%, equating to 12 units. These will be provided in the following mix: Rent – 2 x 1 bed Flat over garage, 3 x 2 bed house, 3 x 3 bed house and 1 x 4 bed house. Shared Ownership – 3 x 2 bed houses. This mix has been confirmed to be acceptable by the council's housing team.
- 6.17 The affordable housing will be provided in two "clusters". One local resident has raised concerns that the affordable units are not evenly distributed across the site. However the desire to spread the affordable units evenly must always be weighed against the practicalities of managing the units. This is a relatively small site and to split 12 units into more than two groups would make the management of them less efficient for registered providers. As such, it is not considered this aspect of the scheme is objectionable. The affordable units, in terms of design and materials, will be indistinguishable from the market units.

Visual impact – landscape, layout, design and appearance

- 6.18 The NPPF is explicit in seeking a high quality outcome for good design in terms of layout and building form, seeing as a key aspect of sustainable development. Paragraph 109 states, "*the planning system should contribute to and enhance the natural and local environment.*" Sitting to the east of existing development on Sutton Road, the site marks the start of open countryside that is characteristic of the Lowland Vale. The supporting text to Policy NE9 identifies that the Lowland Vale is "*celebrated for the contribution it makes to distant views from the higher land.*" The higher land referred to is the North Vale Corallian Ridge which defines much of the northern part of the district, and the North Wessex Downs Area of Outstanding Natural Beauty to the south. The text goes on to say "*The long views over the patchwork quilt of fields, farms and villages in the Vale are an essential part of the landscape quality of the district...Insensitively located or design proposal could have an adverse impact on these open vistas and on the intrinsic qualities of the Lowland Vale. Particular account will be taken of the colour, texture, height and scale of development proposals and their impact on the local landscape.*"
- 6.19 As discussed, this site is actually part of a single large field that fills that gap between Milton and Sutton Courtenay. There are a number of larger fields in the vicinity, which, whilst not providing a "patchwork quilt" of fields, do allow some long open views, particularly due to the flat nature of the land. What remains of Didcot Power Station is a prominent feature of the landscape.
- 6.20 There are not many public rights of way in the area. The nearest designated public of right runs along the western boundary of Sutton Courtenay. From here, the development will be around 375 metres away. At this distance, the new development will be seen in the context of the rest of the village behind it. As such, it is considered, from this vantage point, that this development would not denigrate the quality of the landscape.
- 6.21 However, there is a footpath linking Sutton Courtenay to Milton, and the development will be prominent from this, particularly when approaching from the east. This proposal will form the new entrance to the village from Sutton Courtenay and maximising this opportunity has been a key part of discussions with the applicant, resulting in the amended layout and the reduced numbers. The terrace immediately adjacent to the site forms the current entrance to the village. This faces Sutton Road, with the long rear gardens defined by close-boarded fencing along the eastern boundary. Thus,

when approaching the village, the flank wall of the housing and the domestic boundary treatments provide the entrance to Milton. This does not create much of a sense of arrival and this is regrettable in urban design terms.

- 6.22 This development seeks to address this by providing active frontages facing north, to Sutton Road, and east towards the open fields. It is considered this active frontage will provide a much better defined entrance to the village, with a bespoke planting scheme characteristic of the area, as discussed above. This is considered an enhancement to the landscape by providing a higher quality edge to Milton.
- 6.23 The amended layout also ensures an active frontage towards Sutton Road and towards the public open space. This is a positive in terms of urban design to achieve passive surveillance over the open space. Active frontages are secured throughout the development.
- 6.24 The amended plans also reduce the scale of rear parking courts. It is important these do not become overly large, as they then tend to suffer from poor usage rates due to low passive surveillance and the preference of residents to park on-road, outside their front door. The parking courts proposed here are not overly large, and there is space for planting within them. This softens their appearance and makes them more attractive to use.
- 6.25 The layout also retains the existing strong boundary planting along the southern and western boundaries with Willow Lane. This is of benefit to the existing residents. The amended plans also bring in open space to the southern part of the development. Feature buildings are proposed on the corner of the site to assist legibility. Generally, the mixture of property types helps to define the layout and ensure the road is not overly dominant within the site. The houses themselves are all of a simple traditional design, being 2-2 ½ storeys in height. A condition requiring samples of materials is necessary to ensure the quality of development.
- 6.26 One local objector has stated that flats over garages are not characteristic of the area. However these units will be well integrated into the development and are treated in the same materials as the rest of the housing.
- 6.27 Local objection has also suggested this density of development is out of keeping with the area. However the density of the proposal, 25.8 dwellings to the hectare, is reasonably consistent with the density of development nearby, such as Heather Road and Willow Lane and is considered appropriate in this edge of village context.
- 6.28 As well as conditions relating to materials, other pre-commencement conditions relating to landscaping, boundary treatments and slab and ridge levels are necessary to ensure the quality of the final development.

Highway Safety

- 6.29 The application is supported by a transport statement. This states that the existing road network can accommodate the additional traffic flows from this development easily, without the need for wider mitigation. The county highways authority have reviewed this document and agreed with its findings.
- 6.30 Appropriate visibility can be secured at the chosen point of access. The county highways authority has confirmed that the 30 mph restriction will need to be extended eastwards to ensure the access is safe. This is acceptable, and the necessary costs of doing this will be borne by the applicant.

- 6.31 Parking, turning and manoeuvring space within the development is acceptable and can be secured by condition. Conditions relating to a sustainable travel information pack and a construction traffic management plan are necessary.

Drainage and flooding

- 6.32 The site falls within flood zone 1. The applicants have provided a full flood risk assessment with the application, which includes a surface water drainage strategy for the site. The council's drainage engineer has confirmed this is acceptable in principle. It is important to note the slab levels of the new dwellings will be raised up to a metre across the site to make the SUDS strategy work. This is acceptable, given the site sits below the road currently, and that a condition can govern the finished slab and ridge levels of the new dwellings. A Grampian condition is necessary to ensure the prior agreement to a detailed surface water drainage strategy before work starts on site. This strategy will need to be SUDS compliant to prevent water draining onto the highway.
- 6.33 Thames Water has indicated there is sufficient capacity within the foul sewer network for this development and so have no objections on this point. A condition will secure the finer details of how this development will connect to the wider sewer network.

Public Open Space

- 6.34 As confirmed in section 2 of the report, the overall amount of public open space accords with policy H23, by providing 15% of the total site area. The council's leisure consultant has discounted the area of public open space in front of plots 30-31 as being too small to be considered usable open space and recommend an additional section 106 contribution is sought for the parish council to improve the facilities at the nearby recreation ground. Officers consider the area in question is of sufficient size (around 363 square metres) to function as an effective part of the public open space for the proposal. Nonetheless, the applicants have indicated they are willing to pay an additional contribution, on top of the standard contribution for maintenance of the on-site public open space.

Neighbouring Amenity

- 6.35 As outlined previously, the retention of the existing planting along shared boundaries with Willow Lane will help to preserve the amenity of these neighbours. Furthermore, adequate back to back distances are achieved between those plots in the southern part of the development and those on Willow Lane. The loss of privacy from increased noise and air pollution is not considered likely to be significant from a development of this size. Whilst acknowledging these properties currently back onto open countryside, it is considered these properties will continue to enjoy an acceptable amount of privacy once this development is completed.
- 6.36 Plots 30-31 will be located and orientated in a manner to ensure there would be no loss of light to no.44 Sutton Road. The rear garden of this neighbour will be faced, at a distance, by upper floor windows in the proposed plots 26 – 29. Plot 29 (a flat over a garage) will lie closest to the dwelling at no.44, and will be around 12 metres from the boundary. Plots 26 – 28 will be further from the dwelling at no.44 and will be around 11 metres from the boundary with its garden. The council's adopted standard for the distance between the rear wall of one dwelling and the side wall of another is 12 metres. Given the distances between the new dwellings and the boundary of no.44, it is not considered that the degree of overlooking will be so significant as to warrant refusal of the application.

Other Issues

- 6.37 A pre-commencement condition will require the applicant to demonstrate adequate provision of refuse and recycling storage. This is to meet the requirements of the council's waste contractor.
- 6.38 The applicants have carried out an archaeological field evaluation at the request of the county archaeologist. This has found some areas of interest that require further investigation. However, this investigation can be covered by pre-commencement conditions.
- 6.39 The council's countryside officer has assessed the habitat survey accompanying the application, and confirmed no objections if the recommendations of that survey are followed in the construction of the development.
- 6.40 The council's contaminated land officer has recommended a condition requiring the applicants to undertake a contaminated land investigation prior to work commencing on site.
- 6.41 Given this site has come forward solely in response to the current housing shortfall in the district it is important this site is delivered quickly so that it makes a measurable contribution to the shortfall in the meantime. Thus, a condition is recommended requiring work begins on the development within one year.

7.0 CONCLUSION

- 7.1 This proposal does not accord with the development plan and so the council has advertised it as a departure. However, in light of the current shortfall in the council's five year housing supply and national guidance in such situations, the proposal is considered acceptable given the following:
- Environmental sustainability - The site can appear as a natural extension to the village, with active frontage and bespoke planting likely to play a key role in assimilating the development into the surroundings and providing a new entrance to Milton when approaching from Sutton Courtenay. Wider views of the development are limited. As such, it will have an acceptable impact on the wider Lowland Vale landscape.
 - Economic and social sustainability – Milton is one of the largest and most sustainable settlements in terms of its facilities in the district. It is also well placed in terms of access to the Science Vale Oxford Enterprise Zone and the A34. Accordingly, it is a sustainable location for new residential development when assessed against national guidance
 - There are no technical concerns regarding highway safety, flood risk, surface and foul water drainage, ecology, trees and the amenity of existing and future residents, subject to the relevant conditions.
- 7.2 The proposal would result in a sustainable development in terms of the relationship and proximity to local facilities and services, and its environmental impact. Importantly, this site is in a single ownership and the applicant has agreed the provision of affordable housing to meet local requirements and this makes the site deliverable within a short time period. This makes a measurable contribution to help address the current housing land shortfall. A condition requiring the commencement of development within one year of the date of the grant of planning permission is recommended and is acceptable to the applicant
- 8.0 RECOMMENDATION**
It is recommended that authority to grant planning permission is delegated to the head of planning, in consultation with the chairman of the committee, subject to:

1. A S106 agreement with both the county council and district council in order to secure contributions towards local infrastructure and to secure the affordable housing.

2: Condition as follows

- 1 : Commencement One Year**
- 2 : Approved plans**
- 3 : Slab and ridge levels to be agreed**
- 4 : Sample materials to be agreed**
- 5 : Panel of walling materials to be agreed**
- 6 : Construction Traffic Management Plan to be agreed**
- 7 : Green Travel Plans to be agreed**
- 8 : Archaeological Watching Brief to be agreed**
- 9 : Programme or Archaeological Work to be agreed**
- 10 : Refuse Storage to be agreed**
- 11 : Contaminated Land Risk Assessment to be agreed**
- 12 : Surface and Foul Drainage Strategies to be agreed**
- 13 : Sustainable Drainage Scheme to be agreed**
- 14 : Landscaping Scheme to be agreed**
- 15 : Implementation of landscaping scheme to be agreed**
- 16 : Tree Protection to be agreed**
- 17 : Southern boundary hedgerow to be retained**
- 18 : Boundary Details to be agreed**
- 19 : Access, Parking & Turning as approved**
- 20 : Estate roads completed prior to occupation**
- 21 : No Drainage to Highway**
- 22 : Garage Accommodation to be retained**
- 23 : Wildlife Protection as approved**

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