

GFA/16464/3-X – Hannick Homes Ltd
Residential development
Land rear of Winslow House, Coxwell Road, Faringdon, SN7 7SW.

1.0 The Proposal

1.1 This application is in outline with means of access to be considered as a detail. The application site is approximately 0.2 hectare in area and lies immediately to the rear of a house called Winslow House in Coxwell Road. The application plan is in **Appendix 1**. Access to the site will be formed by extending the existing access from the road to the house.

1.2 The application comes to Committee because of the objections received.

2.0 Planning History

2.1 This site, together with the adjoining larger site to the rear of Coxwell House, were allocated as one housing site by the Local Plan Inspector.

3.0 Planning Policies

3.1 Policy H4 of the adopted Vale of White Horse Local Plan confirms the allocation of the site for housing. Policy DC5 requires all new development to be safe in terms of highway safety, while Policy DC8 states that new development will only be permitted where service and infrastructure provision is adequate or can be made adequate. Policy H17 requires 40% of proposed housing on larger sites in Faringdon to be affordable, while Policy H23 requires 15% of the housing site to be laid out as public open space.

4.0 Consultations

4.1 Faringdon Town Council – to be reported.

4.2 Great Coxwell Parish Council – Do not object but wish the following issue to be given consideration:- “Concern has been expressed about access onto Coxwell Road and potential for accidents.”

4.3 Local Residents – 2 letters have been received, one signed by 8 residents, giving the following grounds of objection:-

- Harm to the character and appearance of the area
- Lack of detail as to number of proposed dwellings
- Dangerous access
- Potential drainage problems

5.0 Officer Comments

5.1 The principle of housing on this site is confirmed under Policy H4 of the adopted Local Plan. This outline application is for access only. All other details will be considered as part of a future application. Consequently, the only issues for Members to consider are the safety of the proposed access and the impact of the proposed housing on local services and infrastructure.

5.2 The County Engineer has considered the proposed access and, subject to conditions, considers it to be safe. The issue of impact on local services raises an unusual point. A site of this small size would not normally require an assessment for impact on services. However, although this site is relatively small, it forms part of a larger allocation recommended as one entity by the Local Plan Inspector. Officers are therefore keen to ensure that the developer does not avoid making a pro-rata contribution to service provision, or to affordable housing. Section 106 Obligations are being prepared with the Vale and Oxfordshire County Council to secure pro-rata financial contributions towards items such as additional school places,

additional library stock, public open space and public art. Progress on these matters will be reported to the Meeting. Affordable housing can be secured via a condition.

6.0 **Recommendation**

6.1 *It is recommended that authority to grant planning permission is delegated to the Deputy Director (Planning & Community Strategy) in consultation with the Chair subject to:-*

- i) the completion of Section 106 Obligations for financial contributions*
- ii) conditions regarding access*