

Supplementary Planning Guidance
Land between A420 and Faringdon, North of Park Road, Faringdon

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>Environment Agency</p> <p>Support</p> <p>Para 3.7 Para 4.3 (energy efficient designs) Para 4.4 (re-use and recycling of waste) Para 4.5 (ensures protection of water courses, the requirement for SUD's and the need for a flood risk assessment)</p> <p>Mark & Tessa Mobey, Emma Doleman, Catherine & Gavin Hunt, Lois Wells, Denis Pargeter, Rachel Kenyon, Darren Kenyon, Harry Mitchell, Martin Stokes, Heather Bunce, S Ebbage, David Janala, Julie Mc Gowan: The above made all or some of the comments set out below: The proposed pedestrian/cycle access onto Berners Way could be used for vehicles and will lead to an increase in traffic and damage the nature of the close. The ground adjacent to the access will turn into a football field/play area which it is not designated for.</p> <p>Vehicle access to 400 houses should be via Nursery View and business access via Park Road thus dividing volume spilling onto busy road.</p> <p>Realistic parking and other facilities should be provided with new development.</p> <p>Skate Park should not be in existing Folly Park or adjacent to</p>	<p>Noted Noted Noted Noted</p> <p>There is no intention that any vehicular access should be made from the new development onto Berners Way. The pedestrian/cycle link will be designed to prevent use by vehicles.</p> <p>If the new development is to integrate with the existing community and have direct and convenient access to local services and facilities it is essential pedestrian and cycle linkages are provided to the adjoining network including Berners Way. There is no reason why the ground adjacent to the pedestrian/cycle access should turn into a football/play area. Play areas for younger children will be provided within the new development and Folly Park will be extended by 11 ha for informal recreational use.</p> <p>During the consultation stages on the Local Plan and the SPG objections were made from local residents to the new housing being accessed via Nursery View and Stanford Road. Furthermore Oxfordshire County Council, who are the Highway Authority, object to additional traffic using the Stanford Road/London Street junction because of its poor visibility. The vision splays cannot be improved because of the position of adjoining listed buildings.</p> <p>The development of the site will need to comply with Oxfordshire County Council's current car parking standards. Facilities which can be provided on site such as play areas, amenity space and the extension to Folly Park will be provided by the developers. Where facilities off site need to be enhanced to cater for the additional demand generated by the development, for example schools library, and public transport, contributions will be sought from the developers to enhance these facilities.</p> <p>There is a requirement in para 7.5 of the SPG for the developers</p>

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<p>the Cricket Club as it will spoil the tranquillity of the site. A better site would be alongside the proposed Tennis Club.</p> <p>Would like a skate park perhaps on the site of the new cricket pitch it is ideal and only used by dog walkers and is away from residents and with good access for vehicles.</p> <p>There is a shortfall of facilities in the town for teenagers.</p> <ul style="list-style-type: none"> • A piece in the extension to Folly Park approx 20 by 30 metres is desperately needed as a skate park. • Youth Centre is essential <p>Building should only take place if skate park is provided because</p> <ul style="list-style-type: none"> • Gives youth somewhere to go • Free up Market Place and Southampton Street car park • Encourage outdoor exercise <p>Local villages have skate park why not Faringdon.</p> <p>Priority for off site services should be</p> <ul style="list-style-type: none"> • Skate Park • Rugby Pitch • A performance venue possibly in Pump Rooms <p>Could extension to Folly Park be used for combined sports facility eg cricket, rugby, skate park, football, and tennis. Rugby now needs its own site perhaps shared with the Cricket Club.</p> <p>Cricket field close to A420 will be a disaster for a tranquil game and will kill off the Faringdon team, would be better alongside the proposed tennis club.</p>	<p>of the site to contribute towards the provision of a skate park. A preferred location for the skate park has not been suggested by either the District Council or the developers. There are objections to it being located next to the proposed cricket club because it will spoil the tranquillity of the site. Furthermore the site is located with little or no visual supervision which could encourage anti-social behaviour. It is therefore proposed to amend the SPG requiring the developers to provide a site and suitable foundation for a skate park within the comprehensive development site subject to a list of criteria. For example it should be away from the existing and proposed housing, and be capable of visual supervision. The developers of the housing site do not own or control any land adjacent to the proposed new tennis club and in any case the site is further away from where most people live.</p> <p>The Town Council have a building to the rear of the Pump Rooms in the Market Place which they wish to convert to a youth club. Contributions to this project will be sought from the developers.</p> <p>It is agreed that a suitable site for a skate park should be provided within the development site subject to the criteria set out above.</p> <p>The possibility of a rugby facility being co-located with the proposed cricket ground in the extension to Folly Park will be investigated. This would allow the sharing of clubhouse/changing facilities and car park. It is proposed to amend para 7.5 of the SPG to include the requirement that a rugby pitch should be provided in the extension to Folly Park.</p> <p>A performance venue already exists behind the Pump Rooms in the Market Place, the Town Council are currently investigating upgrading this building and bringing it back into use.</p> <p>Because of the prominent position of the extension to Folly Park in the landscape it is not considered to be a suitable location for major built facilities or flood lighting that would be required if the site were to be used for football or tennis. Furthermore football pitches already exist in Tuckers Park and planning permission has been granted for a new tennis club on Coxwell Road and as mentioned above the possibility of a rugby facility being co-located with the proposed cricket ground is to be investigated.</p> <p>The cricket club have not objected to being relocated to the extended Folly Park. The developers do not in any case own or control any land adjacent to the proposed new tennis club.</p>

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<p>Better transportation system is needed to allow teenagers to access surrounding towns.</p> <p>The proposal for an artificial pitch would be commendable and could be a money spinner for the Council.</p> <p>What proportion of housing will be affordable?</p> <p>Very concerned about the poor state of housing at the Lees. If this is an example of affordable housing, they are greatly concerned about 40% on the new development. Existing houses should be regenerated before more are built.</p> <p>Funding should also be made available for Faringdon Pre-School which is run as a charity, particularly as the plan accommodates families in low cost housing.</p> <p>Leisure centre and its car park should be expanded to cope with additional population, centre is too small for the existing community.</p> <p>Faringdon needs better parking facilities. The lack of any form of parking law enforcement has lead to illegal parking in main areas (London Road, Marlborough Street, Gloucester Street). Where will extra car parking be accommodated? Any expansion to the town must take account of the extra traffic that it will generate, and provision for more town centre parking must be made. Southampton Street and Gloucester Street are already incapable of coping with the demand. How difficult would it be to have a residential parking scheme? Residents need better parking facilities. Parking around Infant School, Junior School and College is inadequate and will be made worse by extra traffic. Need dedicated school parking for use by parents.</p> <p>What provision has been made for the additional school children the dwellings will generate?</p> <p>Has Faringdon got the infrastructure to cope with this increase in population?</p> <p>What is the time scale for building?</p>	<p>Oxfordshire County Council will be seeking contributions from the developers to enhance the local bus service.</p> <p>The District Council is to investigate the possibility of locating an artificial pitch on the Faringdon College/Leisure Centre site which could be used jointly by the school and the public.</p> <p>40% of the dwellings are proposed to be affordable.</p> <p>Concerns about the poor state of housing at the Lees have been forwarded to the Vale Housing Association. Policy H16 of the Local Plan requires affordable housing to be indistinguishable in appearance from market housing.</p> <p>It is agreed a contribution should be sought from the developers towards pre-school facilities. It is proposed to amend para 7.5 to include this requirement.</p> <p>Para 7.5 of the SPG requires the developers to contribute to a car park extension at the Leisure Centre.</p> <p>The District Council is aware there may be an on and/or off street car parking shortage in Faringdon. However there is no technical professional study to support local concerns. Whilst it would be unrealistic to require the developers to contribute to additional car parking in the town without any underlying justification, it would not be unrealistic to ask them to fund a study to assess the existing on and off street parking situation in the town. Any study should include on and off street parking in the Town Centre, the car parks at the Leisure Centre and local schools. The study should confirm or not the scale of the problem and if a problem does exist identify proposals to alleviate it. It is proposed para 7.5 of the SPG should be amended to include this requirement.</p> <p>Oxfordshire County Council will be requiring contributions from the developers of the site to meet the cost of providing additional educational facilities for the children generated by the new development.</p> <p>The level of development proposed at Faringdon was debated at the Local Plan Inquiry held in 2005. The Inspector in his report considered the housing allocation at Faringdon was in accordance with the plan's overall strategy and also desirable in the wider social and economic interests of the town and its role as a service centre. In the Inspector's view there was no good reason to assume that the improvements to the services and facilities required in policy DC8 would not be adequate to cope with increased demand.</p> <p>Once planning permission for the development of the site has been granted, the timescale for building will be in the hands of the developers. It is hoped the development of the site will be completed by 2016.</p>

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<p>Oxfordshire County Council</p> <p>The archaeological evaluation referred to in para 3.8 would not include those areas of low level disturbance, for instance the park or the cricket ground. Any evaluation would be targeted towards areas of high disturbance. Therefore they are happy with the current wording.</p> <p>Title of plan is incorrect.</p> <p>Interim Deputy Director Contracts and Procurement. Vale of White Horse District Council Suggests Para 7.5 should be updated as follows:</p> <p>Leisure centre, delete 'gym' and replace with Child care/crèche. Retain additional car park.</p> <p>We also believe that the leisure centre site is an environmentally and economically sound location for the provision of an</p>	<p>Recommendation</p> <p>Para 7.5, delete "Youth facilities (skate parks)"</p> <p>Para 7.5 end of para. add, "pre-school facilities"</p> <p>Para: 7.5 end of para. add,</p> <p>"The District Council will require the developers of the comprehensive development site to provide a suitable site and foundation for a skate board park. The site should not be close to existing or proposed housing, (the skate park should be at least 100m from the boundary of any residential properties) and should be visible to allow casual supervision.</p> <p>Within the extension to Folly Park the developers of the comprehensive development site will be required to provide a rugby pitch to STRI standards (Sports Turf Research Institute). In accordance with the NPFA 6 ac standard.</p> <p>The developers of the housing and employment sites will be expected to pay for an on and off street car parking study of Faringdon Town Centre the leisure centre and local schools".</p> <p>Para 4.11, end of para, add "As the new development will put additional pressure on car parking in Faringdon the developers of both the housing and employment sites are being asked to pay for an on and off street car parking study of the town centre, school sites and leisure centre".</p> <p>A reference to this comment could be added to the end of para 3.8.</p> <p>Recommendation, para 3.8: add to end "This evaluation would not need to include areas of low level disturbance such as the park".</p> <p>The title on the plan will be corrected.</p> <p>Recommendation. Change title of plan to "Land between the A420 and Faringdon north of Park Road".</p> <p>Agree It is proposed to amend para 7.5 accordingly.</p> <p>The need for the developer to contribute to an artificial pitch at</p>

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<p>additional football pitch and would suggest that, as Kit Campbell's PPG 17 work is likely to identify a substantial deficit in open space and pitches in particular, the provision of an all weather surfaced, floodlit pitch is justified.</p> <p>The provision of such a pitch would also require changing accommodation and additional storage.</p> <p>Mark Saunders, Principal Energy Officer, Vale of White Horse District Council</p> <p>Whilst the local plan refers to energy conservation and efficiency as well as general principles of sustainable construction enshrined in the ECO Homes Standards, additional guidance has been provided on sustainable energy by the District Council's Energy Officer, which is too detailed to be included in the SPG but will be forwarded to the developers of the site.</p> <p>Faringdon Town Council</p> <p>The Town Council thank the District for taking into account the Town Council's vision for Faringdon.</p> <p>The Town Council would like the following also considered.</p> <ul style="list-style-type: none"> • All new housing developments should contribute towards a traffic impact survey and any appropriate traffic calming/safety measures which may need to be undertaken as a result of such a survey. Development will generate more traffic on the roads especially around the schools. • Play area on Marlborough Gardens would need fencing off. • Additional car parking in the town centre. • Contributions towards a Faringdon Town Guide. • Additional all weather football pitch at Tucker Recreation Ground. • Contributions towards a rugby pitch location to be agreed, but could be adjacent to the new cricket pitch. • Disabled lift and youth facilities at the Pump House. 	<p>the community college/leisure centre is already included in para 7.5 of the SPG.</p> <p>The need for the developers to contribute towards these facilities can be added to para 7.5 of the SPG.</p> <p>Recommendation para 7.5 after "The town's leisure centre" delete "extension to gym and car park" and insert ("extension to car park and provision of a purpose designed crèche, changing accommodation and additional storage to Football Foundation Standards").</p> <p>In order to ensure energy sustainability matters referred to in the guidance are addressed by the developers it is suggested the text of the SPG should be amended requesting an energy strategy to be submitted alongside the planning application.</p> <p>Recommendation to end of para 4.3 add "The Council will expect an energy strategy to be submitted alongside the planning application setting out what energy conservation measures have been incorporated into the detailed design of the development".</p> <p>Para 4.11 of the SPG already requires the developers to carry out a transport assessment (TA). An addition to the para. would make it clear that the study needs to look at the impact of additional traffic generated by the development on the surrounding highway network.</p> <p>It is unlikely a justification could be made for the developers to provide a fence around the Marlborough Gardens play area. If there is a need for a fence it should be provided from public funds.</p> <p>As already mentioned the District Council is aware there may be an on and/or off street car parking shortage in Faringdon. However at present there is no technical professional study to support local concerns. Whilst it would be unrealistic to</p> <p>require the developers to pay for additional car parking without an assessment of need, they could be asked to fund a technical study to assess the current situation. Changes to para 7.5 of the SPG have been recommended elsewhere in the schedule to deal with this comment.</p> <p>It is not considered appropriate for developers to fund a Faringdon Guide. Sponsorship from advertising and/or the community tax should be made available for this type of activity.</p>

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<p>Faringdon Area Project</p> <p>The Faringdon Area Project have taken on the role and responsibility of ensuring the projects highlighted in the Health Check are undertaken. Below is a list of suggested projects the Faringdon Area Project would like supported with funds from the section 106 agreement, that would benefit the town as a whole.</p> <ul style="list-style-type: none"> • Car parking: increase in the town's population will make the severe parking problems for shopping and residents worse in the Town Centre. Their suggestions are: <ul style="list-style-type: none"> * Build an additional storey over Southampton Street car park. * Purchase Barclays Bank car park and incorporate into Southampton Street car park. * Acquire the old tennis club site and convert to parking. • Skate park group would like a park in the Folly Park the cost of construction can be obtained from other sources. 	<p>The District Council's Leisure Officer has suggested that if an all weather pitch is to be provided it should be at the College/Leisure centre site. Tuckers Park is surrounded by housing and would not be appropriate for flood lighting which would be essential if an artificial pitch was to be used to its full potential. An artificial pitch at the College/Leisure Centre site would have the advantage of being available to the school; it could be managed by the leisure centre and is far enough away from housing to make flood lighting possible. There is already a requirement in para 7.5 of the SPG for the developers to contribute to an additional football pitch which could be at the College/Leisure Centre.</p> <p>Para 7.5 of the SPG is proposed to be amended to require the developers to provide a rugby pitch in the extension to Folly Park.</p> <p>Para 7.6 of the SPG already requires the developers to contribute to Faringdon Pump Rooms but it could be made more explicit that contributions are being sought for a disabled lift and improvements to the proposed youth centre.</p> <p>Recommendation</p> <p>Para 4.11 add to end of sentence "as well as the impact of additional traffic generated by the development on the surrounding highway network".</p> <p>Para 7.6 after Faringdon Pump Rooms add "disabled lift and improvements to the youth centre".</p> <p>The concerns over on and off street car parking in Faringdon has been dealt with in response to Faringdon Town Council above. It is proposed to amend the SPG requesting the developers to fund a technical study of on and off street car parking in the town centre, and at schools and the leisure centre.</p> <p>It is noted that the construction cost of providing a skate park can be obtained from elsewhere. As previously mentioned in this schedule the developers of the comprehensive development site</p>

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<ul style="list-style-type: none"> • Youth Club, premises are available in the Pump Rooms but needs refurbishment. • Tucker Park: is underused and would be ideal for a rugby pitch, trim track and all weather sports pitch. • Community Bus; contributions to extend the service to serve both the new residential and employment development. • National Coach pick-up point: suggests a lay-by is provided near the entrance to the estate which could be used as a pick-up point. One bus shelter should be provided for the National Coach. • Pump Rooms: suggest contributions should be made towards a stair lift to the upper floors of the building. • Faringdon Guide: contributions to the production of a new guide to welcome new residents. <p>Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust</p> <p>This site presents an ideal opportunity for habitat enhancement and creation and the incorporation of green infrastructure. There is no mention of wildlife / biodiversity in the SPG, which is a significant omission and hard to rectify at a later stage in the planning process.</p> <p>Faringdon Skate park Committee Sharon Barwood and Amanda James</p> <p>Would like to see a skate park in the extension to Folly Park.</p>	<p>will be required to provide a site and foundation for a skate park.</p> <p>Paragraph 7.6 of the SPG already seeks contributions to the Pump Rooms. It has been proposed elsewhere in this schedule to expand the references to refer to a disabled lift and improvements to the youth centre.</p> <p>Trim tracks are not popular in this country. However a way marked and measured jogging trail may be appropriate in the Folly Park. Para 6.6 of the SPG already requires a network of paths to be provided which could be designed for joggers.</p> <p>Recommendation. Para 6.6: first bullet point after ‘paths’ add “perhaps including a jogging trail”.</p> <p>Para 7.6 of the SPG already requires contributions from both the housing and employment sites to be made to the community bus.</p> <p>It is not considered appropriate to ask the developers to provide a lay-by for a national coach pick up point. Such a requirement would not relate to the development of the site. If national buses were to reintroduce a service to Faringdon it would be more appropriate for them to pick up in the Market Place which is more centrally located in the town.</p> <p>It has been recommended elsewhere in this schedule that para 7.6 of the SPG should be amended to include a reference to contributions being sought towards a disabled lift.</p> <p>As mentioned above in response to Faringdon Town Council it is not considered appropriate for developers to fund a Faringdon Guide. Sponsorship from advertising and/or community tax should be made available for this type of activity.</p> <p>Recommendation. No further changes to the SPG.</p> <p>It is agreed a reference should be made to improving the wildlife and biodiversity on the site as part of the development. An addition to para 3.7 of the SPG could be made to cover this point.</p> <p>Recommendation. Para 3.7 second sentence add to end ‘to protect these features, as well as how the wildlife and biodiversity of the site could be improved’.</p> <p>Earlier on in this schedule it is recommended para 7.5 of the SPG should be amended to include a requirement that the developers should provide a site and foundation for a skate park within the comprehensive development area. The site will need</p>

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<p>Suggest a site near the car park to the new Cricket Club. They are happy to raise the funds for equipment but need an acceptable site. A piece of land behind the Esso garage could be bought but this would be extra expense.</p> <p>There is a great need for youth facilities. A skate club currently held at the community college is well attended. We have been campaigning for a skate park for many years and feel this opportunity should not be missed. Skateboarding is a healthy activity.</p> <p>Faringdon and District Cricket Club</p> <p>Have major concerns about the suggestion a skate park should be located next to the new cricket ground because:</p> <ul style="list-style-type: none"> • Could attract individuals who cause trouble such as under-age drinking, threatening behaviour and vandalism to the pavilion and pitch, in an out of town location with little supervision. • Further damage to the ground could jeopardise losing key support from their volunteers. <p>Support the provision of a skate park, but suggest it should be located close to the existing entrance to Folly Park.</p> <p>Bloor Homes Limited / Pinecrest land and Property Limited</p> <p>Para 2.3 Bullet points 2.3 should be amplified to make clear that a high proportion of affordable housing should be 1 and 2 bed as disclosed by the housing needs survey which showed 80% (see para 3.21 of June version).</p> <p>Para 4.9 Amend text as follows:</p> <ul style="list-style-type: none"> • Full stop after 'network' • Insert 'as many as possible of the potential links to Berners Way, Cricket Ground access toad, Nursery View, Volunteer Way, Park Road and Folly Park shall be provided with the development'. <p>Paras 7.4, 7.5, 7.6 It would be helpful to members of the public if the criteria for justification of any planning obligation were recited in the</p>	<p>to meet a number of criteria e.g. it should not be close to existing or proposed housing and should be visible to allow for casual supervision.</p> <p>Recommendation. No further change to the SPG.</p> <p>It is agreed it may not be appropriate to locate a skate park next to the new cricket club because of the sites isolation from casual surveillance. As stated in the response to the Faringdon Skate Park Committee the developers of the housing site will be expected to provide a site for a skate park within the development site.</p> <p>Recommendation. No further change to the SPG.</p> <p>Section 2 of the SPG sets out the Local Plan context and it would be inappropriate to refer to site specific details. The SPG for affordable housing sets out the size, tenure and dwelling type split that will normally be sought.</p> <p>The housing needs survey is a snapshot of the District as a whole at one point in time.</p> <p>The affordable housing provided should be flexible so as to meet future housing needs and provide balanced communities. This could not be achieved by 80% being 1 or 2 bedroom affordable properties.</p> <p>Para 4.9 of the SPG requires footpath and cycle links to be provided from the new development to the surrounding network. To amend this para as suggested by Bloor Homes Limited would weaken this requirement and be undesirable because of the importance of these linkages to integrate the new development with the existing and the provision of direct and convenient links to existing facilities.</p> <p>It is agreed it would be helpful to include a reference to the criteria for planning obligations.</p> <p>Recommendation para 7.1 add to end of para. " A planning obligation must be:- i) relevant to planning</p>

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<p>SPG text – as per ODPM Circular 05/2005 Annex B5 (no longer Circular 1/97 as para 7.1)</p> <p>It should be acknowledged explicitly that the gift of the Folly Farm Country Park extension would constitute an appropriate contribution to leisure and community facilities and Policy H23.</p> <p>Illustrative Plan</p> <p>Following the involvement of Bloor Homes in April 2006, the land use and layout principles for the development have been revisited and fresh ideas are recommended.</p> <ul style="list-style-type: none"> • The B1 class business development (approx 1 hectare) should be moved to the lower slope of the potting shed site to facilitate a more attractive entrance to Faringdon and the housing area and better complement the location of the proposed <p>Faringdon Business Park.</p> <ul style="list-style-type: none"> • The pedestrian/cycleway links addition should be amended to 'potential pedestrian/cycleway links'. <p>These ideas and other land use / layout principles are shown on the attached plan no 4069/413B.</p>	<p>ii) necessary to make the proposed development acceptable in planning terms iii) directly related to the proposed development iv) fairly and reasonably related in scale and kind to the proposed development; and v) reasonable in all other respects”.</p> <p>Agree Recommendation para 7.1, delete “Government Circular 1/97” and insert “ODPM Circular 05/2005”.</p> <p>This point is already covered in para 2.3 of the SPG. However there will still need to be contributions to off-site community facilities.</p> <p>The allocation of 1 ha of B1 business use on the former nursery site, is a proposal in the Local Plan and cannot be altered or amended in the SPG. SPG must conform to policies in the local plan. The purpose of SPG is to provide more details on how policies in the plan will be applied; it cannot rewrite Local Plan policy.</p> <p>As mentioned above it is considered essential that the new development links up with the adjoining network of footpaths and cycle ways in order to give direct and convenient access to services and facilities and also help the new development integrate with the existing community. To amend the SPG as suggested by Bloor Homes would weaken this requirement.</p> <p>The illustrated plan no. 4069/413B shows the B1 allocation being relocated within the allocated site and the housing allocation extending outside the site boundary onto higher land south of Nursery View. Both of these allocations are policies in the Local Plan and cannot be changed in the SPG. The purpose of SPG is to explain in more detail the policies contained in the local plan it cannot change Local Plan policy.</p> <p>The Inspector in his report at para 8.9.10 supported the view that the land immediately south of Nursery View should remain undeveloped in order to reduce the impact of the development on the landscape setting of Faringdon.</p> <p>Recommendation. No change to the SPG.</p>