

APPLICATION NO.	P15/V0712/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	1.4.2015
PARISH	KINGSTON BAGPUIZE
WARD MEMBER(S)	Eric Batts
APPLICANT	Blue Cedar Homes
SITE	Land at Southmoor House, Faringdon Road, Kingston Bagpuize with Southmoor, OX13 5AA
PROPOSAL	Proposed demolition of existing building (previously used as a care home) and the construction of 10 age restricted dwellings (including 1 bungalow) with access, car parking and other facilities
AMENDMENTS	Amended layout (change bin store position) - received 27.07.15
GRID REFERENCE	440256/198100
OFFICER	Shaun Wells

1.0 SUMMARY

- The application is for 10 'age restricted' dwellings on the site of a former nursing home which is to be demolished
- The site is partially brownfield, within a sustainable location in the village of Kingston Bagpuize
- Whilst no affordable housing would be forthcoming as a result of the proposal, this reflects current government guidance on small scale developments.
- The proposal has not received an objection from Housing Development with regard to housing mix/type.
- Whilst the development would be marketed to the over 55's, there is no planning reason to restrict the development exclusively to this age group.
- The proposal is in general accordance with local and national planning policy and is recommended for approval subject to conditions.

INTRODUCTION

- 1.1 This is a proposal to demolish a former care home which is currently vacant and to erect 10 dwellings. The 0.9 hectare site which is accessed from Farringdon Road to its northern edge, comprises landscaped grounds with the former care home positioned to the south. The grounds have considerable tree and general planting cover especially to the boundaries. The site is covered by TPO Area Order (TPO no.9, 2008). Residential properties bound the site on all sides with Farringdon Road positioned to the north.

2.0 PROPOSAL

- 2.1 Full planning permission is sought for the demolition of the existing building on the site and its replacement with 10 dwellings which have been described as "age restricted" in the application. Plans submitted show that 9 of the dwellings would be 2 storey (5 x4 bed and 4 x 3 bed-) and plot 8 would be a 3 bed bungalow. The number of bedrooms per property however may reduce depending on preference of the occupier as ground floor rooms are proposed either to be used as additional bedrooms or living space. This reflects the developers intention to market the properties to the over 55's with on site maintenance and assistance. Materials would include reconstituted stone, render, white timber boarding, artificial grey slate and red tile roofs.

2.2 The proposed dwellings are designed to meet mobility housing standards and would be age restricted (by the developer) in that at least one occupier must have reached the age of 55 years of age. Whilst there is no planning requirement to restrict the age of occupants in this locality, it is the intention of the developer (Blue Cedar Homes) to market the properties in this way. The development is aimed at older people who do not wish to move to a residential care home and who wish to retain some level of independence but with on site management and emergency call assistance if required. All have a bathroom or shower at ground floor, and plans show one bedroom at ground floor. Disabled access with wider hallways feature throughout the properties. There would be an estate manager who would be responsible for gardening (communal and for individual properties if required), window cleaning, and an emergency alarm call service and option for an emergency call assistance by occupiers. The proposal includes a small building for the estate manager’s store/office, and bin store. Extracts from the application drawings are **attached** at Appendix 1.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

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

Parish Council	No objection. The Parish Council welcomes the provision of low density housing on the site of the former care home and the retention of the standard trees which are a feature of the village. However would like to comment that they consider visitor parking to be inadequate and the entrance should be widened to allow two-way traffic so easing access especially for emergency vehicles.
Thames Water Development Control	No strong views
Neighbours	<p>7 letters of objection have been received. (3 of these supported the principle of the development whilst raising concerns) The concerns raised are summarised as follows:</p> <p>The Occupiers of Whitegates adjacent to the development have no objection in principle but concern over initial position of bin store close to their property and road surfacing, stating gravel would lead to dust and noise.</p> <p>The Occupiers of 8 Bellamy Close have concern with regard to closeness of plot 6 to the rear of their property</p> <p>The Occupiers of 14 Norwood Avenue have concern over highway safety at site entrance, the loss of 2 Pine Trees, and closeness of Plot 10 to their property, overdevelopment.</p> <p>The Occupier of 12A Norwood Avenue believes that the existing building should not be demolished.</p> <p>The Occupier of 24 Cherry Tree Close supports proposals but questions the genuine intent of “retirement” residences.</p> <p>Other neighbours cited general construction disturbance and loss of trees as a concern.</p>

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

	<p>2 letters of support have been received. These may be summarised as follows:</p> <p>That the redevelopment of the site for age restricted development is supported.</p>
Oxfordshire County Council One Voice	<p>Overall No objection</p> <p>–(Transport) No strong views subject to conditions relating to visibility splays and carparking to be provided as proposed (Archaeology) No objections.</p> <p>–(Property) Are not requesting contributions towards library, waste management, museum or adult day care infrastructure due to pooling restrictions contained within Regulation 123 of the Community Infrastructure Regulations (as amended).</p>
Equalities Officer (Shared)	No objections
Countryside Officer(South Oxfordshire & Vale of White Horse DC's)	No objections- ecological survey adequate.
Drainage Engineer (Vale of White Horse DC)	No objections subject to conditions requiring details of foul and surface water drainage including SUDs to be approved prior to occupation.
Landscape Architect – (Vale of White Horse DC)	No objections-The proposed site forms an important feature of the Faringdon Road street scene. The current mature trees on the site makes a notable feature in the view along Faringdon Road. The trees located on the eastern corner of this site and within the site provide much of this terminal vegetation in the view. However the majority of the sites frontage trees are retained and trees would still be a prominent feature views of the site from Faringdon Road. A number of larger trees will be lost from the site, it would be good if a large specimen feature tree was planted within the central open space.
Forestry Team (Vale of White Horse DC)	No objections-The applicant has sought to retain most of the important specimens and those that afford the best compatibility with the layout design. The tree protection plan is consistent with BS5837:2012 and is adequate to safeguard the trees during the construction process. If planning permission is granted it should be subject to a condition requiring compliance with the tree protection method statements contained within the Tyler Grange report
Housing Development (Vale of White Horse DC)-	No strong views. Under current national guidance the application for 10 units does not trigger a requirement for affordable housing unless the proposed development exceeds 1000 m2. The total new development is stated as being 1606.33m2. However an existing vacant building is 666.4M2, which provides a net total development of 939.39m2. If the vacant building credit is deemed to apply,

	no affordable housing contribution would be required in this case.
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4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V0167/PEJ](#) - Other Outcome (27/02/2014)

Pre-application for proposed residential development (to include site meeting)

[P00/V1212](#) - Approved (26/10/2000)

Erection of a conservatory.

[P98/V0608](#) - Approved (09/07/1998)

Two storey extension with internal alterations and lift installation.

[P86/V0705](#) - Approved (22/05/1986)

Provision of plinth (2.7m x 1.2m x 0.15m) for 1200 litre propane gas tank.

5.0 **POLICY & GUIDANCE**

Vale of White Horse District Council Local Plan 2011

5.1 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.

Policy No.	Policy Title
GS1	Developments in Existing Settlements
DC1	Design
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC8	The Provision of Infrastructure and Services
DC9	The Impact of Development on Neighbouring Uses
DC12	Water quality and resources
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
H11	Development in the Larger Villages
H16	Size of Dwelling and Lifetime Homes
H17	Affordable Housing
H23	Open Space in New Housing Development
HE10	Archaeology

5.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with 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:-

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 2	Co-operation on unmet housing need for Oxfordshire
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs

Core Policy 7	Providing supporting infrastructure and services
Core Policy 8	Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
Core Policy 22	Housing mix
Core Policy 23	Housing density
Core Policy 24	Affordable housing
Core Policy 26	Accommodating Current and Future Needs of the Ageing Population
Core Policy 33	Promoting sustainable transport and accessibility
Core Policy 35	Promoting public transport, cycling and walking
Core Policy 36	Electronic communications
Core Policy 37	Design and local distinctiveness
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape
Core Policy 46	Conservation and improvement of biodiversity

5.3 Supplementary Planning Guidance

- Design Guide – March 2015
The following sections of the Design Guide are particularly relevant to this application:-
Responding to Site and Setting
Site appraisal (DG9)
Establishing the Framework
 - *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)*
- Sustainable Design and Construction – December 2009
- Affordable Housing – July 2006
- Flood Maps and Flood Risk – July 2006

5.4 National Planning Policy Framework (NPPF) – March 2012

5.5 National Planning Practice Guidance 2014 (NPPG)

Neighbourhood Plan

- 5.6 Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

To date a neighbourhood plan for Kingston Bagpuize has not been submitted to the Council. Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

Environmental Impact

- 5.7 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 this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

Other Relevant Legislation

- 5.8
- Planning (Listed Buildings and Conservation Areas Act) 1990
 - Community & Infrastructure Levy Legislation Human Rights Act 1998
 - Equality Act 2010
 - 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)

Human Rights Act

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

Equalities

- 5.10 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. Affordable Housing and Housing Mix
 3. Design and Layout
 4. Residential Amenity
 5. Landscape and Visual Impact
 6. Open Space and Landscaping
 7. Flood Risk and Surface/Foul Drainage
 8. Traffic, Parking and Highway Safety
 9. Protected Species and Biodiversity
 10. Archaeology

The Principle of Development

- 6.2 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. 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).
- 6.3 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.

- 6.4 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.
- 6.5 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.
- 6.6 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 allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages. The site is not specifically allocated for housing but is within the established built up and residential area. The village of Kingston Bagpuize with Southmoor is identified as a larger village within the hierarchy under policy H11 of the Local Plan (2011) and as a market town under Core Policy 3 of the emerging Local Plan.
- 6.7 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.
- 6.8 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.
- 6.9 The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (paragraph 17). The site is brownfield in part, within the established residential area and has no evident environmental sensitivity. As the current use has been vacant for a considerable time, it is considered that it would be appropriate to allow residential use of the site. The loss of the nursing home use would not outweigh the benefits of housing development upon the site.
- 6.10 The site is considered to be within a very sustainable location, central to settlement and with good transport links (on a bus route on Farringdon Road) and within close proximity of local services. This is reflected in the classification of Kingston Bagpuize with Southmoor as a larger village in the Local Plan.

- 6.11 The principle of development is considered acceptable given that the site is within the established built-up area, and is in part a brown field site in a sustainable location. The proposal is considered to reflect the intention of policies H11 of the Local Plan (2011) and Core Policies 1, 2, 4 and 8 of the Emerging Local Plan (2031). Whilst in the absence of a five year housing supply, and as the new plan is not yet adopted, it is noted that these policies have limited weight, the proposal is however considered in principle to be in general accordance with the NPPF.

Affordable Housing and Housing Mix

- 6.12 Following a Ministerial Statement in November 2014, developer contributions including affordable housing provision are not required on smaller schemes of 10 units or less, and which have a maximum combined gross floor space of no more than 1000sqm (gross internal area).
- 6.13 There is an allowance known as the 'vacant building credit' which must also be taken into account in calculating the 1000sqm trigger for contributions. In this instance the existing floorspace of the nursing home equates to 666.4sqm. This must be deducted from the proposed floor space which in this case provides a net total development of 939.39m². As this is under the 1000sqm trigger, no affordable housing or other contribution can be required from the developer. Housing Development Officers have therefore offered no objection on this basis.
- 6.14 Policy H17 (ii) requires 40% affordable housing in settlements of 3000 people or less (the Parish has under 3000 residents) on sites which are capable of accommodating 5 or more dwellings. Core Policy 24 of the emerging Plan (which has very limited weight) requires 35% affordable housing on all sites capable of a net gain of three or more dwellings. This policy however is no longer in accordance with central government guidance as outlined above. The development has also been designed to reflect the grain and character of the locality. Neighbouring residential properties are in the main set in generous plots with good amenity space and are relatively low density. Whilst the developer would be required to provide affordable housing had the scheme been at a higher density, this would not have reflected the existing grain and character of existing development within the locality. There are also significant tree constraints on the site which would also limit the potential of significantly higher density development, without affecting the character of the locality or impacting upon residential amenity of neighbours.
- 6.15 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.
- 6.16 Whilst no formal comment has been received from Housing Development (VoWH) with regard to housing mix and type, it is understood that there would be no objection to the mix as proposed. Whilst the application as submitted states that ground floor bedrooms are 'optional' depending on the requirements of the occupier, the submitted plans show a mix of 5x3 bed and 5x4 bed properties. The development is aimed at over 55's, there is no reason in planning terms to restrict the scheme to the elderly, by way of condition or legal agreement. There is not an uncommonly high under provision for housing for the elderly in the locality. The benefit of the scheme however is that 100% of dwellings proposed would be to lifetime homes standards (being able to be easily adapted as people age). This is significantly above the 10% target as required under policy H16(ii) of the Local Plan.

6.17 **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.

6.18 A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, 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.

6.19 *Site, Setting and Framework*

The site is located to the south of Farringdon Road, a main thoroughfare which runs east to west through Kingston Bagpuize. The roadside has a distinctly sylvan character where trees and hedging make an important contribution to the street scene. The existing former nursing home is not immediately apparent in the street scene due to the heavy tree planting to the north of the site which would be retained. The existing nursing home to be demolished is positioned to the south of the site. Whilst not within conservation area, the locality is visually attractive with a mix of residential properties of various styles and ages, many of which are low density with a high level of landscaping in generous sized plots.

6.20 *Spatial Layout*

The proposed layout has been designed to maximise the existing qualities of the site. The first 15 metres of the access into the site would be widened to improve safety but the remainder would follow the existing drive within the site to enable retention of as many trees as possible. Whilst the density of the proposed development would be low (approximately 10 hectares per dwelling) this must be considered in the context of the locality which is similarly low density. The proposal would be in keeping with the grain and character of the locality in terms of spatial layout, and the retention of the northern tree belt would maintain the sylvan character along Farringdon Road. Permeability and access into neighbouring streets would not be interrupted. The development would not be visually prominent in the street scene, being screened by the northern tree belt to be retained.

6.21 *Built form*

The scale, form and massing of the proposed dwellings is also reflective of that within the existing locality. The scheme proposes 9 x 2 storey dwellings and a bungalow. The scale, mass and height of which are comparable with existing properties in the immediate locality, which are of various styles and ages. Boundary treatments would include retention of the green buffer to the north adjacent to Farringdon Road to retain the mature tree stock. To the eastern boundary lesser quality trees/planting would be thinned with some removal. Existing hedging to the boundaries would be maintained and new hedging introduced where necessary. Replacement planting would occur through the site with final boundary and landscaping detail to be agreed by way of condition. A bin store has been provided in the site toward the access point. This has been moved from its initial intended position adjacent to the existing property 'Whitegates' at the request of the occupier to the eastern side of the access road and will have a roof covering. Services including drainage can be achieved within the site and would be controlled by condition.

6.22 *Architectural Detailing*

The design of the development would be contemporary with materials including white render, reconstituted stone, white timber boarding, artificial grey slate and red tile roofs

being considered acceptable.

- 6.23 The design and layout of the proposal is therefore considered to be in general accordance with Policies DC1, DC6, DC7 and DC8 of the Local Plan; is reflective of the intent of Core Policy 37 of the emerging Local Plan; the adopted Design Guide SPD and the NPPF.

Residential Amenity

- 6.24 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.
- 6.25 Distances between properties proposed would be sufficient to mitigate against any residential impact. Similarly distances to existing properties would be adequate given offset position of building lines in relationship to each other, which would reduce potential for overlooking, and loss of privacy.
- 6.26 The initial position of the bin store was raised as a concern by the occupier of Whitegates. The layout plan has now been amended so that the bin store is positioned on the opposite side of the access road away from this property. The bin store would also be roofed. The distance away from the side elevation of that property would be 13 metres which is considered acceptable to mitigate against significant issues of potential smell/noise.
- 6.27 The owner of Whitegates has also expressed concern with regard to traffic noise, however the intention is to use a bonded gravel which would not lead to noise/dust disturbance. This is required for root protection of trees. Final details of road surface can be agreed by way of condition.
- 6.28 The proposal is unlikely to lead to an unacceptable level of impact upon the amenity of residential neighbours and future occupants and as such is in general accordance with policy DC9 of the Local Plan, Design principles DG63-64 of the Design Guide and the NPPF.

Landscape and Visual Impact,

- 6.29 The NPPF seeks to enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph109). The site is not within any landscape designation and would be heavily screened from Farringdon Road. The Landscape Officer has commented that the proposed site forms an important feature of the Farringdon Road street scene. The current mature trees on the site makes a notable feature in the view along Farringdon Road. The trees located on the eastern corner of this site and within the site provide much of this terminal vegetation in the view. However the majority of the sites frontage trees are retained and trees would still be a prominent feature views of the site from Farringdon Road.
- 6.30 With regard to the loss of trees on site the Forestry Officer has advised that the applicant has sought to retain most of the important specimens and those that afford the best compatibility with the layout design. The tree protection plan is consistent with BS5837:2012 and is adequate to safeguard the trees during the construction process.

Open Space and Proposed Landscaping

- 6.31 Policy H23 of the Local Plan requires that 15% of the residential area be laid out as open space. With the area of existing tree planting to the north of the site and a smaller

central area to be retained as open space this figure is exceeded. A number of larger trees will be lost from the site, and the Landscape Officer considers that it would be beneficial if a large specimen feature tree was planted within the central open space. This would be considered on submission a full landscaping scheme by way of condition. Effective maintenance of landscaping would also be required by way of condition. The proposal is considered to be in general accordance with policy H23 and DC6 of the Local Plan and is not in conflict with the intent of Core Policy 44 of the emerging local plan.

Flood Risk and Surface/Foul Drainage

- 6.32 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).
- 6.33 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. Policies DC13 and 14 are not considered to be consistent with the NPPF, because they do not comply with paragraphs 100 to 104 which require a sequential approach to locating development and provide that flood risk should not be increased elsewhere.
- 6.34 Both the Drainage Engineer (Vale of White Horse DC) and Thames Water consider that the site can be effectively drained and as such does not pose a flood risk. The proposal subject to standard drainage conditions is therefore in accordance with planning policy.

Traffic, Parking and Highway Safety

- 6.35 Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely.
- 6.36 Paragraph 32 of the NPPF states: *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*
- 6.37 The amount of traffic likely to be generated from the proposed 10 dwellings would not be significantly different or burdensome upon the local highway network than that which would be generated from the current nursing home use, should that use resume.
- 6.38 The existing access would be used, with only partial alteration likely should this be required to achieve visibility to be agreed by way of condition. 24 car parking spaces are provided within the scheme, all units have at least two spaces with plots 2 and 3 having 4 spaces. The Highways Authority consider that safe access/egress can be achieved and that the level of proposed car parking is satisfactory. The proposal is therefore considered to be in general accordance with policy DC5 and par.32 of the NPPF with regard to traffic, parking and highway safety.

Ecology and Biodiversity

- 6.39 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...”

- 6.40 No protected species are evident upon the site which has been appropriately surveyed. The Countryside Officer is satisfied with the findings of the Ecological Survey, and the mitigation suggested therein, which would include provision of bat and bird nesting boxes. The proposal subject to a condition to ensure mitigation as outlined in the survey is considered therefore to accord with the NPPF in respect, and Core Policy 46 of the emerging Local Plan.

Archaeology

- 6.41 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. The site is not in a sensitive area known for important archaeological features and as such no objection has been received from the County Archaeologist. The proposal is therefore considered to accord with policy HE10 of the Local Plan.

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 benefits of the scheme are an additional 10 dwellings toward the districts housing supply. The dwellings have been designed with the elderly in mind and all would be built therefore to lifetime home standard. The proposal would bring a brownfield site, within a sustainable location back into use. Whilst no affordable housing would be forthcoming as a result of the proposal, this reflects current government guidance on small scale developments. The proposal has not received an objection from Housing Development with regard to housing mix/type. Whilst the development would be marketed to the over 55's, there is no planning reason to restrict the development exclusively to this age group. The proposal is in general accordance with local and national planning policy.
- 7.3 Overall, and in view of the emphasis in the NPPF to boost significantly the supply of housing, the development is considered to amount to sustainable development, and whilst there will be some adverse effects, these do not significantly and demonstrably outweigh the benefits. Consequently, the application is recommended for approval subject to conditions.

8.0 RECOMMENDATION

It is recommended that authority to grant planning permission is delegated to the head of planning, in consultation with the Chair and Vice Chair of the committee, subject to:

8.1 Conditions as follows:

1. Time limit – three years.
2. Approved plans.
3. Access, parking and turning in accordance with plan (requiring details to be implemented as agreed and visibility splays to be agreed).
4. Landscaping scheme detail to be submitted/agreed (submission).
5. Landscaping scheme in accordance with detail agreed (implement).
6. Materials samples to be submitted and implemented as agreed.
7. Drainage details (Surface and Foul) to be submitted/implemented as agreed.
8. Sustainable Drainage Scheme to be submitted/implemented as agreed.
9. Boundary details in accordance with plan to be submitted/implemented as agreed.
10. Garage accommodation - remove permitted development rights to garages
11. Ancillary Accommodation - remove permitted development rights to dwellings
12. Development in accordance with ecology mitigation.
13. Contamination scheme to be submitted and agreed.
14. Submission of verification report on completion of any works identified under contamination scheme.
15. Levels to be agreed and development implemented in accordance with details agreed.
16. Details of internal access road road surfacing to be agreed and implemented in accordance with details agreed.

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