

<b>APPLICATION NO.</b>	<a href="#">P15/V2649/O</a>
<b>APPLICATION TYPE</b>	OUTLINE
<b>REGISTERED</b>	6.11.2015
<b>PARISH</b>	GREAT COXWELL
<b>WARD MEMBER(S)</b>	Roger Cox Mohinder Kainth Simon Howell Elaine Ware
<b>APPLICANT</b>	Mr & Mrs David Langford
<b>SITE</b>	Land at Fernham Road Great Coxwell
<b>PROPOSAL</b>	Erection of 25 dwellings with open space and associated infrastructure
<b>AMENDMENTS</b>	Yes, layout plan
<b>GRID REFERENCE</b>	428361/194216
<b>OFFICER</b>	Hanna Zembrzycka-Kisiel

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## SUMMARY

The application is referred to planning committee as it is a major application and Great Coxwell Parish Council objects.

The application is seeking outline planning permission for the erection of 25 dwellings on land adjacent to Fernham Gate in Faringdon. All matters except access are reserved for a future reserved matters application.

The main issues are:

- Whether the principle of development is acceptable;
- Whether the site is a suitable location for new housing that can contribute to the five-year housing supply shortfall;
- The impact of the proposal on the Important Open Land and North Vale Corallian Ridge landscape designations;
- Whether the illustrative layout plan takes account of site constraints and proposes an appropriate and neighbourly form of development;
- Whether the proposal will have a harmful impact on highway safety;
- Whether the proposal will have a harmful impact upon the existing trees;
- Implications for foul and surface water drainage;
- The impact of the proposal on wildlife habitats within the site.

The application proposes the construction of 25 dwellings. The application site is characterised by strongly defined boundaries. The site is bounded to the east by a mature Hawthorn Hedge and has a maturing woodland group along the southern boundary. This existing planting provides sufficient screening and creates a strong sense of enclosure. To the north of the application site are existing residential dwellings. Vehicular access will be obtained from Faringdon Road, which runs to the east.

The illustrative layout plan has been amended to address the site constraints, namely the existing woodland as well the existing pond.

Officers are of the opinion that the landscape and visual impact of the proposed development are acceptable. The plan also demonstrates that there are no unreasonably undue impacts

on neighbouring properties. The technical issues relating to highway impact, noise, drainage, sewage and trees are acceptable, subject to conditions.

Overall, the proposal is considered to amount to sustainable development. Consequently, the application is recommended for approval subject to conditions and a section 106 agreement.

## 1.0 INTRODUCTION

1.1 This outline application relates to a 0.95 hectare site, situated on the southern edge of Faringdon at the bottom of Fernham Road towards the A420. The application site is largely a greenfield site. The application site is located approximately 1.6 kilometres (1.0 mile) to the southwest of Faringdon town centre.

1.2 The adopted local plan 2011 identifies this site as being located outside the development boundary of Faringdon. The site is also identified as Important Open Land by Local Plan Policy NE10, and North Vale Corallian Ridge (Local Plan Policy NE7).

1.3 It is relevant to note that the council has granted outline consent for a residential development for up to 200 homes to the west of the application site (reference: P13/V0139/O), planning permission for the construction of 10 dwellings immediately to the east of the application site (reference: P15/V0154/O) was granted planning permission in March 2015, and a resolution to grant permission for up to 380 homes to the east of the site (reference: P13/V0709/O).

1.4 Although the site is situated on the outskirts of Faringdon, it is important to note that it falls within the parish of Great Coxwell.

1.5 A site location plan is **attached** at Appendix 1.

## 2.0 PROPOSAL

2.1 The application seeks outline planning permission for the erection of 25 dwellings. The application site has strongly defined boundaries. Vehicular access would be taken from Fernham Road to the east, and the proposed dwellings would form a mix of 2, 3 and 4 bed properties. Private amenity spaces, car parking and additional landscaping would be provided.

2.2 The illustrative layout has been amended during the application process to address the site's constraints; the key amendment being to re-arrange the location of the proposed dwellings to address the concerns raised by the Tree Officer and the Drainage Engineer. Further to that, an amended Flood Risk Assessment has also been submitted to address concerns raised by the Drainage Engineer in greater detail.

2.3 The site proposes to retain the existing substantial vegetation and planting. The application provides affordable housing in line with Council policy. Parking is generally provided on-plot on private driveways. Some visitor parking is provided on the main access drive. A pedestrian link to the approved development to the west of the application site is provided within the layout.

2.4 An illustrative layout plan is **attached** at Appendix 2. All the relevant documentation can be found on our website – [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Below is a summary of the responses received. A full copy of all the comments made can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

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<p><b>Great Coxwell Parish Council</b></p>	<p>Objects:</p> <ul style="list-style-type: none"> <li>• Increase in traffic on local roads, particularly on Fernham Road,</li> <li>• The pavements along Fernham road are not consistent.</li> </ul>
<p><b>Faringdon Town Council</b></p>	<p>Objects:</p> <ul style="list-style-type: none"> <li>• Very close to A420, which would generate unacceptable noise;</li> <li>• Impact upon drainage;</li> <li>• Impact on trees;</li> <li>• The proposal will create more traffic;</li> <li>• Insufficient capacity in local sewer network</li> <li>• There was no S106 negotiation;</li> </ul>
<p><b>Neighbours</b></p>	<p>6 letters of objection have been received in response to the application; the concerns raised may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Increase in traffic on local roads;</li> <li>• Lack of pavements along Fernham Road ;</li> <li>• Loss of trees;</li> <li>• There is a legal covenant on that land;</li> <li>• Impact on drainage;</li> <li>• Impact upon a burial ground;</li> <li>• Loss of ecological habitat;</li> <li>• Insufficient capacity in local sewer network;</li> <li>• There should be around 1/8 ha set aside for B1 or B2/B8 employment land, or employment sites elsewhere at Faringdon through contributions.</li> </ul>
<p><b>Oxfordshire County Council Highways</b></p>	<p>No objections subject to conditions.</p> <ul style="list-style-type: none"> <li>• Standard highway conditions relating to access, visibility splays, parking, drainage etc necessary;</li> <li>• Requests £25,000.00 towards public transport; and</li> <li>• A S278 agreement;</li> </ul>
<p><b>Oxfordshire County Council Education</b></p>	<p>No objections</p> <ul style="list-style-type: none"> <li>• No financial contributions requested for Special Educational Needs accommodation due to pooling restrictions within Community Infrastructure Regulations 2010;</li> <li>• Requests financial contribution of £145,400 towards the cost of building a new primary school;</li> <li>• Requests financial contribution of £110,296</li> </ul>

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	towards the Phase 3 of the expansion of Faringdon Community College.
<b>Oxfordshire County Council Property</b>	No objections <ul style="list-style-type: none"> <li>No financial contributions requested due to pooling restrictions within Community Infrastructure Regulations 2010.</li> </ul>
<b>Waste Management</b>	No objections <ul style="list-style-type: none"> <li>General comments about council waste collection contract provided. Section 106 contribution of £170/property requested for provision of wheeled bins for each house.</li> </ul>
<b>Drainage Engineer</b>	No objection, subject to condition
<b>Thames Water</b>	No objections, subject to a Grampian condition for a drainage strategy. Noted that the Faringdon Sewage Treatment Works is currently at capacity, and no discharge will be accepted into the public sewers until the works has been upgraded. Stated these works are currently scheduled for completion by April 2017.
<b>Environment Agency</b>	No objection.
<b>Landscape Architect</b>	No objection in principle, subject to amended layout which would provide an adequate overlooking to the pond area and POS.
<b>Forestry Officer</b>	No objections in principle to the amended layout, subject to conditions and further amendments at the Reserved Matters stage
<b>Countryside Officer</b>	No objections, subject to retention of the majority of the trees to the south and the retention and enhancement of the pond.
<b>Urban Design Officer</b>	Object
<b>Environmental Health Officer</b>	No objections, subject to condition.
<b>Housing Officer</b>	No objections, confirms requirements for the affordable units required as part of this development in terms of number of bedrooms and tenure type

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V2223/PEJ](#) - Other Outcome (07/11/2014)  
Outline residential development on garden land.

[P09/V0998/LDE](#) - Other Outcome (10/06/2013) - Refused on appeal (04/06/2010)  
Application for Lawful Development Certificate for a existing use of land as part of an agricultural trade and business.

[P04/V1186](#) - Refused (27/09/2004)

Re-routing of access driveway.

[P03/V1820/LDE](#) - Refused (13/01/2004) - Refused on appeal (26/07/2004)

Certificate of Lawful Use for an existing use of building to be used for storage of building materials.

[P00/V1405](#) - Approved (24/10/2000)

Erection of a detached double garage with study room above.

[P94/V1193](#) - Refused (23/02/1995)

New access and driveway.

[P92/V0879/RM](#) - Approved (24/09/1992)

Erection of a two storey detached house.

[P91/V6668/O](#) - Approved (24/10/1991)

Demolition of existing buildings and erection of 2 replacement dwellings and 3 new dwellings. (Site area 0.02 hectares).

[P90/V0385/O](#) - Refused (26/09/1990)

Erection of 4 detached dwellings and conversion of existing house to house and cottage. (Site area 0.2827 ha).

## 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 local plan policies relevant to this application as listed below were 'saved' by direction on 1 July 2009.

GS1: Developments in Existing Settlements

GS2: Development in the Countryside

DC1: Design

DC3: Design against crime

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

H13: Development Elsewhere

H15: Housing Densities

H16: Size of Dwelling and Lifetime Homes

H17: Affordable Housing

NE7: North Vale Corallian Ridge

NE10: Important Open Gaps

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:-

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 5: Housing supply ring-fence  
Core Policy 7: Providing supporting infrastructure and services  
Core Policy 20: Spatial strategy for Western Vale Sub-Area  
Core Policy 22: Housing mix  
Core Policy 23: Housing density  
Core Policy 24: Affordable housing  
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 38: Design strategies for strategic and major development sites  
Core Policy 39: The historic environment  
Core Policy 42: Flood risk  
Core Policy 43: Natural resources  
Core Policy 44: Landscape  
Core Policy 45: Green infrastructure  
Core Policy 46: Conservation and improvement of biodiversity

**Great Coxwell and Faringdon Neighbourhood plans**

5.3 The Great Coxwell and Faringdon neighbourhood plans are both relevant to this application, because whilst the site is situated on the edge of Faringdon, it falls within the Great Coxwell Parish boundary.

5.4 The Great Coxwell neighbourhood plan has been to referendum, and therefore it carries significant weight. The relevant policies of the Great Coxwell neighbourhood plan are as follows:-

Policy EDQ1: Establish a green buffer to protect the village from coalescence  
Policy NDS3: Wooded areas and trees and St Giles Churchyard  
Policy NDS5: Roads and Traffic  
Policy NDS6: Positioning/plots  
Policy NDS7: Driveways, garages and parking plot size  
Policy NDS8: Plot size  
Policy NDS9: Bulk of buildings  
Policy NDS13: Gardens and Landscaping  
Policy NDS14: Drainage

5.5 The Faringdon neighbourhood plan has been to examination, but not yet referendum, therefore its policies can only be afforded limited weight. The relevant policies of the Faringdon neighbourhood plan are as follows:-

Policy 4.2D: Planning Gain  
Policy 4.3A: Connections  
Policy 4.3E: Footpaths and Cycleways  
Policy 4.6A: Housing Balance  
Policy 4.7A: Materials and Roofscape  
Policy 4.7B: Resource Consumption

Policy 4.7D: Housing Design  
Policy 4.7E: Secured by Design  
Policy 4.7F: Visual Impact  
Policy 4.8A: Improving the Infrastructure

### **Supplementary Planning Guidance**

5.6 Design Guide – March 2015

The following sections of the design guide are particularly 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)*

Sustainable Design and Construction – December 2009

Flood maps and flood risk – July 2006

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

5.7

- Paragraphs 6 – 10 – Achieving sustainable development
- Paragraphs 11- 14 and 29 – presumption in favour of sustainable development
- Paragraph 17 – Core Principles
- Paragraphs 34 & 37 – encourage minimised journey length to work, shopping, leisure and education
- Paragraph 47 - 50 – housing
- Paragraph 50 – create sustainable inclusive and mixed communities
- Paragraphs 57, 60 & 61 – promote local distinctiveness and integrate development into the natural, built and historic environment
- Paragraph 99 – Flood risk assessment
- Paragraph 103 – Ensure flood risk is not increased
- Section 11 - Conserving and enhancing the natural environment
- Section 12 – Conserving & enhancing the historic environment
- Paragraph 156 – Local Plans to set strategic priorities for infrastructure, including waste
- Paragraphs 203, 204, 205 – Planning obligations and conditions

### **National Planning Practise Guidance 2014 (NPPG)**

5.8 In particular guidance on:

- 'Determining an a planning application'
- 'Air Quality'
- 'Design'
- 'Conserving and enhancing the historic environment'
- 'Noise'
- 'Transport assessments in decision taking'

- 'Natural environment'
- 'Planning obligations'
- 'Water supply, waste water and water quality'
- 'Use of planning conditions'

#### **Other Relevant Legislation**

- 5.9
- 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**

- 5.10 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.

#### **Equalities**

- 5.11 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 Principle of development**

In line with the requirements of the Town and Country Planning Act, the development plan is the starting point for assessing this proposal. The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011 and the emerging Local Plan 2031 Part One. The NPPF is also relevant to this proposal as it requires the council to demonstrate a five year housing land supply.

- 6.2 The council has recently received the Inspector's Interim Findings into the emerging Local Plan 2031. His findings are positive for the Vale of White Horse District Council, confirming that, subject to certain modifications, the Plan is sound and the Vale will be able to demonstrate a five year supply of housing land when the Plan is adopted. However, these Interim findings themselves have only limited weight. As such, the council still currently cannot demonstrate a five year housing land supply against the Strategic Housing Market Assessment (SHMA) housing targets on which the emerging Local Plan is based.

- 6.3 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.

- 6.4 This is an unallocated site within the adopted local plan, therefore this application is contrary to Policies GS2 and H10 of the local plan, which restrict development on



unallocated sites. Accordingly, the housing policies of the development plan are not considered up to date and the presumption in favour of sustainable development outlined at Paragraph 14 of the NPPF applies, requiring the council to demonstrate “*significant and demonstrable harm*” if an application is to be refused.

- 6.5 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. Thus, officers consider the principle of this development may be acceptable, subject to a balanced assessment of its impacts, which are considered in the following sections of this report.
- 6.6 **Cumulative Impact**  
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.
- 6.7 Core Policy 20 of the emerging local plan 2031 provides the spatial strategy for the Western Vale Sub-Area. The plan makes it clear that Faringdon is a strategic growth area. To calculate the impact of this development, it has been assumed to be part of Faringdon, despite falling within Great Coxwell parish boundary. It is noted that the council has either permitted or resolved to permit a number of large housing developments in Faringdon, which, if all implemented, would increase the population of Faringdon by approximately 20%. Based on the SHMA average household size of 2.52 for 2011, this development will increase the population of Faringdon by approximately 63 people.
- 6.8 **Use of land**  
Paragraph 112 of the NPPF seeks to direct development to poorer quality land where significant development is proposed. This proposal is not considered “significant” in the NPPF sense of the term, and so officers do not consider there is any conflict with national guidance on this matter. This is largely a greenfield site and is relatively flat. The Natural England agricultural land classification broadly classifies agricultural land around Faringdon as Grade 3 – “Good to Moderate”. This application would result in the loss of 0.9 hectares of Grade 3 agricultural land from production and this does weigh in the planning balance.
- 6.9 **Location credentials**  
Paragraph 34 of the NPPF requires the need to travel to be minimised and the use of sustainable transport modes to be maximised. In terms of facilities, Faringdon is a large town which is well served in terms of services and public transport links. The emerging local plan identifies Faringdon as a sustainable location for further development.
- 6.10 The site is located immediately adjacent to the existing built-up edge of Faringdon and is around 1600 metres from the town centre. The site is located approximately 500 metres from the westbound and eastbound bus stops on Coxwell Road for the Faringdon-Oxford-Swindon bus route, which operates every 30 minutes during week days and every 30-60 minutes on weekends. Faringdon Community College and Faringdon Leisure Centre are located approximately 100 metres from the application site.
- 6.11 In terms of the site's location and its relationship to the existing settlement pattern, the proposal is considered a sustainable form of development under the terms of the NPPF.
- 6.12 **Affordable housing and housing mix**  
The application currently makes provision for 35% affordable housing which accords

with the emerging Local Plan 2031. The proposed affordable housing mix and tenure split is shown in the below table and has been agreed with the council’s housing team.

A proposed mix of the affordable housing is set out in the table below:

	2 bed	3 bed (5 person)	3 bed (6 person)
Affordable rent	5	1	1
Affordable	2	1	0

- 6.13 Following the Interim Findings into the Local Plan, the council is only seeking 35% provision of affordable housing, which equates to 9 units. The council will secure 9 affordable units on site. The final details of this provision will be secured through the usual Section 106 agreement.

- 6.14 Policy H16 of the adopted local plan requires that 50% of dwellings have 2 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 bed	2 bed	3 bed	4+ bed
SHMA%	5.9%	21.7%	42.6%	29.8%
SHMA Expectation no’s	1	3	7	5
Proposed	0	6	3	1

- 6.15 Although Officers are aware that the proposed housing mix does not reflect the SHMA expectations, on balance, given the application site is restricted by the existing constraints and the available land is therefore significantly reduced, and given the demand for 3 and 4 bedroom properties has reduced according to comments received from the Housing team, the proposed mix is considered 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. 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.

- 6.17 The proposed illustrative layout has been greatly dictated by the existing site constraints. The tree officer had concerns on the initial layout, as many of the trees on the southern boundary of the application would have been lost or harmfully affected by the proposal. It was requested that the illustrative layout should be amended to take into account comments from both the tree and drainage officer. A proposed illustrative layout plan has been submitted, and as a result of the changes most of the existing maturing woodland will be retained and the existing pond would be incorporated into a drainage strategy, as requested by the technical officers. It was also recommended that a detailed application will also need to be accompanied by a tree protection plan, including an arboricultural method statement for the construction and enlargement of the pond in the vicinity of trees. An appropriate condition which reflects the tree officer’s requests is recommended to be imposed to any planning permission granted.

- 6.18 Initially the area surrounding the existing pond was not properly overlooked, and it was not considered in your officers' opinion to be best practice in terms of urban design approach. However, the amended scheme demonstrates that an adequate level of natural surveillance could be provided. The pond itself would also be enhanced and incorporated into the public amenity zone.
- 6.19 The Council's urban design officer is not fully satisfied with the amended layout at this stage. However, as this is an outline application, and the submitted layout plan is for illustrative purposes only, this matter can be dealt further in a greater detail under the reserved matters application.
- 6.20 The illustrative layout plan has demonstrated that the application site can accommodate the quantum of 25 dwellings, and addresses the concerns raised by the technical officers. As such, on balance Officers are of an opinion that although, as presented, the illustrative layout plan is not satisfactorily, this matter can be dealt with under the reserved matters application.
- 6.21 Overall, the indicative layout adequately demonstrates that 25 dwellings can be accommodated on the site in a manner that would also address the technical constraints of the site. The proposal is therefore consistent with the objectives of policy DC1 of the local plan and Paragraph 64 of the NPPF. Detailed design including built form, building design, appearance and boundary treatments will be assessed in detail as part of a future reserved matters application.
- 6.22 **Density**  
Principle DG26 of the design guide states that density should be appropriate to the location. Policy H15 of the adopted local plan requires densities of at least 30 dwellings per hectare.
- 6.23 The application proposes a density of 25 dwellings per hectare. It is acknowledged that this number is lower when compared with the expectation of local plan policy H15, however when compared to the pattern of existing development in the immediate locality, the provision of 25 dwellings is considered to be the right design response for this site, and the officers consider it makes good use of the land. The building to plot ratio is considered to fit satisfactorily with existing development in the locality in accordance with policy NDS8 of the Great Coxwell neighbourhood plan.
- 6.24 **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.
- 6.25 The proposed dwellings would not overlook the neighbouring properties located to the north. It is also considered in your officers' opinion that a reasonable level of private amenity space would be provided for the proposed dwellings. The likely scale and form of the new buildings is not considered over-dominant or visually intrusive and they would not cause an undue loss of daylight or sunlight, in accordance with local plan policy DC9 and the design guide.
- 6.26 **Public Open Space**  
Adopted Local Plan Policy H23 requires a minimum of 15% of the residential area to be

laid out as open space. The Section 106 agreement accompanying any planning permission on this site will require a management company to be set up by the developer that will maintain the open space.

- 6.27 The proposed illustrative layout indicates that approximately 30% of the application site will be open land. Approximately 10% will be used as public open space (POS). It is acknowledged by Officers that the proposed POS does not represent 15% required by the policy, given the application site is heavily constrained by the pond and the existing tree belt therefore, walks through the existing and maturing woodland and the area around the pond will also add the quantum of the useable public open space.
- 6.28 The position of the pumping station will need to be relocated outside the root protection area of the trees (RPA), as well as conforming to the requirements of the drainage technical officer. This matter can be dealt under the reserved matters stage.
- 6.29 **Landscape and Visual Impact**  
The NPPF seeks to enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph 109).
- 6.30 The site is identified in the adopted local plan as North Vale Corallian Ridge (policy NE7), and Important Open Land (policy NE10). Policy NE7 seeks to prevent development which would harm the prevailing character and appearance of the North Vale Corallian Ridge. Policy NE10 seeks to prevent development that would harm the rural or open character of the important open gaps between settlements. Policy EDQ1 of the Great Coxwell neighbourhood plan seeks to establish a green buffer to protect the village from coalescence.
- 6.31 It is relevant to note that the council has granted outline consent for a residential development for up to 200 homes to the west of the application site (ref: P13/V0139/O), and resolved to grant permission for up to 380 homes to the east of the site (ref P13/V0709/O). Further to that, planning permission for the construction of 10 dwellings immediately to the east of the application site (reference: P15/V0154/O) was granted in March 2015. Both of the mentioned major developments will extend the built edge of Faringdon to the south. In this case the application site is treated as an infill, as the approved developments to the east and west will surround the application site.
- 6.32 The site is indicated on Map 5 within the Great Coxwell Neighbourhood Plan as areas where development is likely to come forward. The neighbourhood plan states that “in the event that planning permission is granted for development on this land, the green buffer will be redrawn in accordance with the compliance statement in the neighbourhood plan”. Given this, the application does not conflict with policy EDQ1 of the neighbourhood plan.
- 6.33 It is proposed to retain most of the existing planting and vegetation, which would offer substantial screening of the development and would help to contain it visually so that it does not result in demonstrable harm to the prevailing character and appearance of the North Vale Corallian Ridge, or the rural and open character of the landscape. The proposal therefore accords with the objectives of local plan policies NE7 and NE10.
- 6.34 Overall the proposed development as shown in outline in this application would not appear prominent in landscape terms and would be set against the existing built up limits of Faringdon. The application therefore accords with local plan policies NE7 and NE10, policy EDQ1 of the Great Coxwell neighbourhood plan and the NPPF.

**6.35 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).

- 6.36 Adopted local plan policy DC8 requires that the necessary social and physical infrastructure be provided for new development. 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.
- 6.37 Design principle DG14 of the design guide states that development proposals should incorporate the use of sustainable urban drainage as an integral part of the landscape structure.
- 6.38 Local residents have raised concerns that the development will exacerbate existing drainage issues and that it does not meet Thames Water's requirements.
- 6.39 The application is accompanied by a Flood Risk Assessment (FRA) that confirms the site is within Flood Zone 1, and as such fluvial flooding is not an issue that would prevent a development of this type.
- 6.40 Thames Water has no objection to the application in terms of water infrastructure capacity, however they have identified an inability of the existing waste water infrastructure to accommodate the needs of the application. As such they have requested a Grampian condition preventing the commencement of development until a drainage strategy has been submitted and approved.
- 6.41 Thames Water state that as the Faringdon sewage treatment works is at capacity, no discharge to public sewers will be accepted until the works have been upgraded, which is likely to be by March 2018. Officers consider that this is soon enough to ensure that the site is deliverable within a reasonable timeframe, thus capable of addressing the council's 5 year housing shortage.
- 6.42 The Council's drainage engineer had initially recommended a holding objection on flood risk and drainage grounds. Further to that an amended layout plan, re-positioning the proposed dwellings further away from the pond, and an amended FRA have been submitted to the drainage engineer for further assessment. The drainage officer has confirmed that the amended illustrative layout plan addresses the comments in relation to proximity of the dwellings to the pond.
- 6.43 The drainage officer has also requested that if planning permission is granted a pre-commencement condition, requesting full surface water drainage details to be submitted to and approved in writing prior to development commencing. An appropriate condition is recommended to be imposed to any planning permission granted.
- 6.44 Overall, the application is acceptable in regards to flood risk and surface/foul drainage subject to the conditions identified above, and as such the application accords with the expectation of policies DC8, DC9 and DC12, and the NPPF.

**6.45 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.

- 6.46 Paragraph 32 goes on to state: *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*
- 6.47 Policy NDS5 of the Great Coxwell neighbourhood plan states that development should ensure that it does not endanger the safety of road users.
- 6.48 Local residents have raised concerns that the transport infrastructure will not cope, that parking and congestion is already a problem along Fernham Road, and that there is no footpath which would provide a safe pedestrian link with the application site.
- 6.49 The County Council transport team raised no objections to the application. It is considered in the highway officer’s opinion that the proposed car parking is adequate. They have recommended several conditions relating to visibility spays, car parking, sustainable drainage, travel information packs and other standard highways conditions, as well as subject to S278 Agreement.
- 6.50 The main access would be obtained from Fernham Road, which will also provide for refuse and fire engine access and turning. The proposed site layout plan indicates that a refuse vehicle should be able to enter the site and turn around to leave the site in forward gear. This is likely to be acceptable.
- 6.51 The main road feeds smaller side roads serving the properties. These side roads are seen as shared surfaces due to their short lengths and dead end low speed nature. A footway link to the north of the proposed vehicular access will be provided on the western side of Fernham Road, from where pedestrians will cross to the existing footway on the eastern side. A new public footpath is proposed along the southern site boundary, which would be accessed from the pedestrian only access point from Fernham Road and will stretch through to the approved development to the west.
- 6.52 The application proposes to extend southwards the existing footpath located on the eastern side of Fernham Road so as to tie in with the proposed vehicle access and in so doing, improve the pedestrian accessibility of the site. These works would be covered by a S278 Agreement.
- 6.53 Whilst Officers agree with objectors that Fernham Road is narrow and heavily parked at times, the County Council have not objected, and the indicative layout development does provide for sufficient parking according to the County Council’s standards.
- 6.54 Overall, it is considered that the proposal is acceptable in highways safety terms in respect of its access arrangements and indicative site layout. The application therefore accords with the expectations of local plan policy DC5, policy NDS5 of the Great Coxwell neighbourhood plan, and the NPPF.
- 6.55 **Ecology**

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...”

- 6.56 Local residents have raised concern regarding impacts on ecology and biodiversity. The countryside officer has been consulted on the proposal and has raised no objections.
- 6.57 The countryside officer in his comments has also recommended that there is no over-riding objections to the proposals. However it was acknowledged in his comments that the initially proposed layout would result in a removal of a significant number of trees in the southern tree belt, and therefore the illustrative layout plan should be amended. Subsequently the initial layout has been amended to address the concerns raised by the Council’s ecologist.
- 6.58 The proposal is considered to accord with the NPPF, subject to retention of the majority of the trees to the south, as well as the retention and enhancement of the pond.
- 6.59 **Noise from the A420**  
The NPPF 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 noise pollution (paragraph 109). The design guide states that noise disturbance can be reduced through careful design, including orientating buildings so habitable rooms do not face the noise source, and constructing barriers such as garages or walls between the noise source and the dwellings.
- 6.60 The application site benefits from a dense vegetation on the southern and eastern boundaries, which would work as a natural noise barrier. The council’s environmental protection team has not objected to the application subject to appropriate condition to be imposed to enable a good standard of residential amenity for future occupiers.
- 6.61 **Viability, affordable housing and Section 106 contributions**  
The NPPF advises that planning obligations should only be sought where they meet all of the following tests (paragraph 204):
- Necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - 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.
- 6.62 The NPPG provides further guidance on how to apply the tests mentioned above and notes the following:
1. Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure.
  2. Planning obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms.
  3. Planning obligations must be fully justified and evidenced. Where affordable

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housing contributions are being sought, planning obligations should not prevent development from going forward.

- 6.63 The application provides for 9 affordable dwellings. The following developer contributions have been requested. These contributions are considered fair and proportionate:

<b>Vale of White Horse DC</b>	<b>Contribution</b>
Artificial Grass Pitch	<b>£1,650.00</b>
Youth/MUGA	<b>£5,449.00</b>
Health & Fitness	<b>£5,095.00</b>
Football pitches	<b>£4,252.00</b>
Rugby pitches or similar provision	<b>£995.00</b>
Waste Collection	<b>£4,250.00</b>
<b>OCC</b>	
Public Transport (Buses along Coxwell Road Nos 61 and 67C)	<b>£25,000.00</b>
Primary School in Faringdon	<b>£145,400.00</b>
Faringdon Community College, Phase 3	<b>£110,296.00</b>
<b>Faringdon Town Council</b>	
Improved accessibility to the Pump House Project	<b>£11,000.00</b>
<b>Overall Total</b>	<b>£313,387.00</b>
<b>Total per dwelling</b>	<b>£12,535.00</b>

**7.0 CONCLUSION**

7.1 This application has been assessed on its merits, in light of the Inspector’s Interim Findings into the emerging Local Plan 2031, the current housing land supply shortfall and the NPPF presumption in favour of sustainable development. Paragraph 7 of NPPF identifies three mutually dependant dimensions to sustainable development; it should fulfil an economic role, a social role and an environmental role.

7.2 The proposed development would perform an economic role, at least in the short term, in that it would provide employment during the construction phase. It would also create investment in the local and wider economy through the construction stage and new residents and their spending. This could help secure local facilities or make them more robust. Through increasing the housing stock, it would contribute to an expansion of the local housing market and could potentially improve the affordability of open market housing.

7.3 The scheme would have a social role as it will provide in general additional housing that the District needs together with much needed affordable housing units. The mix of affordable and market housing is acceptable.

7.4 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 and a legal agreement to secure affordable housing and developer contributions.

**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 with the District Council in order to secure contributions towards local infrastructure and to secure affordable housing; and

2: S278 agreement being entered into with County Council in order to secure the off-site highway works; and

3: Conditions as follows:

1. Commencement - Outline Planning Permission
2. Submission of Reserved Matters - General
3. Approved plans
4. Surface water drainage works
5. Foul Drainage
6. Foul Drainage
7. Noise
8. Slab Levels
9. Access
10. Carriageways Prior to Work Dwells
11. Construction Traffic Management
12. Tree Protection
13. Tree Protection

**Informative**

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2. No Surface Water Drainage to Highway

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