

APPLICATION NO.	P15/V0612/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	27.3.2015
PARISH	MARCHAM
WARD MEMBER(S)	Catherine Webber
APPLICANT	Taylor Wimpey Oxfordshire
SITE	Land West of Hyde Copse, Marcham, OX13 6PT
PROPOSAL	Residential Development comprising the erection of 61 dwellings at land west of Hyde Copse, including associated amenity space, access, parking and ancillary development (as amended by plans and documentation submitted on 9 July 2015).
AMENDMENTS	
GRID REFERENCE	445746/197234
OFFICER	Stuart Walker

SUMMARY

This application is referred to committee because Marcham Parish Council objects.

This report seeks to assess the planning application details against the national and local planning policy framework where relevant and all other material planning considerations.

The application seeks permission for 61 dwellings, with associated access and open space.

The proposal has been submitted to address the Councils five year supply housing deficit and has been amended to address comments received.

The main planning issues that have been considered are:

- The principle of the proposed development in this location in relation to planning policy context.
- Whether the proposal is suitable to meet the five year housing supply deficit in terms of the sustainability of the site.
- The cumulative impact of this proposal alongside other approved and proposed residential developments in the village.
- The proposed layout and design of the development within its context.
- The impact of the proposal on the lowland vale landscape.
- The impact on highway safety.
- Implications for flood risk, foul and surface water drainage, ecology and archaeology.

The principle of the development to help to address the council's current shortfall is acceptable. Marcham village has a range of facilities, including a school, church, pub, post office and shop and the site is sustainably located in relation to these facilities. The provision of additional housing is acceptable and contributions are sought to offset cumulative impact on physical and social infrastructure. The design and layout are acceptable together with the landscape and visual impact of the proposal. Technical issues relating to highway impact, drainage / flood risk, ecology and archaeology are acceptable subject to conditions.

Overall the development is considered to amount to sustainable development, and is recommended for approval subject to conditions and S106 agreements.

1.0 **INTRODUCTION**

1.1 The application site is located on the northern edge of Marcham and extends to approximately 2.7 hectares. It is currently agricultural land used for arable production and livestock grazing. The site is bounded by the residential development of 'Longfields' to the southwest. Hyde Copse is situated to the south and east of the site. A new development of 43 houses on land to the west (Known as Kingsfield) is currently under construction. Agricultural land lies to the north, and the site is currently accessed via this land.

1.2 The site is generally flat in topography and has limited site features, except for boundary hedgerows and trees. A path used as a permissive right of way runs along the site's western boundary connecting Howard Cornish Road with the bridleway of Cow Lane. A location plan is **attached** at appendix 1.

1.3 The Town and Villages Facility Study Update 2014 identifies Marcham as one of the district's larger villages with a range of services and facilities.

2.0 **PROPOSAL**

2.1 The application seeks full consent for the erection of 61 houses on the site with a mix of dwelling types including detached, semi-detached and terraced units. Dwellings are two storey with brick and tile construction, at a density of 26.4 dwellings per hectare.

2.2 The layout form is around a series of perimeter blocks with dwellings fronting onto streets. Access into the site is proposed to be taken through the existing 'Longfields' development, through the creation of a new T junction. The access road will form the principle route around the site with a secondary road loop to the north. Allocated and unallocated parking is provided across the site in a variety of forms such as garages, car ports and parking courts. The scheme incorporates two areas of public open space within the development, one to the north east, and a smaller lot to the south adjoining the existing copse in addition to private amenity space for each dwelling.

2.3 The application is supported by the following documents which are available to view online:

- Planning statement
- Design and access statement
- Transport statement
- Landscape assessment
- Drainage / Flood risk assessment
- Arboricultural survey
- Ecological survey
- Topographical survey
- Archaeological site investigation
- Statement of community involvement

2.4 Extracts from the application drawings are **attached** at Appendix 2. The plans have been amended to take account of technical officer comments.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the responses received to both the original plans and the amendments. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Vale of White Horse District Council – Planning Committee – 12 August 2015

<p>Marcham Parish Council</p>	<p>Objection:</p> <ul style="list-style-type: none"> • Access through Longfields is inappropriate and should be routed through Hyde Copse. • Concern over loss of existing open space and location of proposed open space. • Concern over height of houses. • Concern regarding the permissive footpath access to west of site, and a need to upgrade / widen and make it a permanent right of way. • Impact of development on primary school capacity. • Housing mix is not appropriate, bungalows should be provided. <p>A copy of their full comments are <u>attached</u> at Appendix 3.</p>
<p>Neighbours</p>	<p>3 letters of objection have been received. The concerns raised may be summarised as follows:</p> <p>Highways and parking</p> <ul style="list-style-type: none"> • Access through Longfields is not suitable / wide enough. • Access to site should be elsewhere. • There are already existing on street parking problems. • Construction vehicles must not use Longfields. <p>Amenity</p> <ul style="list-style-type: none"> • Loss of informal play area. • More community benefits should be sought. <p>Infrastructure</p> <ul style="list-style-type: none"> • Impact on primary school.
<p>Oxfordshire County Council One Voice</p>	<p>No overall objection</p> <p><i>Highways</i></p> <ul style="list-style-type: none"> • No objection, subject to minor layout revisions, conditions and contributions. <p><i>Archaeology</i></p> <ul style="list-style-type: none"> • No objection subject to conditions. <p><i>Education</i></p> <ul style="list-style-type: none"> • No objection, subject to contributions.

Vale of White Horse District Council – Planning Committee – 12 August 2015

	<p><i>Property</i></p> <ul style="list-style-type: none"> • No objection. <p><i>Minerals and Waste</i></p> <ul style="list-style-type: none"> • No objection.
Thames Water	No objection, subject to Grampian condition.
Drainage Engineer	No objection, subject to conditions.
Landscape Officer	No objection, subject to conditions.
Tree Officer	No objection, subject to condition.
Countryside Officer	<p>No objection, subject to condition.</p> <ul style="list-style-type: none"> • Given the loss of habitats on the site I recommend that if planning permission is to be granted a condition is imposed in order to provide a level of compensation for the losses of habitats and to minimise the impacts on biodiversity.
Housing team	No objection.
Environmental Health – Protection Team	No objection.
Environmental Health – Contaminated Land	No objection.
Environmental Health – Air Quality	No objection, subject to condition for electric car charging points being installed in each property.
Waste Management Team	No objection, subject to contributions.
Leisure Team	No objection, subject to contributions.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V0284/SCR](#) Screening Opinion request for a residential scheme of up to 61 dwellings with associated road access. - EIA not required on 01/03/2015

[P12/V0854](#) Demolition of the existing 'Marcham Sports, Scouts and Social Club' and 'Little Angels Nursery' and the redevelopment of half of the Anson Field to provide for 51 residential units with associated means of access from Morland Road, car parking, landscape, amenity space and service infrastructure and application for the erection of a new community hub comprising: a replacement cricket and football pitch, a multi-use games area (including floodlights) a children's day nursery, community halls, youth facilities, a bar area, a kitchen, sports changing rooms and other associated accommodation along with two garage structures to provide storage on land north of Hyde Copse, with associated means of access from Howard Cornish Road, car parking, landscape, amenity space and service infrastructure.' (As amended by plans

received 19 July 2012) - Withdrawn on 06/06/2014

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse District Council Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

- GS1 - Developments in Existing Settlements
- GS2 - Development in the Countryside
- 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
- DC1 - Design
- 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
- NE9 - The Lowland Vale

5.2 **The emerging Local Plan 2031, Part 1, Core Policies**

The draft local plan part 1 is not currently adopted policy. As per paragraph 216 of the NPPF, at present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

- 1 – Presumption in favour of sustainable development
- 3 – Settlement hierarchy
- 4 – Meeting our housing needs
- 7 – Providing supporting infrastructure and services
- 8 – Spatial strategy for the Abingdon on Thames and Oxford Fringe Sub-Area
- 22 – Housing mix
- 23 – Housing density
- 24 – Affordable housing
- 26 – Accommodating current and future needs of the ageing population
- 33 – Promoting sustainable transport and accessibility
- 35 – Promoting public transport, cycling and walking
- 36 – Electronic communications
- 37 – Design and local distinctiveness
- 38 – Design strategies for strategic and major development sites
- 39 – The historic environment
- 40 – Sustainable design and construction
- 41 – Renewable energy
- 42 – Flood risk
- 43 – Natural resources
- 44 – Landscape
- 45 – Green Infrastructure
- 46 – Conservation and improvement of biodiversity
- 47 – Delivery and contingency

5.3 **Supplementary Planning Guidance (SPG)**

- Design Guide – March 2015

The following sections of the Design Guide are relevant to this application:-

Responding to Site and Setting

- *Character Study (DG6) and Site appraisal (DG9)*

Establishing the Framework

- *Existing natural resources, sustainability and heritage (DG10-13, 15, 19)*
- *Landscape and SUDS (DG14, 16-18, 20)*
- *Movement Framework and street hierarchy (DG21-24)*
- *Density (DG26)*
- *Urban Structure (blocks, frontages, nodes etc.) DG27-30*

Layout

- *Streets and Spaces (DG31-43)*
- *Parking (DG44-50)*

Built Form

- *Scale, form, massing and position (DG51-54)*
- *Boundary treatments (DG55)*
- *Building Design (DG56-62)*
- *Amenity, privacy and overlooking (DG63-64)*
- *Refuse and services (DG67-68)*

- Open space, sport and recreation future provision – July 2008
- Affordable Housing – July 2006
- Flood Maps and Flood Risk – July 2006
- Planning and Public Art – July 2006
- Oxfordshire Local Transport Plan 2011 to 2030
- Draft Local Transport Plan 4 – 2015
- S106 interim guidance – 2014

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

5.5 **Planning Practice Guidance (NPPG) – March 2014**

5.6 **Environmental Impact**

This proposal does not exceed 150 dwellings and the site area is under 5ha. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 and this proposal is not EIA development. A screening opinion has been issued to that effect.

5.7 **Other Relevant Legislation**

- Written statement by Secretary of State on sustainable drainage systems (18 Dec 2014)
- Written statement by the Secretary of State on car parking (25 March 2015)
- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.8 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.9 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations in the determination of this application are:

1. Principle of the development
2. Cumulative Impact
3. Use of land
4. Locational credentials
5. Affordable housing and housing mix
6. Design and layout
7. Residential amenity
8. Landscape and visual Impact
9. Open space, landscape and trees
10. Flood risk and surface / foul drainage
11. Traffic, parking and highway Safety
12. Ecology and Biodiversity
13. Archaeology
14. Delivery and developer contributions

6.2 The principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

6.3 The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.4 Other material planning considerations include national planning guidance within the NPPF and NPPG and the emerging Vale of White Horse Local Plan: Part 1-Strategic Sites and Policies and its supporting evidence base.

6.5 Paragraph 47 of the NPPF expects local planning authorities to *"use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area"*... The authority has undertaken this assessment through the April 2014 SHMA which is the most up to date objectively assessed need for housing. In agreeing to submit the emerging Local Plan for examination, the Council has agreed a housing target of at least 20,560 dwellings for the plan period to 2031. Set against this target the Council does not have a five year housing land supply.

6.6 Paragraph 49 of the NPPF states *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority*

cannot demonstrate a five-year supply of deliverable housing sites". This means that the relevant housing policies in the adopted Local Plan are not considered up to date and the adverse impacts of a development would need to significantly and demonstrably outweigh the benefits if the proposal is refused. In order to judge whether a development is sustainable it must be assessed against the economic, social and environmental roles.

- 6.7 Policy GS1 of the adopted Local Plan provides a strategy for locating development concentrated at the five major towns but with small scale development within the built up areas of villages provided that important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.
- 6.8 The relevant housing policies of the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposal should be assessed under the NPPF where there is a presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the 3 strands. Therefore, with the lack of a 5 year housing supply, the proposal is acceptable in principle unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.
- 6.9 **Cumulative Impact**
Marcham has been subject to a number of planning applications for housing development that have been permitted. However, the NPPF does not suggest that populations of settlements should be limited in some way or not be expanded by any particular figure. It expects housing to be boosted significantly.
- 6.10 The highway authority is not raising any concerns in response to increased traffic movements. Likewise no objections are being raised by technical consultees in regard to drainage, flood risk, foul and waste water disposal or infrastructure. Any cumulative impact arising from the proposal is therefore acceptable.
- 6.11 **Use of land**
The NPPF identifies the need to protect the best and most versatile agricultural land from development (paragraph 112). This site is currently in agricultural use. Notwithstanding, the benefits associated with delivering housing in this location, including the provision of 40% affordable housing, outweigh the loss of agricultural land. The proposed development on this site is therefore consistent with the guidance set out in the NPPF.
- 6.12 **Locational Credentials**
Marcham is located approximately 3 miles west of Abingdon and 9 miles south-west of Oxford and is well connected to both settlements via the A415 and A34. The village also has good access to Wantage and Grove via the A338. Marcham is identified as a 'large village' in the adopted Local Plan and as such is considered to be a sustainable settlement that possesses a number of services and facilities and has good accessibility to public transport. The village centre and the primary school are located approximately 650 metres and 400 metres respectively from the site which is an acceptable walking distance, according the Institution of Highways Transportation guidelines for providing journeys on foot (2000). A regular bus service also passes through the village providing access to Abingdon and beyond, and a contribution towards improving this route has been requested by the county council. The proposal is thus considered to be sustainably located in terms of the NPPF.

6.13 **Affordable housing and housing mix**

The application makes provision for 40% affordable housing which accords with Policy H17 of the adopted Vale of White Horse Local Plan 2011. The proposed affordable housing mix is shown in the table below. The distribution of the affordable units throughout the development is acceptable and the council's housing team are satisfied with the proposal.

	1 bed	2 bed	3 bed	4+ bed	Total
Rent	2 flats	9 dwellings	5 dwellings	2 dwellings	18
Shared Ownership	-	5 dwellings	1 dwellings	-	6
Total	2	14	6	2	24

- 6.14 Policy H16 of the Adopted Local Plan requires 50% of houses to have two beds or less. However, as stipulated at paragraph 47 of the NPPF this policy is out of date as it is not based on recent assessments of housing need. The Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) is the most recent assessment and estimates the following open market dwelling requirement by number of bedrooms (2011 to 2031) for the District:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
SHMA	5.9%	21.7%	42.6%	29.8%
Expectation	2	8	16	11
Original proposal	0	0	2	35
Amended Proposal	0	6	12	19

- 6.15 It is clear the mix departs from that which the council would normally seek. However, the variation from the SHMA mix needs to be considered against the economic, social and environmental benefits of the proposed development which are considered to outweigh the limited conflict with the SHMA. The council's housing team are satisfied with the amended proposal. Officers, therefore consider the revised mix to be acceptable.

6.16 **Design and Layout**

The NPPF provides that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 60). It gives considerable weight to good design and acknowledges it is a key component of sustainable development.

- 6.17 A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, and DC9). In March 2015 the council adopted its design guide, which aims to raise the standard of design across the district. The below assessment is set out in logical sections similar to those in the design guide.

6.18 *Site, Setting and Framework*

The design and access statement includes a character study, context appraisal and site appraisal as required by principles DG6-DG9 of the design guide. The applicant has considered the physical aspects of the site, including topography, drainage, existing

natural features, and access points in order to identify the key constraints and opportunities. The resulting proposal responds to its setting.

- 6.19 Principle DG26 of the design guide states that density should be appropriate to the location, and it requires a range of densities for larger development proposals. Policy H15 of the adopted local plan requires densities of at least 30 dwellings per hectare. The application proposes a density of 26.4 dwellings per hectare, which is considered acceptable in this edge of village location.
- 6.20 *Spatial Layout*
The proposed layout is based around a clearly defined network of streets and dwellings have been designed / positioned to front public space to provide a coherent environment for all users and a sense of enclosure, according with principles DG28 and DG35. There is a mix of on street parking, on plot parking and garaging and private amenity space and bin storage is also provided for each dwelling. The proposed layout is acceptable.
- 6.21 *Built form*
The proposed built form is two storey in height with a mix of dwelling types. Proposed dwellings in terms of heights, mass and external appearance are reflective of local architectural vernacular and are considered to accord with the building design principles of the design guide.
- 6.22 Overall the design and layout of the proposal is acceptable and will result in a high quality scheme as required by the NPPF.
- 6.23 **Residential Amenity**
Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.
- 6.24 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 design guide have been observed. Officers consider the proposal is thus acceptable in amenity terms and accords with policy DC9 and the NPPF.
- 6.25 **Landscape and Visual Impact**
The NPPF seeks to enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph109). This is not a valued landscape in NPPF terms but the site is part of the lowland vale landscape. Policy NE9 seeks to protect long open views within or across this area.
- 6.26 The site is currently well contained within the existing landscape. The Hyde Copse provides a degree of screening from the east and south, with residential development of Longfields to the west. When viewed from the north, the site will be seen against the backdrop of the existing village settlement, and due to the generally flat topography in the vicinity of the Site and well established intervening field boundary hedgerows and tree belts in the surrounding landscape, the site is visually contained within the Lowland Vale. Significant tree belts and woodland within the landscape to the north and east of Marcham filter views towards the site and create a wooded skyline within which Marcham is set in views from the north and east. It is therefore not considered that the

proposal would have a harmful impact on the character of the area or affect the long open views across the Lowland Vale, in accordance with policy NE9 and the NPPF.

6.27 Open Space, landscaping and trees

Adopted Local Plan Policy H23 of the adopted Local Plan requires a minimum of 15% of the residential area to be laid out as open space.

6.28 The scheme, as amended, provides two areas of public open space. The main space is located to the north east of the site and provides a setting for the development with the open countryside. A second smaller space has been introduced alongside Hyde Copse to replace the existing space on Longfields which will be lost to gain access to the site. In addition each dwelling is provided with private amenity space in the form of rear garden areas. The proposal thus accords with this policy.

6.29 The application is supported with a concept landscape strategy and the proposed layout has sufficient space to deliver a well landscaped scheme. The council's landscape officer has raised no objection to the proposal subject to further details being submitted by condition.

6.30 Flood Risk and Surface/Foul Drainage

The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103). It states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution (Paragraph 109).

6.31 Adopted local plan policy DC9 provides that new development will not be permitted if it would unacceptably harm the amenities of neighbouring properties or the wider environment in terms of, amongst other things, pollution and contamination. Policy DC12 provides that development will not be permitted if it would adversely affect the quality of water resources as a result of, amongst other things, waste water discharge.

6.32 The application is supported by a Flood Risk Assessment and development drainage strategy and a sewer impact study. The drainage engineer has no objections to the proposal subject to further details being submitted under conditions. However, Thames Water has confirmed that a foul water drainage strategy for this site is still to be agreed by them in terms of its design and funding, despite the required improvements to the existing foul water system being identified in the impact study report ref X4503-612, SMG 1446. A Grampian condition is therefore required to allow discussions to agree the solution to allow flows to be accepted into the existing network with no detriment to existing levels of service. Subject to the suggested drainage conditions, the proposal is acceptable in respect of flood risk and drainage.

6.33 Traffic, Parking and Highway Safety

Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. The NPPF (Paragraph 32) requires plans and decision to take account of whether:-

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

- 6.34 Paragraph 32 of the NPPF goes on to state: *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*
- 6.35 The application is supported by a transport statement. The site will be accessed directly off Longfields with a new T-junction which has been designed to meet the required standards and the visibility splays proposed are shown to be sufficient. The proposed point of access is acceptable.
- 6.36 Local concern has been expressed that the proposal would cause traffic congestion especially due to the level of traffic using the road through Longfields. The development is expected to generate 34 two-way movements in the morning peak hour, and 33 two-way movements in the evening peak hour. The proposal has been assessed by the County Highways engineer who raises no objection on traffic generation or highway safety grounds.
- 6.37 In terms of parking the proposal will provide a total of 161 spaces which is considered to be an acceptable level of provision.
- 6.38 Overall, it is considered that the proposal is acceptable in terms of its implications for highway safety subject to conditions and contributions. The application therefore accords with the expectations of Policy DC5 and the NPPF.
- 6.39 The parish council has requested the footway link to the west of the site that links through into Howard Cornish Road to be upgraded. The current footpath is a permissive right of way in the control of the applicant’s landowner. Officers consider the required works can be secured by Grampian condition / legal agreement and at the time of writing discussions with the applicants are ongoing to achieve this.
- 6.40 **Ecology and Biodiversity**
Paragraph 117 of the NPPF refers to the preservation, restoration and re-creation of priority habitats, whilst Paragraph 118 sets out the basis for determination of planning applications. Paragraph 118 states that *“...if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused...”*
- 6.41 The application is accompanied by an Ecological Assessment. The main habitats on the site are an area of semi improved grassland and areas of arable land which have limited ecological value. However, there are two ponds within the semi-improved grassland which do have value and common frog and newts have been found within one of these existing ponds. The countryside officer has assessed the application and raises no in principle objection, but recommends a condition is imposed in order to provide a level of compensation for the losses of habitats and to minimise the impacts on biodiversity. Subject to this condition, the proposal is considered to accord with the NPPF.
- 6.42 **Archaeology**
Policy HE10 of the adopted Local Plan states that development will not be permitted if it would cause damage to the site or setting of nationally important archaeological remains, whether scheduled or not.
- 6.43 The applicant has undertaken an archaeological assessment survey of the site and a recent Lidar survey shows evidence of some linear features running across the application area. The county archaeologist recommends these should be investigated

further in advance of development and that should consent be granted that conditions are attached to require an appropriate level of archaeological investigation. Subject to these conditions, the proposal accords with adopted local plan policy HE10 and the NPPF.

6.44 Delivery and Contributions

The NPPF advises that planning obligations should only be sought where they meet all of the following tests (paragraph 204):

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and
- iii) Fairly and reasonably related in scale and kind to the development.

Policy DC8 of the Adopted Local Plan provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured.

6.45 The County Council have identified that the development will increase pressure upon existing community infrastructure. Therefore contributions have been requested towards increased school places and public transport improvements.

6.46 District provision includes contributions towards public art, street naming and waste bin provision on site. The parish council has requested contributions towards a new village hall, allotments, MUGA and play area.

6.47 The following contribution amounts have been requested.

Contribution Type	Amount
<i>Oxfordshire County Council</i>	
Transport	
Public transport (£847.50 per dwelling)	£51,697.50
Travel Plan monitoring	£1,240
Education	
Marcham Primary School expansion	£221,795
Larkmead Secondary School expansion	£306,592
Administration and Monitoring	
Administration and Monitoring costs	£5,000
TOTAL	£586,324.50
<i>Vale of White Horse District Council</i>	
Waste Collection	£10,370
Public Art	£18,300
Street naming	£1,270.20
Parish Allotments	£5,100
Outdoor tennis	£12,830
Cricket pitches (Marcham CC)	£4,757
Rugby pitches (Abingdon RFC)	£2,429
Recreation - Clubhouse/pavilion	£8,326
Cricket Maintenance	£2,863
Rugby maintenance	£3,108
Public Open Space maintenance	£108,406
Play Equipment (on site)	£4,800
Play Maintenance	£7,709
Parish MUGA	£19,900
Parish Village Hall	£88,200

Administration and Monitoring	£6,225
TOTAL	£304,593.20
Overall Total	£890,917.70 (£14,605.20 per dwelling)

6.48 Officers consider the contributions are fair and proportionate and should be subject to legal agreements should permission be granted.

6.49 In terms of delivery, the site can be delivered quickly to address the deficit in housing land supply and a 12 month time limit to start work is suggested.

7.0 CONCLUSION

7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. The NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits. The NPPF also states that there are social, economic and environmental dimensions to sustainability and that conclusions must be reached taking into account the NPPF as a whole.

7.2 The proposed development would perform an economic role through increasing housing stock, it would contribute to an expansion of the local housing market and could potentially improve the affordability of open market housing. In addition, the additional houses would help maintain existing infrastructure, creating investment in the local and wider economy.

7.3 The scheme would have a social role as it will provide affordable housing units and other social benefits will arise through the contributions to local infrastructure identified including towards local facilities. The proposal would also increase public open space which would be available to all.

7.4 The proposal will have some adverse environmental implications given the loss of the land for agricultural use as a result of the development. However these impacts are considered to be outweighed by the wider social and economic benefits of the development. In view of the emphasis in the NPPF to boost significantly the supply of housing (paragraph 47) officers consider that the limited environmental impacts would not significantly and demonstrably outweigh the benefits of this proposal which include a contribution to the Council's five year housing land supply.

8.0 RECOMMENDATION

8.1 **It is recommended that authority to grant planning permission is delegated to the head of planning subject to:**

1: A S106 agreement being entered into in order to secure contributions towards local infrastructure and to secure affordable housing, and;

2 : the following conditions

- 1. Time limit for commencement – 12 Months.**
- 2. Approved Plans.**
- 3. Materials (including on site panel) to be submitted for approval.**
- 4. Access details to be submitted for approval.**
- 5. Car parking in accordance with approved plans.**
- 6. Carriageways to be provided prior to first occupation of each dwelling to**

which it relates.

7. Construction Traffic Management Plan.
8. No occupation within the site, until a path suitable for pedestrian and cyclist use, the details of which shall have first been approved by the local planning authority, has been constructed along the permissive right of way to the west of the site to link between the development and Howard Cornish Road.
9. Travel plan statement to be submitted for approval.
10. Travel Information Pack to be submitted for approval.
11. Scheme of archaeological Investigation.
12. Programme of archaeological evaluation and mitigation.
13. Development shall not commence until a foul water drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
14. Prior to the commencement of the development, a fully detailed sustainable surface water drainage scheme of the development, including the management and maintenance plan of the scheme for the lifetime of the development, shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be developed in accordance with the submitted Flood Risk Assessment 15/0202/4921 revA dated 24 April 2015 prepared by MJA Consulting.
15. No dwelling hereby approved shall be occupied until the approved foul and surface water drainage schemes have been fully implemented.
16. Tree protection details to be agreed.
17. Open space management plan.
18. Hard and soft landscape scheme to be submitted for approval.
19. Landscape maintenance for five years.
20. Boundary details to be agreed.
21. External charging points for electric vehicles to be installed in each dwelling.
22. Garage accommodation restriction.
23. Prior to the commencement of the development hereby permitted, including any demolition, and any works of site clearance, a method statement for biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

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