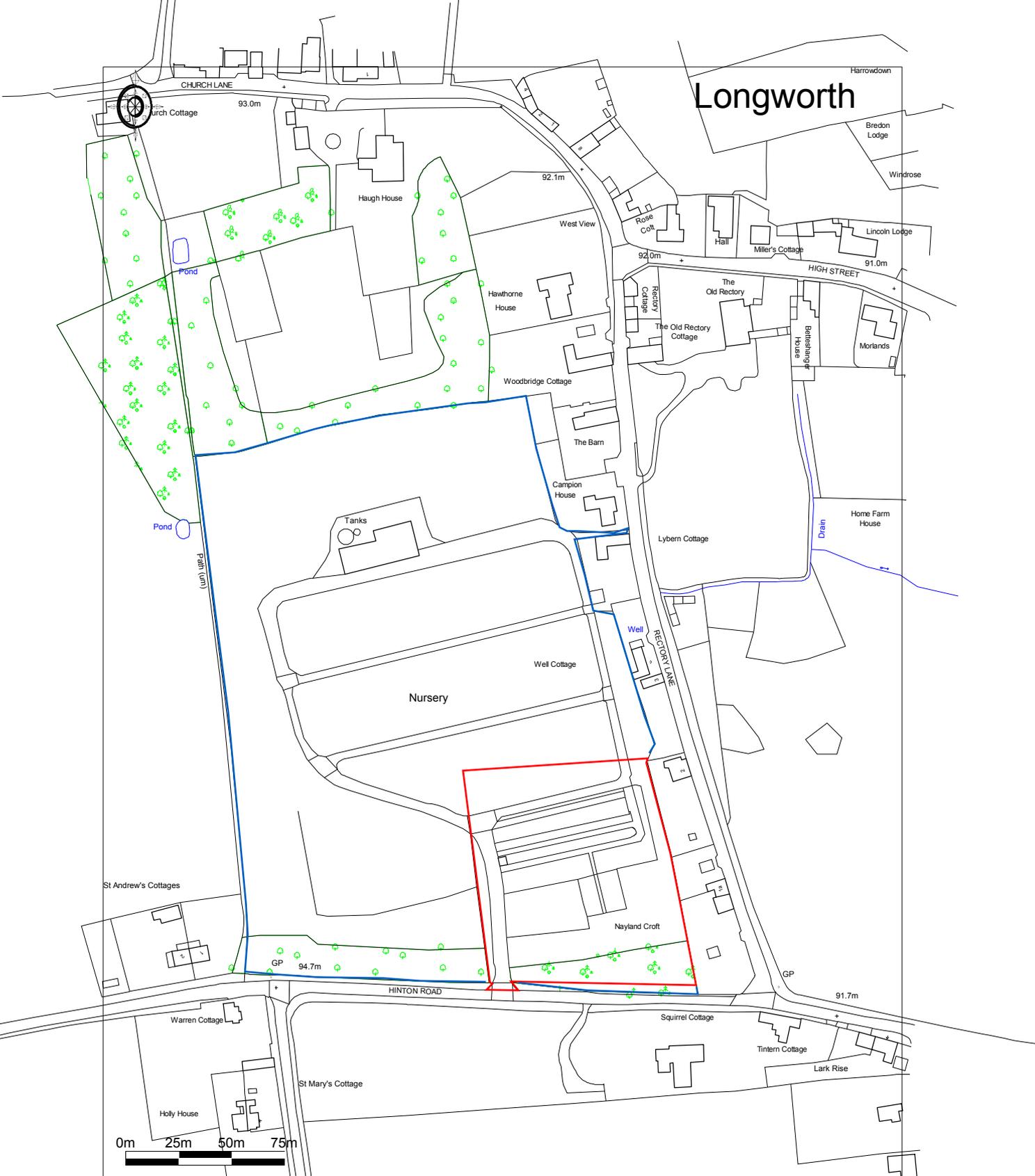


Appendix 1



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Site Location Plan

Nurseries, Hinton Road, Longworth

December 2015

Drawing 6386/L01

KEY

-  Existing Trees to be retained
-  Existing Trees to be removed
-  Proposed new Trees
-  Existing hedge to be retained
-  Tree protection fence Proposed new hedge & planting
-  Bins up to three wheelie bins & stacking boxes
Composter
-  Each home to be fitted with sealed water butts for irrigation
-  Proposed single storey main building forms

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REV	DESCRIPTION	DATE	BY	CHKD
B	Amended to Client comments	10/03/2018	MF	XX
A	Amended to EPA comments	06/03/2018	MF	XX

ORIGINATOR:

RIDGE

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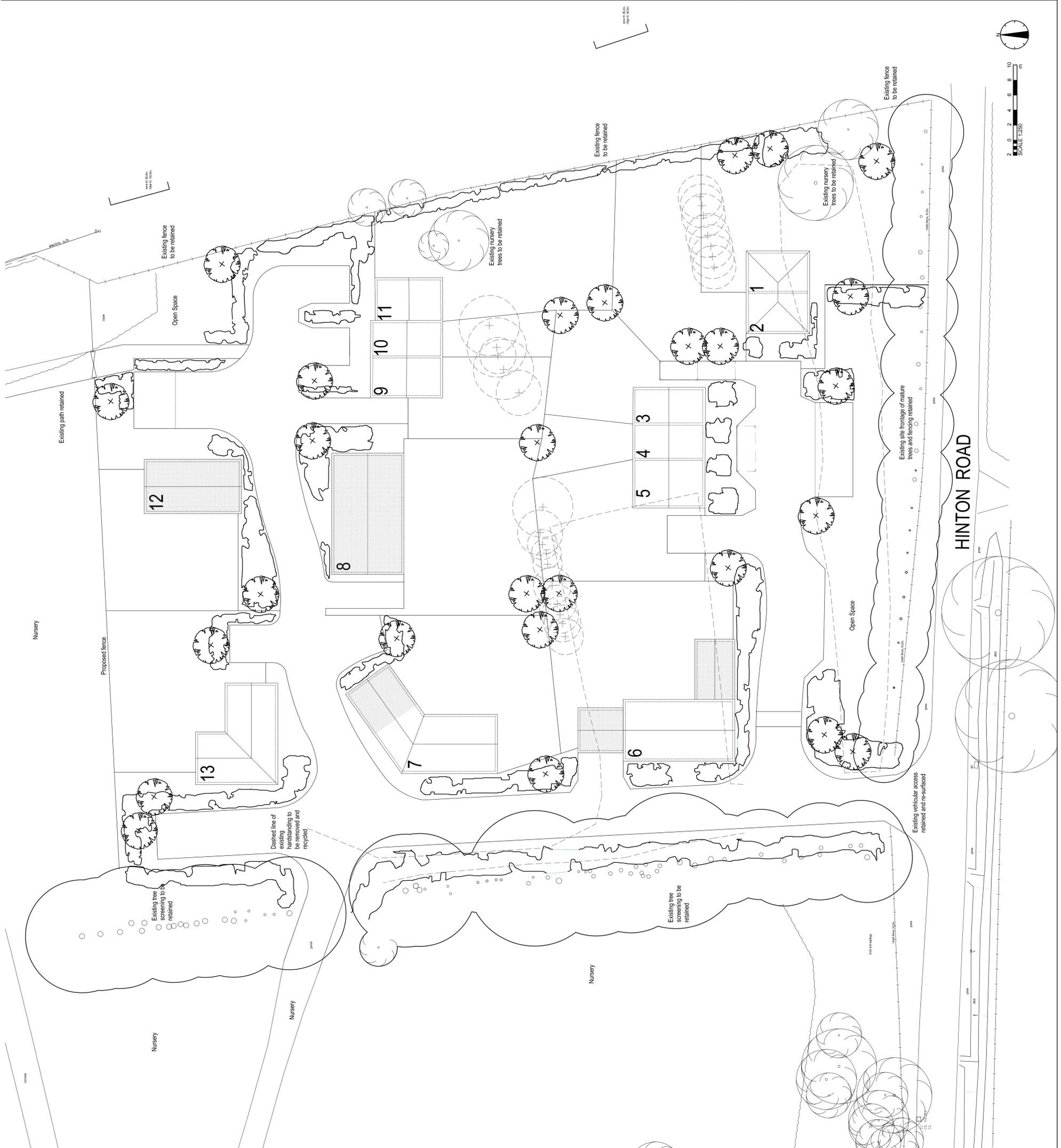
CLIENT:
Jack Moody

Appendix 2

PROJECT:
 The Potting Sheds
 Land North of Hinton Road
 Longworth

TITLE:
 Outline Site Proposals Plan

DRAWN BY: MF	SCALE: 1:250
CHECKED BY: MR	DATE: 23/11/15
PLANNING	
DRAWING NO: 152654	ORIG: RDG
ZONE: XX	ST: PL
LEVEL: A	ROLE: A



Appeal Decision

Site visit made on 7 October 2013

by Joanne Jones BSc(Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 5 November 2013

Appeal Ref: APP/V3120/A/13/2197689

Land South of Orchard Cottage, Cow Lane, Longworth, Abingdon OX13 5EJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by The Trustees of the Parker Jervis Trust against the decision of Vale of White Horse District Council.
 - The application Ref P13/V0373/FUL, dated 15 February 2013, was refused by notice dated 30 April 2013.
 - The development proposed is the erection of two detached dwellings.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are:
 - The effect of the proposal on the area's character and appearance; and
 - Whether, as a result of its relationship to services and facilities, the proposal would lead to an unacceptable increase in private vehicle use to the detriment of sustainable development principles.

Reasons

Character and Appearance

3. The appeal site is more or less a rectangular parcel of land currently being used as equestrian paddocks, on the outskirts of Longworth. The village of Longworth has grown organically, with only the core of the village maintaining a defined character and building style. The outer edges of the village have various building styles, plot and dwelling sizes.
4. The site is bounded to the east by a low stone wall adjacent to Cow Lane, which is a single track road. To the north is Orchard Cottage and to the west is a further small group of barn conversions and residential properties, one of which is a listed building. To the south is a stone access track which leads to the residential properties to the west, along with further paddocks and a small copse of trees leading to open farmland. As such the southern boundary of the appeal site is largely adjoined by open or un-built land and I do not, therefore, consider it to be within the built up area of the settlement.

5. Indeed, I noted on my site visit that the location of the appeal site means that it forms a key part of the 'approach' to the village of Longworth helping to soften the village edge. The track and the paddocks play a particularly important role in providing this approach as well as in helping to maintain the rural character of the area. This parcel of land is also distinctive in its own right as it provides a balanced and symmetrical entrance to the residential properties to the west.
6. The proposed development of two detached dwellings with associated hard standings and enclosures would significantly erode the value of this site in providing a transition between the open countryside and the village. In compromising the open and undeveloped nature of the land the development would also be detrimental to the rural character of Cow Lane and the setting of nearby residential properties.
7. Taking the above factors into account, I consider that the proposal would not satisfy the criteria set out in the Vale of White Horse Local Plan (2011) (LP) Policy DC1 insofar as it adversely affects those attributes that make a positive contribution to the character of the locality. It would also fail to take account of the different roles and character of different areas, or recognise the intrinsic character and beauty of the countryside, which are core planning principles of the National Planning Policy Framework (the Framework). In consequence the development would conflict with Policy DC1 of the LP and the Framework.

Relationship to Services and Facilities

8. In planning policy terms Longworth is a settlement where the LP seeks to restrict further development as a result of sustainability concerns. The assertion of the Council is that development in a small village with limited facilities will lead to a reliance on the private car to access services and facilities.
9. However, although the proposed development is outside the built up area of the village, the proposal would adjoin the existing settlement. It would be within walking distance of a bus stop with regular daily services and other local facilities such as a primary school and pub. In commenting on the appeal application, the local highway authority considered the site's accessibility and commented that the level of dependence on the private car is likely to be high, but raised no objection in principle.
10. Taking these factors together it has not, in my view, been demonstrated that the proposal's relationship to services and facilities would lead to an unacceptable increase in private vehicle use. In this regard it would accord with the Framework which, whilst seeking to avoid new isolated homes in the countryside, notes that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

Other Matter

11. Third parties have commented that any increase of traffic on Cow Lane would result in highway safety issues. However there is no conclusive evidence to suggest that there is a history of accidents along Cow Lane, or that the layout of the proposed development will lead to accidents. Consequently, I can give these third party concerns little weight.

Conclusion

12. I have found that the proposed development would be contrary to the development plan and the Framework. However, the Council cannot demonstrate a five year housing land supply and the Framework advises there is a need to significantly boost the supply of housing and that policies relating to the supply of housing should not be considered up-to-date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites. In this case housing applications should be considered in the context of the presumption in favour of sustainable development which seeks to achieve economic, social and environmental gains and positive improvements to the quality of the built and natural environment.
13. Whilst it has not been demonstrated that the proposal would lead to an unacceptable increase in private car use, for the reasons outlined above I conclude that the development would not fulfil the Framework's presumption in favour of sustainable development. This is due to the significant and demonstrable harm to the character and appearance of the area. Indeed, with regard to paragraph 14 of the Framework, even if the relevant policies are deemed out of date it is my view that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits when assessed against the Framework policies as a whole.
14. My attention has been brought to an appeal decision at Drayton Road, Abingdon, regarding the redundancy of the adopted LP policies with regard to housing supply. Although I have not been given details of the case, the approach I have taken to consider the appeal against the Framework is consistent with the previous Inspector's reasoning.
15. The appellant has provided me with details of a previous planning permission granted by the Council for housing development in what is said to be similar circumstances. However the previous decision by the Council was in a different location was bounded on both sides by residential development and concerned 13 dwellings, which provided a greater contribution to housing supply. In consequence it is not directly comparable and I have judged this case on its own merits.
16. For these reasons, having regard to the information before me, including my own observations on site and the representations made by local residents, I conclude that the appeal should be dismissed.

Joanne Jones

INSPECTOR